



AGENDA

May 9, 2019

PLANNING COMMISSION MEETING

7:00 p.m.

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

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENTS**
5. **CONSENT CALENDAR**
 - 5.1. Minutes of April 25, 2019

5.2. NIPA PCL 55 - Placer County Coroner's Office - 10951 Veterans Dr - PL # 19-0042

REQUEST

The applicant requests approval of a Major Project Permit Stage One Modification and Major Project Permit Stage Two to allow construction of a one-story, 19,492 square foot steel and concrete structure to be used as a coroner's facility, with parking for eight visitors. Additionally, there will be a secure parking area with 34 spaces for staff and official vehicles to the north of the building. The secure yard will be screened with an eight-foot-tall, split face concrete masonry wall with an ornamental iron swinging vehicular gate.

Applicant: Mike Smith, Nacht & Lewis

Owner: Placer County

SUMMARY RECOMMENDATION

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

- A. Consider the Addendum to the South Placer Justice Center Mitigated Negative Declaration.
- B. Adopt the two (2) findings of fact and approve the Major Project Permit Stage One Modification subject to seventeen (17) conditions of approval; and
- C. Adopt the two (2) findings of fact and approve the Major Project Permit Stage Two subject to seventy-one (71) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. NIPA PCL 50 - Foothills 30 Major Grading Plan - 7465 Foothills Bl. - PL # 18-0414

REQUEST

The applicant requests a Major Grading Plan approval to allow rough grading in two phases at the northeast corner of Foothills Blvd. and Pleasant Grove Blvd. Phase one involves removing berms along the frontages of the two roads and phase two involves using the cut from phase one as fill to create a level pad area in the southwest corner of the site for future development. A tree permit is also requested to remove three native oak trees on the site.

Applicant: Tiffany Wilson, RSC Engineering, Inc

Owner: Thad Johnson, Pappas Investments, For: Foothills 30 LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the three (3) findings of fact and approve the Major Grading Plan subject to thirty (30) conditions of approval; and
- C. Adopt the two (2) findings of fact and approve the Tree Permit subject to

seventeen (17) conditions of approval.

6.2. INFILL PCL 246 - Roseville Old Town Lofts - 241 Nevada Ave. - PL # 18-0178

REQUEST

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

Applicant: Phil Harvey, Kuchman Architects

Owner: Robert Pegos

SUMMARY RECOMMENDATION

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

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: Minutes of April 25, 2019
Contact: Jodie Munson, jmunson@roseville.ca.us, 916-774-5418

Meeting Date: 5/9/2019
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of April 25, 2019



MINUTES

April 25, 2019

PLANNING COMMISSION MEETING

7:00 p.m.

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

1. CALL TO ORDER

Chair Krafka called the meeting to order at 6:59 p.m.

Chair Krafka welcomed Commissioner Martin to his first Planning Commission meeting. Commissioner Martin stated that he is looking forward to his new role on the Planning Commission.

2. ROLL CALL

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

3. PLEDGE OF ALLEGIANCE

Commissioner Mendonsa led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR

Motion by Tracy Mendonsa, seconded by Erich Brashears, to approve the Minutes of March 28, 2019. The Motion Passed.

Roll call vote: Ayes: Brashears, Dohner, Jensen, Krafka, Martin, Mendonsa

5.1. Minutes of March 28, 2019

6. REQUESTS/PRESENTATIONS

6.1. WRSP PCL W-13 - Cadence DRRS MOD - 3070 Pleasant Grove Bl - File # PL19-0039

REQUEST

The applicant requests approval of a modification to a Design Review Permit for a Residential Subdivision (DRRS) to add three (3) additional plan types to the approved Westpark Village 13D DRRS (File #PL18-0326). The color scheme and materials are consistent with the previous approval.

Applicant/Owner: David Judy, KB Home Sacramento, Inc.

SUMMARY RECOMMENDATION

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

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

Assistant Planner, Kinnie Shallow, presented the staff report.

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

Applicant/Owner, David Judy, KB Homes Sacramento, Inc., stated he had received a copy of the staff report and was in agreement with the staff's recommendation. He shared background on the project, explaining that expanding offerings will help affordability.

Ray Stemler spoke in opposition of the project.

Mr. Stemler's Comments:

- Smaller single family homes already exist in the community.
- The variance in range of the homes is cause for worry.
- Smaller homes will be a target for investors.
- Smaller homes, ultimately targeted by investors, will not help home affordability.

Chair Krafka closed the public hearing.

Commissioner Discussion:

- What is the cost per square foot?
- What is the low-density information of parcels B and C?
- Is changing the skyline beneficial?
- Do we have regulations to achieve minimum standards through Code Enforcement?

- When working with Code Enforcement, do we achieve compliance?
- In my neighborhood, I have seen smaller home buyers happy to be able to own a home.
- In regards to multi-family rental vacancies in the City, people might want to own a smaller home, vs. renting an apartment.
- I like the idea of smaller, one-story houses. There is less and less out there for one-story living, so more one-story homes is appealing.

Motion by Robert Jensen, seconded by Erich Brashears, to adopt the two (2) findings of fact and approve the Design Review Permit, subject to three (3) conditions of approval. The Motion Passed.

Roll call vote: Ayes: Brashears, Dohner, Jensen, Krafka, Martin, Mendonsa

6.2. Citywide Climate Action Plan (CAP) and General Plan Update – 311 Vernon Street – File # PL16-0336

REQUEST

This is an informational item. Staff requests that the Planning Commission receive an informational presentation regarding the proposed approach to a Climate Action Plan and the status of the General Plan Update project. No action is required by Planning Commission.

Applicant: City of Roseville, Development Services, Planning Division

SUMMARY RECOMMENDATION

The Planning Division is recommending the Planning Commission hear staff's informational presentation. No action is required.

Associate Planner, Gina McColl, presented the staff report.

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

Hearing none, Chair Krafka closed the public hearing.

Commissioner Discussion:

- Clarification of Vehicle Miles Traveled (VMT).
- Discussion on greenhouse gas analysis and EIR.
- Discussion about the importance of having a comprehensive plan, and not creating a hindrance to development moving forward.
- Will we get to a point that the EIR can't move forward?
- Appreciation of the staff's work and time put into this project.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Commissioner Report:

- None

Staff Report:

- City Council approved the Creekside Ridge project on April 3rd.
- The appeal for the Dutch Bros project has been withdrawn; the project will not be moving forward at this time.
- City Council will hear the Huntington Apartments project on May 1st.
- City Council voted last week to move meeting times; City Council meetings will now start at 6pm.
- At this time, Planning Commission meetings will remain at 7pm.
- Welcome, Commissioner Martin, to Planning Commission.

8. ADJOURNMENT

Motion by Robert Jensen, seconded by Tracy Mendonsa, to adjourn the meeting. The Motion passed unanimously at 7:38 p.m. with a voice vote.



PLANNING COMMISSION COMMUNICATION

Title: NIPA PCL 55 - Placer County Coroner's Office - 10951 Veterans Dr - PL # 19-0042
Contact: Shelby Vockel, svockel@roseville.ca.us, 916-746-1347

Meeting Date: 5/9/2019
Item #: 5.2.

ATTACHMENTS:

Description

Staff Report
Exhibit A Addendum to SPJC Mitigated Negative Declaration
Exhibit B Architectural Site Plans
Exhibit C Architectural Site Details
Exhibit D Floor Plan
Exhibit E Elevations
Exhibit F Preliminary Grading, Drainage, and Paving Plans
Exhibit G Preliminary Stormwater Quality Plan
Exhibit H Preliminary Civil Utility Plan
Exhibit I Preliminary Landscape Plans
Exhibit J Site Lighting
Exhibit K Roof Plan

ITEM 5.2: **Major Project Permit Stage One Modification And Major Project Permit Stage Two –
10951 Veterans Drive – NIPA PCL 55 – Placer County Coroner’s Facility – PL19-0042**

REQUEST

The applicant requests approval of a Major Project Permit Stage One Modification and Major Project Permit Stage Two to allow construction of a one-story, 19,492 square foot steel and concrete structure to be used as a coroner’s facility, with parking for eight visitors. Additionally, there will be a secure parking area with 34 spaces for staff and official vehicles to the north of the building. The secure yard will be screened with an eight-foot-tall, split face concrete masonry wall with an ornamental iron swinging vehicular gate.

Owner – Placer County
Applicant – Mike Smith, Nacht & Lewis

SUMMARY RECOMMENDATION

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

- A. Consider the Addendum to the South Placer Justice Center Mitigated Negative Declaration.
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- C. Adopt the two (2) findings of fact and approve the Major Project Permit Stage Two subject to seventy-one (71) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located at 10951 Veterans Drive, within the South Placer Justice Center (SPJC) project (Figure 1). The SPJC is a Placer County facility, located north of Blue Oaks Boulevard and south of Sunset Boulevard in the North Industrial plan area of the City of Roseville (Figure 1). The property is situated at the northern extent of the City limits along Industrial Avenue. The north bank of Pleasant Grove Creek defines the southern edge of the property. Industrial Boulevard and the Union Pacific Railroad border the site to the west, Highway 65 to the east, and an industrial park in Placer County to the north. The site is partially developed in association with prior Major Project Permit Stage One (MPP Stage 1) approvals. The proposed coroner’s facility will be located along the northern edge of the property within the SPJC, to the west of the existing minimum security detention facility.

The original SPJC project allowed the phased construction of a 676,149 square foot “justice facility”, including a courthouse, office buildings, archive and storage, and detention facilities with a capacity of up to 980 inmates (File #s MPP 03-02, MPP 03-03, CUP 03-05, SUBD 03-05, RZ 03-08, GPA 03-10, ANN 03-01). The original MPP for the SPJC project was approved in December 2003, and included a Tentative Subdivision Map and Conditional Use Permit with the request. The overall site is approximately 67 acres, six acres of which at the time of the original project were located outside of the City limits. Therefore, the original project also included a General Plan Amendment, Rezone, and Annexation (approved by the City Council in July 2004) to incorporate the six acres into the City and assign a General Industrial (IND) land use designation to be consistent with the intent of the SPJC. A Mitigated Negative Declaration was prepared for the SPJC, which included five mitigation measures to reduce project impacts to less than significant levels.

Figure 1: Project Site



Subsequent applications have been approved for amendments to the SPJC under File #2009PL-078. These projects included a Major Project Permit Stage Two (MPP Stage 2) for the construction of a 299,280 square foot correctional facility, a minor modification to the MPP for an arraignment court wing, and a Conditional Use Permit for a communications tower. Although the SPJC is a Placer County facility, a Memorandum of Understanding between the County and the City of Roseville (approved by the City Council concurrent with the land use amendments) outlines the appropriate review procedures for projects within the SPJC. As the City will provide utility, transit, and emergency services, the City's Development Services Department reviews modifications to the SPJC development plans through the MPP process.

The currently proposed coroner's facility is approximately 19,492 square feet, with 5,963 square feet dedicated to office and administration, and 13,529 square feet for autopsy and storage. Eight parking spaces will be located along the front (south side) of the building, providing access for visitors and family to the public areas of the facility on the southwestern side of the building. A secured parking area with an eight-foot-tall masonry screening wall along the perimeter is proposed along the north side of the facility for staff parking and official vehicle access. Receiving bays are also located on the north side of the building, and four large overhead doors will provide internal access to the building for official vehicles. Landscaping is proposed throughout the site, as well as photovoltaic solar carports within the secure parking area for vehicle shading. The request includes a MPP Stage 1 Modification to allow the coroner's facility within the SPJC, as well as a MPP Stage 2 to evaluate the architecture and site design of the proposed facility.

MAJOR PROJECT PERMIT PROCESS

The intent of the 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 SPJC was approved through the MPP Stage 1 process. Development of the individual parcels and buildings within the SPJC will be evaluated through the MPP Stage 2 process to ensure conformance with the intent of the MPP Stage 1.

EVALUATION

MAJOR PROJECT PERMIT STAGE ONE (MPP STAGE 1) MODIFICATION

The project requests a MPP Stage 1 Modification to allow the proposed coroner's facility. In the original project approval, the SPJC included a total area of 676,149 square feet, with 40,000 square feet intended for archive/storage space. With the current proposal, the 40,000 square feet of storage space would be reallocated to allow for the 19,492-square-foot coroner's facility, with the remainder (20,508 square feet) to remain as archive/storage space. Table 1 shows the changes to the SPJC through the MPP Modifications that have already been completed. The overall area of the SPJC has been reduced by approximately 1,534 square feet since the original approval.

Table 1 – SPJC Buildings per Major Project Permit

SOUTH PLACER JUSTICE CENTER (SPJC)				
BUILDINGS	MPP STAGE 1 – DECEMBER 2003 (AREA, IN SQFT)	MPP STAGE 2 – SEPTEMBER 2006 (AREA, IN SQFT)	MPP STAGE 1 MOD AND MPP STAGE 2 – CORONER'S FACILITY (AREA, IN SQFT)	CHANGE IN SQFT
Office A	163,677	163,777	163,777	
Office B	60,000	60,958	60,958	958
Courthouse	110,700	110,700	110,700	
Detention	232,150	299,280	299,280	67,130

Sheriff's Substation	50,889	0	0	-50,889
Ancillary/ Vehicular Maintenance	18,733	0	0	-18,733
Archive/ Storage in MPP	40,000	40,000		-40,000
Coroner's Facility			19,492	19,492
Future Archive Storage			20,508	20,508
TOTAL	676,149	674,615	674,615	-1,534

According to Section 19.82.040 of the Zoning Ordinance, if a project does not meet the criteria for a minor modification as outlined in the Section, an amendment to the approved MPP shall be reviewed in the same manner as required for the initial approval of that stage of the Project. Staff determined that the criteria for a minor modification was not met; therefore, the findings for the original MPP Stage 1 must be made for the proposed project. The findings are below in ***italicized, bold text***.

- 1. The Preliminary Development Plan is consistent with the General Plan and adopted City design guidelines; 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.***

The proposed amendment to the SPJC will allow a new coroner's facility and reallocate approximately 20,508 square feet for a future archive storage building. The overall area of SPJC buildings will remain consistent with the most recent MPP Modification. The use is consistent with the site's General Industrial General Plan designation, and consistent with the uses in the existing SPJC. The proposed buildings will be County facilities providing an essential public service and will not be materially detrimental to the public welfare. Staff recommends approval of the proposed MPP Stage 1 Modification.

MAJOR PROJECT PERMIT STAGE TWO (MPP STAGE 2)

The MPP Stage 2 includes review of the architectural design and landscape design of the project. The project has been evaluated to establish consistency with the Community Design Guidelines and the existing buildings in the SPJC.

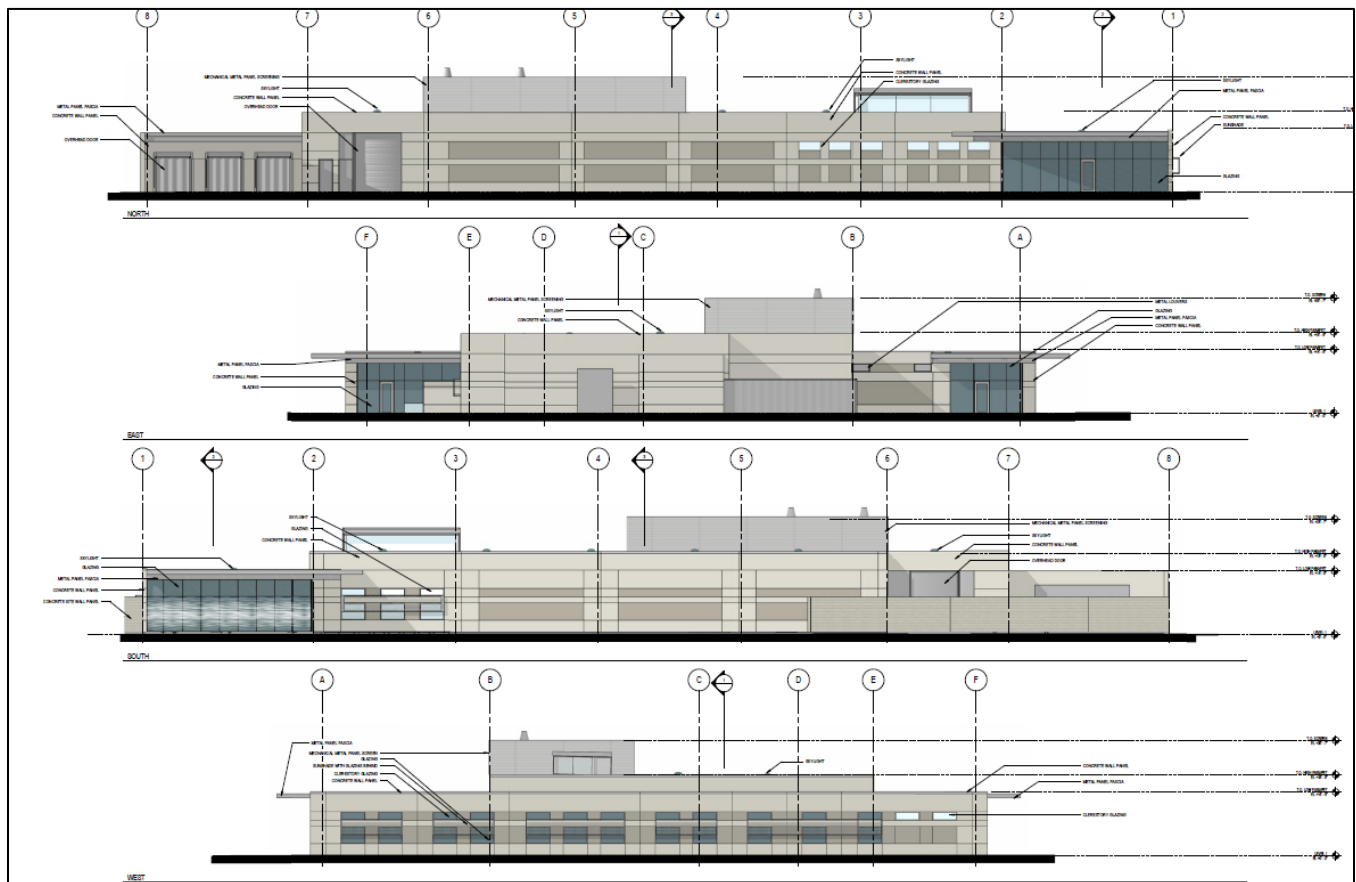
Architecture

The 19,492 square foot coroner's facility will utilize a similar colors and materials palette with the rest of the SPJC complex. The majority of the building's exterior will be constructed out of concrete, finished in two colors (similar to the existing Courthouse and Building B). The visitor and staff entries will be accented with a glass storefront, with steel and aluminum canopies. Aluminum sunscreens are provided at other openings to provide shade and visual interest. Additionally, metal screening will be located along the roof to obscure mechanical equipment.

The coroner's facility is intended to be subordinate to other buildings within the complex, such as the Courthouse. The building materials were chosen for compatibility with the previously approved complex, as well as for longevity and ease of maintenance. Privacy and screening is emphasized in the design of the building, as evidenced by the relatively low number of windows and eight-foot-tall screen wall that

encloses the secure parking area and receiving bays. Overall, the architecture of the proposed facility is compatible with the existing center.

Figure 2: Architecture for Proposed Coroner's Facility



Landscaping

The project landscaping is intended to conform to existing plant palates within the SPJC, in addition to City standards. According to the project's statement of design intent, the landscape design for the project will minimize water uses and maintenance needs. An approximately 20-foot-deep landscape planter is provided at the entrance to the facility (adjacent to the visitor parking area) consistent with Community Design Guidelines (CDG) Policy OI-48. Large street trees such as Chinese pistache, cathedral live oak, and sawleaf zelkova are proposed at this location, providing visual interest and parking lot shading. In the northern parking area, where security and visual surveillance is high priority, vegetation is limited to shrubs and other groundcover. Parking lot shading is accomplished by photovoltaic solar carports, which will maintain line of sight for security purposes, minimize the need to maintain vegetation, as well as provide additional power for the facility.

The City standards for parking lots requires that a minimum of 50-percent of parking areas be shaded (CDG Policy OI-53). Based on the parking lot shade diagram provided in the CDG Appendix C, the visitor parking area will have an estimated 54-percent parking lot shade calculation, and the staff parking area will have approximately 50-percent of the lot shaded. The project is consistent with the Community Design Guidelines policies for landscaping.

Parking

The coroner's facility floor plan allocates 5,963 square feet to office and administration space, with the remaining 13,529 square feet for autopsy and storage. The Zoning Ordinance Section 19.26.030 allows one parking space per 250 square feet of net leasable square footage for professional offices, resulting in a minimum of 24 parking spaces for the office portion of the coroner's facility. For the autopsy wing, the General Industrial parking standard applies (one space per 1,000 square feet), resulting in a required 14 parking spaces. The overall minimum parking requirement for the coroner's facility is 38 parking spaces.

The project provides eight unsecured parking spaces along the south side of the building, for the use of visitors and family members. An additional 34 parking spaces will be available along the north side (the rear) of the building, within a secure, gated parking area. This parking area will be screened by the proposed eight-foot-tall, split-faced masonry wall. Access will be available from the south through an ornamental iron swing gate, as well as along the eastern side of the building through another gated exit. The north side of the building has four overhead doors to accommodate official vehicles. With a total of 42 spaces provided, the coroner's facility exceeds the minimum parking requirement for the use. Additional parking is available throughout the SPJC site, with shared/overflow parking to the west and south of the proposed coroner's facility, associated with the courthouse use.

Conclusion

Section 19.82.030 of the Zoning Ordinance requires that two findings be made in order to approve or conditionally approve a MPP Stage 2. The findings are below in ***bold, italicized text***.

- 1. The architecture and landscaping is consistent with the General Plan and adopted City design guidelines, and Major Project Permit Stage One approval; and***
- 2. The design shall not be detrimental to the public health and safety, or materially detrimental to the public welfare.***

The project has been designed in a manner consistent with the General Plan, Community Design Guidelines, and the existing SPJC. Given the nature of the use, staff has found that the project provides adequate access for visitors, employees, and official vehicles, as well as privacy screening achieved through walls, landscaping, and site layout. The site is appropriately designed, and will not be detrimental to the public health and safety, or 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. No comments were received. A public notice of the Planning Commission hearing was published on April 26, 2019, 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 Mitigated Negative Declaration for the South Placer Justice Center (File #MPP 03-02, MPP 03-03, CUP 03-05, SUBD 03-05, RZ 03-08, GPA 03-10, ANN 03-01) has been prepared consistent with California Environmental Quality Act (CEQA) Section 15164. No new environmental impacts are anticipated as a result of the proposed project.

RECOMMENDATION

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

- A. Consider the Addendum to the South Placer Justice Center Mitigated Negative Declaration.
- B. Adopt the findings of fact as stated in the staff report and approve the **MAJOR PROJECT PERMIT STAGE ONE MODIFICATION – 10951 VETERANS DRIVE – NIPA PCL 55 – PLACER COUNTY CORONER'S FACILITY – PL19-0042** subject to seventeen (17) conditions of approval.
- C. Adopt the findings of fact as stated in the staff report and approve the **MAJOR PROJECT PERMIT STAGE TWO – 10951 VETERANS DRIVE – NIPA PCL 55 – PLACER COUNTY CORONER'S FACILITY – PL19-0042** subject to seventy-one (71) conditions of approval.

CONDITIONS OF APPROVAL FOR MAJOR PROJECT PERMIT STAGE ONE MODIFICATION FILE #PL19-0042

- 1. Major Project Permit Stage 1 modification approval shall be effectuated within a period of two (2) years from **May 9, 2019** and if not effectuated shall expire on **May 9, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 9, 2022**. (Planning)
- 2. The project is approved as shown in Exhibits A - K and as conditioned or modified below. (Planning)
- 3. The project is subject to the previously approved conditions of approval for the South Placer Justice Center (File #MPP 03-02, MPP 03-03, CUP 03-05, SUBD 03-05, RZ 03-08, GPA 03-10, ANN 03-01), except as conditioned or modified below. (Planning)
- 4. The project shall comply with Mitigation Measure #5 from the South Placer Justice Center Mitigated Negative Declaration, which states that "the property owner shall pay all applicable development impact fees in effect at the time of building and/or grading permit issuance for each phase of development." (Planning)
- 5. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
- 6. 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)
- 7. 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)
- 8. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 2,500 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
- 9. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review. All amendments, standards, policies and fee schedule can be found on the City's web site www.roseville.ca.us or contact the Fire and Life Safety Division for information at 916-774-5800. (Fire)

10. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. All amendments, standards, policies and fee schedule can be found on the City's web site www.roseville.ca.us or contact the Fire and Life Safety Division for information at 916-774-5800. (Fire)
11. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. There shall be only one fire control room per building. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. However, if this project requires the installation of a fire pump, this room will likely be much larger than the minimum stated by ordinance. (Fire)
12. All fire apparatuses, such as fire department connections and post indicating valves, serving identified building shall be designed and installed adjacent to each structure for first responder's operational purposes. (Fire)
13. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)
14. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)
15. According to the California Fire Code, all gates/fences/barricades shall obtain a permit for conformance to the City of Roseville's Fire Department Access Standard and the California Fire Code. Plans shall be submitted for approval prior to installation. If applicable, all manual gates shall be secured with a Knox pad lock or daisy chain with such lock. **The owner or there representative shall contact KNOX Company, <http://www.knoxbox.com/> , to order your specific padlock for the City of Roseville.** (Fire)
16. The Roseville Fire Department is a Certified Unified Public Agency (CUPA) for the State. Therefore, the use, increase of hazardous materials or storage, liquids, gases and/or chemicals, shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact our Hazardous Materials Division within the Fire Department at (916) 774-5800 to initiate the process. (Fire)
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)

1. This Major Project Permit Stage 2 approval shall be effectuated within a period of two (2) years from **May 9, 2019** and if not effectuated shall expire on **May 9, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 9, 2022**. (Planning)
2. The project is approved as shown in Exhibits A - K and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the South Placer Justice Center 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 10951 Veterans Dr. 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. (Public Works, 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. (Public Works)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Public Works)
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. (Public Works)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall have 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, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the North Roseville Area Design Guidelines 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 screened from public streets and the surrounding properties, to the satisfaction of the Planning Division. (Planning)
- 14. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Public Works)

15. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Public Works, Fire, Environmental Utilities, Electric)
16. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Public Works)
17. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
18. 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. (Public Works)
19. 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)
20. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Public Works)
21. 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. (Public Works)
22. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Public Works)
23. 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)

24. 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. (Public Works)
25. 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)
26. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for (name of project) to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
27. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
28. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
29. 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)
30. 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)
31. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
32. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
33. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)

34. 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)
35. 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)
36. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 2,500 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
37. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. The designated fire lanes shall be for aisles fronting the premises. This shall be enforced at the time plan are submitted for review. Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
38. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. There shall be only one fire control room per building. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
39. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. For one-and-two single family residential units that do not meet the set-back provisions in the California Building Code are subject to require an automatic fire sprinkler system in accordance with the RFD adopted ordinance for R-3s. All amendments, standards, policies and fee schedule can be found on the City's web site www.roseville.ca.us or contact the Fire and Life Safety Division for information at 916-774-5800. (Fire)
40. All fire apparatuses, such as fire department connections and post indicating valves, serving identified building shall be designed and installed adjacent to each structure for first responder's operational purposes. (Fire)
41. There shall be one fire department connection at the public entrance serving all the fire sprinkler systems only. Private fire hydrants shall not be part of this fire line. All private fire hydrants shall be served off their own independent water line. (Fire)
42. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)
43. According to the California Fire Code, all gates/fences/barricades shall obtain a permit for conformance to the City of Roseville's Fire Department Access Standard and the California Fire Code. Plans shall be submitted for approval prior to installation. If applicable, all manual gates shall be secured with a Knox pad lock or daisy chain with such lock. **The owner or there representative shall contact KNOX Company, <http://www.knoxbox.com/> , to order your specific padlock for the City of Roseville.** (Fire)

44. Use, increase of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact our Hazardous Materials Division within the Fire Department at (916) 774-5800 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
45. 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
46. 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)
47. 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)
48. 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:

49. 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)
50. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)

51. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
52. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Public Works)
53. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Public Works)
54. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for (Center Name) to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
55. 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)
56. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
57. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
58. 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)
59. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
60. 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)
61. 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)

- 62. 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)
- 63. 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:

- 64. Signs shown on the elevations are not approved as part of the Major Project Permit. A Sign Permit is required for all project signs. (Planning)
- 65. 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)
- 66. 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. (Public Works)
- 67. 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)
- 68. 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)
- 69. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
- 70. 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)
- 71. 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)

Exhibits

- A. Addendum to the South Placer Justice Center
- B. Architectural Site Plans
- C. Architectural Site Details
- D. Floor Plan
- E. Elevations
- F. Preliminary Grading, Drainage, and Paving Plans
- G. Preliminary Stormwater Quality Plan
- H. Preliminary Civil Utility Plan
- I. Preliminary Landscape Plans
- J. Site Lighting
- K. Roof Plan

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

**DEVELOPMENT SERVICES DEPARTMENT-PLANNING DIVISION**

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

**ADDENDUM TO SOUTH PLACER JUSTICE CENTER MITIGATED
NEGATIVE DECLARATION (ADOPTED ON DECEMBER 11, 2003)**

Project Title/File Number:	NIPA PCL 55 – Placer County Coroner's Office/ PL19-0042
Project Location:	The project is located at 10951 Veterans Drive, on the north side of Veterans Drive, approximately 1,200 feet east of Industrial Avenue in the North Industrial Plan Area.
Project Description:	The project includes a Major Project Permit Stage 1 Modification and Major Project Permit Stage 2 to allow construction of a one-story, 19,492 square foot steel and concrete structure, with parking for eight visitors. Additionally, there will be a secure parking area with 34 spaces for staff and official vehicles to the north of the building. The secure yard will be screened with an eight-foot-tall, split face concrete masonry wall with an ornamental iron swinging vehicular gate.
Project Applicant:	Mike Smith, Nacht & Lewis
Property Owner:	Placer County
Lead Agency Contact:	Shelby Vockel, Associate Planner, City of Roseville

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

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PROJECT DESCRIPTION

Project Location

The proposed project is located at 10951 Veterans Drive, within the existing South Placer Justice Center.

Background

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	General Industrial (M2)	General Industrial (IND) Industrial (6-acre property in County)	South Placer Justice Center, vacant
North	Placer County (Industrial Park)	Placer County (Industrial)	Industrial Complex
South	M2	IND	Hertz Equipment Rental
East	HWY 65	HWY 65	HWY 65
West	Placer County (Industrial Park)	Placer County (Industrial Park)	Placer County (Industrial Park)

Environmental Setting

The South Placer Justice Center is located at 10800 Industrial Avenue, which is north of Blue Oaks Boulevard and South of Sunset Boulevard, in the North Industrial Plan area of the City of Roseville. The property is situated at the northern extent of the City limits at the northern end of Industrial Boulevard. The north branch of the Pleasant Grove Creek defines the southern edge of the property. Industrial Boulevard and the Union Pacific Railroad border the site to the west, Highway 65 to the east, and an industrial park in Placer County to the north. The site had been previously graded in association with a previously approved project called Commerce Center 65, and the majority of the South Placer Justice Center has since been developed consistent with its approved plans. Aside from Pleasant Grove Creek, all wetlands on the property were permitted and filled in association with the Commerce Center 65 project. There are no native oak trees or other significant natural features in the area proposed for development.

The 19 acres of wetlands (Pleasant Grove Creek) have been preserved and were deeded to the City for perpetual maintenance following the completion of a five-year monitoring period. The Operations and Management Plan and deed restrictions for the preserve were approved by the Army Corps of Engineers in 2000.

Proposed Project

The applicant proposes the construction of a 19,492 –square-foot coroner's facility as part of South Placer Justice Center complex. Parking for eight visitors is proposed in front of the building, and a 34-space secure parking areas is proposed along the north side of the building. The secure parking area will also provide access to a drive-through vehicular bay and mass casualty receiving dock. The secure parking area will be screened with an 8-foot-tall split face, concrete masonry wall with ornamental iron swinging vehicular gates, facing Veterans drive and Go For Broke Road.

PURPOSE AND SCOPE OF ADDENDUM

This addendum has been prepared to identify and assess the anticipated environmental impacts of the above-described project. The document relies on previous environmental document and site-specific studies prepared to address in detail the effects or impacts associated with the project, as well as updated technical studies prepared by qualified consultants. 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.

Where, as here, an EIR addressing an earlier version of the project has been previously prepared and certified, the lead agency considers the adequacy of that prior EIR in light of the current modified version of the project and changed circumstances since the time of the preparation of the prior EIR. Pursuant to CEQA Guidelines §15162-15163, if the lead agency determines, based on substantial evidence, that any aspect of the project, either individually or cumulatively, will require major revisions to the previous EIR due either to a new significant effect or a substantial increase in the severity of a previously identified significant effect on the environment, the lead agency is required to prepare a Subsequent EIR or an EIR Supplement to analyze the project at hand. Pursuant to CEQA Guidelines §15164, if the agency finds no basis for requiring the preparation of either a Subsequent EIR or an EIR Supplement, an Addendum shall be prepared.

As described above, the project site is within the existing South Placer Justice Center, which assumed an industrial-scale use and was evaluated in the prior South Placer Justice Center Mitigated Negative Declaration. The 2003 Mitigated Negative Declaration was considered by the City of Roseville's Planning Commission and City Council as part of the approval actions for the South Placer Justice Center project. The General Plan EIR and South Placer Justice Center Mitigated Negative Declaration are available for review during normal weekday business hours at the City of Roseville Development Services Department, 311 Vernon Street, Roseville, CA.

In accordance with the California Environmental Quality Act (CEQA), it was determined in the 1992 General Plan EIR that the 2010 General Plan had the potential to have a significant adverse impact on the environment, and the Final EIR (SCH #92072064) was prepared. A Notice of Completion was filed with the State of California Office of Planning and Research. The Final Environmental Impact Report (FEIR) was certified by the City Council on November 18, 1992.

The 1992 General Plan EIR and the prior Mitigated Negative Declarations prepared for the subject property are referenced and utilized in the evaluation of this Project, which covers part of the project site analyzed in the 1992 General Plan EIR and the South Placer Justice Center Mitigated Negative Declaration (2003). Project-level analysis was completed in the 2003 Mitigated Negative Declaration. The changes to the portion of the plan area contemplated by the current Project relate to areas for which project-level review was conducted. The scope of the review in this Addendum is limited to 19051 Veterans Drive, where the proposed project is located.

The City Council adopted a Statement of Overriding Considerations when it certified the 1992 General Plan EIR. The 1992 EIR identified the following impacts associated with development of the project area as significant and unavoidable:

- Flood hazard
- Construction air emissions (ozone)
- Railroad noise
- Conversion of open space outside of Infill area
- Jobs/housing imbalance
- Loss of annual grasslands
- Loss of riparian woodlands
- Loss of intermittent drainage and other seasonal wetland habitat
- Risk of hazardous materials-related emergencies
- Growth inducement
- Vehicular air emissions (ozone)
- Vehicle noise
- Noise from fixed sources
- Affordable housing
- Increased traffic/degraded LOS at five key intersections (under 2010 Market/Specific Plan only)
- Loss of oak trees and oak woodlands
- Loss of vernal pools
- Habitat fragmentation and loss of wildlife habitat
- Cumulative impacts affecting issues such as air quality, land use, traffic, biological, public services, utilities, and water.

The 1992 EIR provides a summary of the findings leading to the conclusions of significance for each of the categories listed above. The bulk of these listed categories are not relevant to the subject project due in large part to the fact that the project is consistent with previously approved projects and proposed changes are substantially consistent with what was originally anticipated. In accordance with Guidelines Section 15183, a discussion of each of those impacts found to be significant in the prior EIR and the relative impact of the subject project in each of those categories is provided below.

The mitigation measures contained within the 1992 EIR have been undertaken and the South Placer Justice Center development is consistent with the mitigation measures identified in the 1992 EIR.

In addition to the 1992 EIR, this Addendum primarily references the prior Mitigated Negative Declaration adopted for the project site. The original Mitigated Negative Declaration for the site analyzed many of the same impacts discussed below; however, the current project represents a change in use of the site that differs from the previous approvals, and requires additional analysis. The analyses below rely on the EIR and Mitigated Negative Declaration analysis, with minor supplements or technical updates where appropriate.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

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

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

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

Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals, or will result in a substantial increase in the severity of a previously identified impact.

Any new Circumstances Involving New Impacts?

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

Any new Information Requiring New Analysis or Verification?

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

proponents decline to adopt the mitigation measure or alternative. If “no,” then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts

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

DISCUSSION AND MITIGATION SECTIONS**Discussion**

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

Mitigation Measures

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

Conclusions

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

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	SPJC MND, Pg. 17	No	No	No	No
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	SPJC MND, Pg. 17	No	No	No	No
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	SPJC MND, Pg. 17	No	No	No	No
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	SPJC MND, Pg. 17	No	No	No	No
Discussion: a-b. There is no change from the prior project. The project site does not abut and is not visible from any scenic vista or scenic highway. c. There is no substantial change from the prior project. The project has been evaluated against the City's Community Design Guidelines for Industrial Development, with the purpose of minimizing the aesthetic impacts of new development projects. The proposed building will be consistent with the institutional nature of the surrounding buildings. The project has been design and will be conditioned to comply with the Community Design Guidelines. Impacts are less than significant. d. There is no change from the prior project. The project is required to comply with City standards regarding site lighting. Impacts to visual and aesthetic resources were considered less than significant in the prior SPJC MND. The current project is substantially consistent with respect to visual and aesthetic resources and impacts are anticipated to remain less than significant. Mitigation Measures: None.					

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?		No	No	No	No
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?		No	No	No	No
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))?		No	No	No	No
d) Result in the loss of forest land or conversion of forest land to non-forest use?		No	No	No	No
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?		No	No	No	No
Discussion: a-e. There is no change from the prior project. The proposed project would have no impact on agricultural resources.					
Mitigation Measures: None.					

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	SPJC MND Pg. 9	No	No	No	No
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	SPJC MND Pg. 9	No	No	No	No
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	SPJC MND Pg. 9	No	No	No	No
d) Expose sensitive receptors to substantial pollutant concentrations?	SPJC MND Pg. 9	No	No	No	No
e) Create objectionable odors affecting a substantial number of people?	SPJC MND Pg. 9	No	No	No	No

Discussion: a-d. The proposed coroner's facility is consistent with the City's General Industrial land use designation, and the uses in the previously evaluated SPJC complex. Table 2-2 of the PCAPCD's screening methodology guidance indicates that general industrial projects smaller than 894,262 square feet, provided that there are no special circumstances that might result in higher emissions, will not generate NOx emissions that exceed the operational phase threshold of 55 lbs/day. The proposed coroner's facility is 19,492 square feet, and the entire South Placer Justice Center complex is approximately 674,615 square feet in total. This is smaller than the PCAPCD's provided size threshold. No special design features or unique circumstances related to the project's location have been identified for the current request for the prior projects. Air quality impacts were previously evaluated in the SPJC MND, and impacts were determined to be less than significant. No changes in impact are anticipated as a result of the proposed project.

e. Any objectionable odors that may be generated by the use of the coroner's facility will be contained within the facility. Specialized autopsy facilities are planned for the processing of remains in advanced stages of decomposition. It is not anticipated that odors will impact a substantial number of people. Impacts are less than significant.

Mitigation Measures: None.

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	SPJC MND Pg. 14	No	No	No	No
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?	SPJC MND Pg. 14	No	No	No	No
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	SPJC MND Pg. 14	No	No	No	No

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?	SPJC MND Pg. 14	No	No	No	No
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	SPJC MND Pg. 14	No	No	No	No
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?	SPJC MND Pg. 14	No	No	No	No

Discussion:

a-b,d. There is no change from the prior project. There are no known endangered, threatened, or rare species on the site.

c. There is no change from the prior project. The site previously supported wetlands habitat; however, as authorized by, and pursuant to State and Federal permits, the landowner filled the wetland habitat during grading activities for the Commerce Center 65 project. There are no remaining wetlands in the area proposed for development. The lost wetlands were mitigated both on-site in the wetlands preserve area, and through purchase of off-site mitigation credits through an approved mitigation bank.

e,f) No change from the prior project. No conflicts with local policies, ordinances, or conservation plans have been identified.

Mitigation Measures: None.

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	SPJC MND Pg. 16	No	No	No	No
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	SPJC MND Pg. 16	No	No	No	No
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	SPJC MND Pg. 16	No	No	No	No
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	SPJC MND Pg. 16	No	No	No	No
Discussion: a-d. There is no change from the prior project. The project site was previously graded and no cultural resources are known to exist on the project site. Mitigation Measures: None.					

VI. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	SPJC MND Pg. 7-8	No	No	No	No
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.)	SPJC MND Pg. 7-8	No	No	No	No
ii) Strong seismic ground shaking?	SPJC MND Pg. 7-8	No	No	No	No
iii) Seismic-related ground failure, including liquefaction?	SPJC MND Pg. 7-8	No	No	No	No
iv) Landslides?	SPJC MND Pg. 7-8	No	No	No	No
b) Result in substantial soil erosion or the loss of topsoil?	SPJC MND Pg. 7-8	No	No	No	No
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?	SPJC MND Pg. 7-8	No	No	No	No
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	SPJC MND Pg. 7-8	No	No	No	No

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?	SPJC MND Pg. 7-8	No	No	No	No
Discussion: a-e. There is no change from the prior project. The proposal is not a geologic-related project, and does not result in or expose people to potential geologic impacts. Additionally, the Roseville General Plan finds such impacts to be less than significant since new buildings and structures are required to comply with all applicable building codes. Construction plans will be reviewed by the Building Department of Placer County before building permits are issued, and the City of Roseville Engineering Division will review and approve all grading plans to ensure that all grading and structures would withstand shrink-swell potentials and earthquake activity in this area. Grading activities will result in the disruption, displacement, compaction and over-covering of soils. These activities include minor grading for the building foundation, trenching for utilities, the installation of asphalt pavements for parking, concrete-work for walkways and patio areas, and the construction of the buildings. All grading activities will require a grading permit from the Engineering Division. Grading and erosion control measures, including drainage, dust control and erosion control, will be incorporated into the grading plans as required by the City's Improvement Standards. Based on the information above, the impacts associated with grading and geology are less than significant. Mitigation Measures: None.					

VII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	N/A	No	No	No	No
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	N/A	No	No	No	No
Discussion: While the 1992 EIR did not evaluate impacts related to greenhouse gas (GHG) emissions, the potential environmental impact of GHG emissions was known or could have been known at the time of the certification of the 1988 EIR. Thus, based on a body of case law, the					

1988 EIR's lack of GHG analysis did not preclude adoption of an addendum. The prior SPJC MND did not discuss potential impacts of greenhouse gases.

CEQA case law holds that agencies cannot and need not require supplemental environmental review in connection with proposed project changes solely because the earlier environmental documents for the projects at issue had not dealt with global warming/climate change as a CEQA topic (Citizens for Responsible Equitable Environmental Development (CREED) v. City of San Diego (2011) 196 Cal. App. 4th 515, Concerned Dublin Citizens v. City of Dublin (2013) 214 Cal.App.4th 1301, and Citizens Against Airport Pollution v. City of San Jose (2014) 227 Cal.App.4th 788.) Those cases hold that, going back as far as the 1970s, climate change was a matter of public discussion and could have been raised as a CEQA issue by persons exercising reasonable diligence.

Changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1992 EIR and the 2003 SPJC MND, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR or MND.

Mitigation Measures: None

VIII. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	SPJC MND Pg. 15	No	No	No	No
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	SPJC MND Pg. 15	No	No	No	No

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	SPJC MND Pg. 15	No	No	No	No
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?	SPJC MND Pg. 15	No	No	No	No
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	SPJC MND Pg. 15	No	No	No	No
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?	SPJC MND Pg. 15	No	No	No	No
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	SPJC MND Pg. 15	No	No	No	No
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	SPJC MND Pg. 15	No	No	No	No

Discussion: The California Health and Safety Code, and local City Ordinances regulate the handling, storage, and transportation of hazardous and toxic materials. The California Health and Safety Codes also require a Risk Management and Prevention Program (RMPP) for those uses that handle specified quantities of toxic and/or hazardous materials. Also, businesses or entities that handle toxic or hazardous materials are required to complete a Hazardous Materials Management Program (HMMP). Furthermore, all businesses or entities must file a site-specific business plan with the City Fire Department before a new building is occupied. All plans would specify what to do in the event of an accident, and which transportation routes would be used. This project is located within an area currently receiving City emergency services. As a result, the project would cause a less than significant impact to the City's Emergency Response or Management Plans. Potential impacts associated with hazardous materials are expected to be less than significant.

Mitigation Measures: None.

IX. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	SPJC MND Pg. 8	No	No	No	No
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	SPJC MND Pg. 8	No	No	No	No
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	SPJC MND Pg. 8	No	No	No	No
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	SPJC MND Pg. 8	No	No	No	No

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?	SPJC MND Pg. 8	No	No	No	No
f) Otherwise substantially degrade water quality?	SPJC MND Pg. 8	No	No	No	No
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	SPJC MND Pg. 8	No	No	No	No
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	SPJC MND Pg. 8	No	No	No	No
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	SPJC MND Pg. 8	No	No	No	No
j) Inundation by seiche, tsunami, or mudflow?	SPJC MND Pg. 8	No	No	No	No

Discussion: a, c-f. There is no change from the prior project. Development of the site will not result in any substantial water-related impacts. Construction of the proposed project and development of the site with impervious surfaces will have a minor effect on the absorption rate of water onsite. However, the project includes a drainage system designed in accordance with City Improvement Standards that will adequately handle onsite drainage associated with the development of the property. Minor amounts of wind and/or water erosion may be associated with construction of the project.

b. There is no change from the prior project. No groundwater withdrawal is proposed, and the proposed project will not have an impact on groundwater recharge that is greater than what was anticipated by the prior project.

g-h. There is no change from the prior project. The project site is not within a designated 100-year flood boundary or within the designated 100-year floodplain. No impact.

i. There is no change from the prior project. The closest dam to the project site is the Folsom Dam, over eight miles to the southeast, and the project is not located in a watershed.

j. There is no change from the prior project. The project site is not located in an area at risk for seiche, tsunami, or mudflow.

Mitigation Measures: None.

X. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	SPJC MND Pg. 6	No	No	No	No
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	SPJC MND Pg. 6	No	No	No	No
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	SPJC MND Pg. 6	No	No	No	No
Discussion: a,b. There is no change from the prior project. City staff has determined that the project is consistent with the City's General Plan, Zoning Ordinance, and the Community Design Guidelines. No conflicts with policies adopted for the purpose of avoiding or mitigating an environmental effect have been identified. c. There is no change from the prior project. There are no Habitat Conservation Plans or Natural Community Conservation Plans covering the project site. Therefore, no impact will occur. Mitigation Measures: None.					

XI. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	SPJC MND Pg. 14	No	No	No	No
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?	PSJC MND Pg. 14	No	No	No	No
Discussion: There is no change from the prior project. The proposed project is consistent with the level of development anticipated for the site by the General Plan, and the project will not have an impact to mineral resources beyond what was assumed within the previous environmental analysis. Impacts to mineral resources are less than significant. Mitigation Measures: None.					

XII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exposer of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	SPJC MND Pg. 15	No	No	No	No
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	SPJC MND Pg. 15	No	No	No	No
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	SPJC MND Pg. 15	No	No	No	No
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	SPJC MND Pg. 15	No	No	No	No
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	SPJC MND Pg. 15	No	No	No	No
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	SPJC MND Pg. 15	No	No	No	No

Discussion: a-d. There is no change from the prior project. Construction activities could expose nearby tenants/landowners to increased noise levels. These impacts would be temporary and are considered less than significant since noise resulting from construction activities are regulated by the City's Municipal Code, Chapter 9.24 Noise Regulation, during nighttime hours (7:00 p.m. to 7:00 a.m., Monday through Friday, and 8:00 p.m. to 8:00 a.m., Saturday, Sunday, and Holidays).

For operational noise, it is noted that the project site is located in an industrial area of the city. According to the General Plan, the General Industrial land use is intended to provide areas for industrial uses that tend to generate noise, vibration, odor, dust, smoke, light, and an aesthetic appearance not compatible with residential and other sensitive receptors.

While the project is expected to generate some noise, the proposed coroner's facility will not have the potential to generate excessive noise levels that could result in impacts to nearby sensitive receptors. The noise-generating aspects of the project may include vehicle noise, or mechanical equipment such as rooftop air conditioning units. The nearest sensitive receptors to the SPJC are the residents in the Highland Reserve neighborhood, which is approximately 1.1 miles to the south. The distance between the SPJC and the residential land uses will be sufficient to ensure that the uses on the site do not generate noise levels that exceed the criteria of the City's General Plan. Therefore, operational noise impacts are considered less than significant.

e-f. There is no change from the prior project. The project site is not located within an airport land use plan area nor is it located within two miles of an airport or within the vicinity of a private airstrip. No impact will occur.

Mitigation Measures: None.

XIII. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?	SPJC MND Pg. 7	No	No	No	No

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	SPJC MND Pg. 7	No	No	No	No
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	SPJC MND Pg. 7	No	No	No	No
Discussion: a-c. There is no change from the prior project. The project does not include a residential component; though the previous project evaluated the detention facility that houses a maximum of 980 inmates. Impacts are less than significant. Mitigation Measures: None.					

XIV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:	SPJC MND Pg. 16				
a) Fire protection?	SPJC MND Pg. 16	No	No	No	Yes
b) Police protection?	SPJC MND Pg. 16	No	No	No	Yes
c) Schools?	SPJC MND Pg. 16	No	No	No	Yes

d) Parks?	SPJC MND Pg. 16	No	No	No	Yes
e) Other public facilities?	SPJC MND Pg. 16	No	No	No	Yes

Discussion: a-c. There is no change from the prior project. The subject property is in an area of the City that currently receives City services. The General Plan anticipated industrial development for the site and planned for services accordingly. The project is not residential and is not anticipated to have an impact on school services. The increased demand of police and fire services (with respect the previously evaluated annexation of six additional acres into the City) was evaluated with the prior project and found to be less than significant.

D,e. There is no change from the prior project. The project will require connections to the City's water and sewer system, electric system, roadway circulation system, and storm drain system. The proposed project is not anticipated to result in a substantial increase in services beyond that assumed for the previous industrial project. However, all private development projects are required to mitigate the incremental impacts that the project will have on city utilities, roadways, as well as regional facilities such as roads and sewer systems. Development impact fees are collected at the time building permits are issued for individual buildings. In this particular case, The County of Placer is the owner of the project site. As a quasi-state entity, the County may exempt itself from payment of local fees and building permit processes. Development impact fees are used to mitigate development-related impacts on a Citywide basis, such as roadway and utility infrastructure improvements. Without payment of development impact fees on a project-specific basis, funding for capital improvement projects necessary to mitigate impacts are reduced, which results in a potentially significant impact.

In order to reduce this impact to a less than significant level, the following mitigation measure was adopted with the prior project:

Mitigation Measure #5: The property owner shall pay all applicable development impact fees in effect at the time of building and/or grading permit issuance for each phase of development.

As this measure is to apply with each phase of development, impact fees are also applicable to the current project.

With implementation of Mitigation Measure #5, impacts to public services are considered less than significant.

Mitigation Measures: Mitigation Measure #5: The property owner shall pay all applicable development impact fees in effect at the time of building and/or grading permit issuance for each phase of development.

XV. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	SPJC MND Pg. 18	No	No	No	No
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?	SPJC MND Pg. 18	No	No	No	No
Discussion: There is no change from the prior project. The proposal will not generate additional demand for recreation opportunities within the City and will not impact existing or planned recreational facilities in Roseville. Therefore, impacts to recreation facilities are less than significant. Mitigation Measures: None.					

XVI. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	SPJC MND Pg. 10-13	No	No	No	Yes
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	SPJC MND Pg. 10-13	No	No	No	Yes
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	SPJC MND Pg. 10-13	No	No	No	Yes
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	SPJC MND Pg. 10-13	No	No	No	Yes
e) Result in inadequate emergency access?	SPJC MND Pg. 10-13	No	No	No	Yes

f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	SPJC MND Pg. 10-13	No	No	No	Yes
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Discussion: a,b. There is no change from the prior project. A traffic study was prepared to evaluate potential impacts to traffic and circulation as a result of the development of the overall SPJC project, and evaluated the project's potential impact on several roadway segments and intersections. The traffic study, prepared by DKS Associates in October 2003, was included as Attachment 5 to the SPJC MND. The prior SPJC MND includes a more in-depth analysis of the potential impacts. Two mitigation measures were adopted to address potential impacts identified by the traffic study.

Two intersections, Sierra Gardens Dr./Douglas Bl. And Foothills Bl./ Blue Oaks Bl., were found to be impacted in the existing plus project condition. Therefore, Mitigation Measure #1 (below) was adopted to include additional turn lanes at those locations, reducing the impact to less than significant levels. Additionally, modeling showed that by reducing the Office A building, which is part of the SPJC but not associated with the current request, by 10,000 square feet, potential impacts could be further reduced. This can be seen in Mitigation Measure #2 below. The area of the overall center was also limited to 676,149 square feet by that Mitigation Measure #2. The proposed project keeps the overall area of the SPJC below the approved level, and therefore impacts remain less than significant.

The prior MND also included an analysis to determine what level of impact the SPJC would have on public transit services within the City. This analysis focused on the City's Dial-a-Ride program, as well as the potential need to provide fixed-route bus service out to the SPJC. A cost analysis was conducted for both programs. Mitigation Measures #3 and #4 were included with the project to ensure that adequate provision would be made to pay for these transit programs. A Memorandum of Understanding (MOU) was adopted by the City Council as a result of the mitigation measures. The MOU is current and still in place. No additional impact is anticipated due to the changes proposed by the current project, and Mitigation Measures #3 and #4 have been implemented by the MOU.

The following four mitigation measures were adopted to reduce potential project impacts to less than significant levels:

Mitigation Measure #1: The City of Roseville Capital Improvement Program shall be modified to include a westbound right-turn lane at the Sierra Gardens Dr./Douglas Bl. Intersection and a 3rd southbound through and 3rd northbound left turn lanes or 4th westbound through lane at the Foothills Bl./Blue Oaks Bl. Intersection.

Mitigation Measure #2: Office A shall be reduced in size to 163,677 square feet. The project as a whole shall be limited to 676,149 square feet.

Mitigation Measure #3: The County shall enter into an agreement with the City to provide reimbursement for capital and on-going operational costs associated with providing transit services to the Justice Center facility. Capital cost reimbursement shall be in the amount of \$12,600 for Dial-a-Ride service, and \$50,000 for fixed route service upon an identified need for fixed-route service.

Reimbursement for operational cost shall reflect the City's actual cost for providing the service and shall be determined by the following formulas:

Fixe Route: *[(No. of Service Days (N) x Hours of Service Per Day on Route (H) x Hourly Operating Cost (C)] = Annual Cost of bus replacement (B) x Percent of fixed route miles need to service project (%RM)*

Dial-a-Ride: *Actual cost per trip (currently \$17.50), not to exceed \$9,000 annually*

Mitigation Measure #4: Reimbursement shall continue for the life of the project or until the City and County mutually agree that it is no longer necessary. Dial-a-Ride reimbursement will be maintained until fixed-route service is initiated. Reimbursement for fixed-route service shall begin in the fiscal year following a PCTPA finding that an unmet need exists and is reasonable to meet, or the City determines that fixed route service is needed to alleviate demands on the Dial-a-Ride service.

c. The project as proposed has no impact on air traffic patterns, and does not present substantial safety risks.

d. The project design does not introduce hazards such as sharp curves or dangerous intersections. The site layout has been reviewed by the City Engineering Division. No incompatible uses are located adjacent to the project site. Impacts are less than significant.

e. The City Fire Department and Engineering Division have reviewed the proposed project, and have determined that adequate emergency access is available on the project. Impacts are less than significant.

Mitigation Measures: All four mitigation measures related to traffic and circulation impacts (Mitigation Measures #1-4) have already been implemented as part of the SPJC project. The proposed project does not change the overall allowable square-footage of the SPJC, per Mitigation Measure #2. None of these mitigation measures, therefore, apply to the current project.

XVII. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	N/A				No
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)?	N/A	No	No	No	No
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.	N/A	No	No	No	No
Discussion: a,b. In addition to archeological resources, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe. This section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached, but cultural resources were addressed in that document.					

Changes introduced by the Project and/or new circumstances relevant to the project would not, as compared to the 1992 General Plan EIR or the 2003 SPJC MND, result in a new significant impact or significant impacts that are substantially more severe than impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or than any previously examine effects would be substantially more severe than significant effects shown in the previous EIR or Mitigated Negative Declaration. Previously applied mitigation should be adequate to address potential impacts of the project.

Mitigation Measures: None.

XVIII. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	SPJC MND Pg. 17	No	No	No	No
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	SPJC MND Pg. 17	No	No	No	No
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	SPJC MND Pg. 17	No	No	No	No
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	SPJC MND Pg. 17	No	No	No	No

e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	SPJC MND Pg. 17	No	No	No	No
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	SPJC MND Pg. 17	No	No	No	No
g) Comply with federal, state, and local statutes and regulations related to solid waste?	SPJC MND Pg. 17	No	No	No	No

Discussion: a-g. There is no change from the prior project. Electric, water, and sewer services will be provided by the City of Roseville. Natural gas service will be provided by PG&E, telephone services by Roseville Telephone Company, and cable services (if needed) by Comcast. The General Plan anticipated the need for services to the site, and the proposed use is consistent with the anticipated level of use assumed by the General Plan. The City Utility Departments (Environmental Utilities, Electric) have confirmed that adequate capacity is present to service the project, without impacting their ability to maintain existing levels of service. All of the noted utility services are available to the site via Industrial Boulevard. The project will be required to provide connections to these utilities as necessary to meet current City standards and the standards of the other service providers. The project will not create a substantial need for or alteration of any utility services. Therefore, project related impacts are less than significant.

Mitigation Measures: None.

XIX. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	SPJC MND Pg. 14	No	No	No	No
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.)	SPJC MND Pg. 9,10, 18	No	No	No	No
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	SPJC MND Pg. 18	No	No	No	No

Discussion: a. Checklist item a) above concerns impacts to biological and cultural resources. Impacts on these resource areas were evaluated both by the 1992 General Plan EIR and the South Placer Justice Center Mitigated Negative Declaration. The analysis showed that SPJC project would not result in any new significant impacts, nor will the current project result in a substantial increase in the severity of previously identified significant impacts. The proposed project includes a change from an approximately 40,000 square feet of archive and storage space to a 19,492 square-foot coroner's facility, with the remainder (20,508 square feet) to remain as potential archive/storage space. Buildout under the proposed project would be substantially consistent with the development assumptions in the previous CEQA documents; therefore, as discussed throughout this Addendum, the Project would not substantially increase the severity of the identified significant cumulative impacts. Checklist item c), above, is concerned with direct and indirect substantial adverse effects to human beings. The various environmental topic analyses in

the 1992 General Plan EIR and SPJC MND include evaluation of impacts, both direct and indirect, on human beings. Overall, as supported by the analyses in each environmental topic, the Project would not result in any new significant impacts, or a substantial increase in the severity of previously identified significant impacts.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the South Placer Justice Center Mitigated Negative Declaration, the Lead Agency makes the following findings:

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

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

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

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

Addendum Prepared by:

Shelby Vockel, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. 2003 South Placer Justice Center Mitigated Negative Declaration



PLANNING DEPARTMENT

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

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number: South Placer Justice Center / File #MPP 03-02, MPP 03-03, CUP 03-05, GPA 03-10, RZ 03-08, ANN 03-01, & SUBD 03-05

Project Location: 10800 Industrial Avenue; Roseville; Placer County

Project Description: The requested project entitlements are as follows:

- **Stage One** approval of a **Major Project Permit** to allow the phased construction of a 676,149 s.f. justice facility including a 110,700 s.f. courthouse, 60,000 s.f. private office building, 163,677 s.f. justice services building (District Attorney, Public Defender, etc.), 40,000 s.f. archive/storage building, 50,889 s.f. sheriff substation, 18,733 s.f. ancillary building (vehicle shop), and a 232,150 s.f. detention facility with a capacity for up to 980 inmates. The project will be developed in phases through the year 2025.
- **Stage Two** approval of a **Major Project Permit** to allow construction of the courthouse and private office building, totaling 170,700 s.f. and associated site improvements including parking, lighting, and landscaping.
- **Conditional Use Permit** to allow a detention facility in the General Industrial zone district.
- **Tentative Subdivision Map** to subdivide approximately 67 acres into four parcels. A fifth parcel (6 acre Parcel D) exists outside of the City limits and will be incorporated into the project, but is excluded from the Tentative Map.
- **General Plan Amendment** to change the adopted land use of ± 6 acres of the project site from Industrial Park (Placer County designation) to General Industrial (IND) in preparation for annexation into the City of Roseville corporate limits.
- **Rezone (Prezone)** to assign preliminary zoning of General Industrial (M2) to ± 6 acres of the project site in preparation for annexation.
- **Annexation** to annex ± 6 acres of the project site into the City of Roseville corporate limits.

APPROVED BY
PLANNING COMMISSION
CITY OF ROSEVILLE

DEC 11 2003

ATTEST: M. Isom

Following approval of the requested entitlements by the City of Roseville, the County of Placer will acquire approximately 43.6 acres of the project site. The remaining 9.4 acres, which includes the courthouse building, will be privately owned. The courthouse will be leased to the County for a period of 20 years. Under terms of the lease agreement, ownership of the Courthouse building will transfer to the County following the 20-year lease-to-own period.

Project Applicant: Peter Saucerman, Dreyfuss & Blackford Architects, 3540 Folsom Boulevard; Sacramento, CA 95815; (916) 453-1234

Property Owner: James Gately, JB Company, 2101 Evergreen Street; Sacramento, CA 95815; (916) 929-3003

Lead Agency Contact Person: Michael Isom, Associate Planner; Phone (916) 774-5276

This initial study has been prepared to identify and assess the anticipated environmental impacts of the above described project application. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project.

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, use a previously prepared EIR and supplement that EIR, or prepare a subsequent EIR to analyze the project at hand. 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 the impact will be reduced to a less than significant effect, a mitigated negative declaration shall be prepared.

In reviewing the site specific information provided for this project, the City of Roseville Planning Department has analyzed the potential environmental impacts and determined that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect. As demonstrated in the initial study checklist, there are no "project specific significant effects which are peculiar to the project or site" (CEQA Section 15183) and therefore an additional EIR is **not** required. Therefore, **on the basis of the following initial evaluation**, we find that the proposed project **could not** have a significant effect on the environment, and a **Mitigated Negative Declaration** will be prepared.

Prepared by:


Michael Isom, Associate Planner

Date: 10/24/03

ENVIRONMENTAL SETTING

The project site is located at 10800 Industrial Avenue, which is north of Blue Oaks Boulevard and south of Sunset Boulevard in the North Industrial Plan area of the City of Roseville (see Attachment 1). The property is situated at the northern extent of the City limits at the northern end of Industrial Boulevard. The north branch of the Pleasant Grove Creek defines the southern edge of the property. Industrial Boulevard and the Union Pacific Railroad border the site to the west, Highway 65 to the east, and an industrial park in Placer County to the north. The site has been previously graded in association with the Commerce Center 65 project (see discussion below). Aside from the creek, all wetlands on the property were permitted and filled in association with the previously approved project. There are no native oak trees or other significant natural features in the area proposed for development.

The remaining 19 acres of wetlands (Pleasant Grove Creek) have been preserved and will be deeded to the City for perpetual maintenance upon completion of the required 5-year monitoring period. The City is currently managing the preserve area with endowment funds paid by the JB Company. The Operations and Management Plan and deed restrictions for the preserve were approved by the Corps of Engineers in 2000.

On April 22, 1999 the City Planning Commission approved a subdivision map for the division of the original 67-acre parcel into eight parcels (File#: SUBD 98-26). On November 4, 1999, the City's Design Committee approved a Design Review Permit allowing the phased construction of three warehouse buildings on 20 of the 67 acres. The approved project consisted of two 95,648 sq. ft. warehouse buildings and one 203,840 sq. ft. warehouse building, along with associated site improvements including parking, lighting, and landscaping.

The previously approved project did not include the additional ± 6 -acre property currently proposed for annexation into the City. This property was previously owned by the State and was designated as right-of-way for a planned overpass over Highway 65. The planned location of the overpass has been relocated further north to Sunset Boulevard. As a result, the property was declared excess right-of-way by CalTrans and subsequently sold to the current property owner (JB Company). The current proposal is to annex the ± 6 acres into the City of Roseville.

A one-year extension of the original Design Review Permit was approved in December of 2001, extending the expiration date to November 4, 2002. A Rough Grading Permit was ultimately issued for the project in the summer of 2001 that allowed the site to be graded. However, a Building Permit was never issued, and the Design Review Permit ultimately expired.

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	General Industrial (M2) Industrial Park (6-acre property in County)	General Industrial (IND) Industrial (6-acre property in County)	Vacant
North	Placer County (Industrial Park)	Placer County (Industrial)	Industrial Complex
South	M2	IND	Hertz Equipment Rental
East	HWY 65	HWY 65	HWY 65
West	Placer County (Industrial Park)	Placer County (Industrial Park)	Placer County (Industrial Park)

PREVIOUS ENVIRONMENTAL DOCUMENTS

The City has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the General Plan and Specific Plan certified EIRs, and other project-specific studies and reports that have been generated to date were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan certified EIRs and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies 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 site." Thus, if an impact is not peculiar to the project or site, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards then an additional EIR need not be prepared for the project solely on the basis of that impact.

Section 15168 relating to program EIRs indicates that where subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier program EIR. A program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It can also be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

Regarding the subject project, the **General Plan EIR** serves as the program-level EIR from which incorporation by reference can occur.

1. General Plan EIR

The General Plan 2010 (GP) was adopted November 18, 1992 by Resolution #92-321. The GP did not, with the exception of the establishment of a 1,000 dwelling unit pool, allocate land uses beyond those identified in the previous General Plan. The focus of the revision was to update policies and to integrate the concepts developed through Roseville's specific plans, into citywide policy (page I-4 of the GP). No changes to land use allocations or granted entitlements were proposed in conjunction with the GP update.

The GP EIR (SCH #92072064) was certified November 18, 1992 by Resolution #92-320 and is one of the previous environmental documents used in preparation of this Initial Study. The GP EIR assessed three development scenarios – Market, Market/Specific Plan Buildout, and GP buildout.

The City Council adopted a Statement of Overriding Considerations when they certified the GP EIR, identifying the following impacts as significant and unavoidable;

Appendix 1

- Flood hazard
- Construction air emissions (ozone)
- Railroad noise
- Conversion of open space outside of infill area
- Jobs/housing imbalance
- Loss of annual grasslands
- Loss of riparian woodlands
- Loss of intermittent drainage and other seasonal wetland habitat
- Risk of hazardous materials-related emergencies due to rail operations
- Growth inducement
- Vehicular air emissions (ozone)
- Vehicle noise
- Noise from fixed sources
- Affordable housing
- Increased traffic/degraded LOS at five key intersections (under 2010 Market/Specific Plan only)
- Loss of oak trees and oak woodlands
- Loss of vernal pools
- Habitat fragmentation and loss of wildlife habitat
- Cumulative impacts affecting issues such as air quality, land use, traffic, biological, public services and utilities, and water

The General Plan EIR is available for review Monday through Friday, 8 a.m. to 5 p.m. at the Roseville Planning Department, 311 Vernon Street, Roseville, CA 95678.

2. Commerce Center 65 - Initial Study and Mitigated Negative Declaration – October 5, 1999

The Commerce Center 65 project was approved by the Design Committee on November 4, 1999. The project consisted of 395,136 square feet of warehouse development. An Initial Study was prepared to examine the potential environmental impacts associated with the project, which included loss of wetland habitat. A Negative Declaration was circulated for a 20-day period and was certified on November 4, 1999 by the Design Committee.

INITIAL STUDY CHECKLIST

The initial study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project. Explanations to answers are provided in a discussion for each section of questions, as follows:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant if there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level.
5. "Less Than Significant Impact" applies where the impact does not require mitigation or result in a substantial or potentially substantial change of any of the physical conditions within the area affected by the project.
6. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D).
7. Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

CITY OF ROSEVILLE INITIAL STUDY CHECKLIST				
ENVIRONMENTAL ISSUE	LEVEL OF SIGNIFICANCE			
	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant	No Impact
I. LAND USE AND PLANNING. Would the proposal:				
a. Conflict with general plan designation or zoning?			L	
b. Conflict with applicable environmental plan or policies adopted by agencies with jurisdiction over the project?				N
c. Be incompatible with existing land use in the vicinity?			L	
d. Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)?				N
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?				N

Ia – General Plan: The subject property is designated General Industrial (IND) on the General Plan Land Use Map. The General Industrial land use category is intended to provide areas that tend to produce an aesthetic appearance not compatible with residential or other sensitive receptors (e.g., jail). Primary uses anticipated within the IND land use designation include a wide range of activities including manufacturing, wholesale distribution, large storage areas, and other industrial uses. The General Plan then looks to the Zoning Ordinance through the Conditional Use Permit process to determine compatibility and address potential conflicts.

As a government office complex including a 980-inmate detention facility, the Planning Department has determined that the proposed justice center is consistent with this description.

Ia,c – Zoning Ordinance: The zoning of the site is also General Industrial (M2). The types of uses proposed for the project are defined by the Zoning Ordinance as Professional Office, Community Services, and Intensive Public Facilities. A break down of the uses is as follows

Building	Proposed Use	Use Classification	Permitted / Conditionally Permitted (P/CUP)
Office A	Justice services – District Attorney, Public Defender, etc.	Community Services	P
Office B	Privately-owned office building	Professional Office	P
Courthouse	Court services	Community Services	P
Archive/Storage Building	Record archives & misc. storage	Community Services	P
Sheriff Substation	Sheriff Substation	Community Services	P
Ancillary	Vehicle maintenance – government support operations	Community Services	P
Detention Facility	980-bed correctional facility	Intensive Public Facilities	CUP

All but one of the uses proposed for the site is principally permitted in the M2 zone district. The detention facility is classified as an Intensive Public Facility, which requires approval of a Conditional Use Permit.

Conditional Use Permit Considerations

A detailed description of the Detention Center operations is provided as Attachment 3. The Operational Program describes in detail the types of operations conducted at the facility, the capacity, security concerns, staffing, inmate movement, inmate release, and other functions and services conducted at the facility. The California Board of Corrections and Title 15 of the

California Administrative Code strictly regulates operational characteristics of correction facilities. Therefore, the City's ability to impose use restrictions on the jail that conflict with state regulations is limited. Given the regulatory framework, it becomes important to locate such a facility in an area where conflicts with adjacent land uses are minimized.

Attachment 4 illustrates the surrounding land uses in proximity to the proposed detention facility. As shown on Attachment 4, industrial land uses surround the project site on all sides. The nearest residential land use (Highland Reserve) is located approximately 1.1 miles from the project site. Due to the presence of the one-mile buffer between the detention facility and residential land uses, the Planning Department has determined that the location, size, design, and operating characteristics are compatible with the surrounding industrial land uses.

Annexation Considerations

The proposed project would require annexation to the City of Roseville and amendment to the City's General Plan. The proposed land use designation and zoning for the property proposed for annexation is General Industrial. Development of the 6-acre parcel would result in the conversion of undeveloped land to industrial uses. This would be consistent with the General Plan designations and is not anticipated to result in incompatible land uses with existing and planned off-site uses.

1b, 1d, 1e: The proposed use will not conflict with any environmental plan or policies adopted by the City or other agencies. The subject property does not have any agricultural resources or use and the project will not impact any agricultural resources. The project site does not include any residential uses, and the project will not disrupt or divide any existing community.

ENVIRONMENTAL ISSUE	LEVEL OF SIGNIFICANCE			
	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant	No Impact
II. POPULATION AND HOUSING. Would the proposal:				
a. Cumulatively exceed official regional or local population projections?			L	
b. Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?			L	
c. Displace existing housing, especially affordable housing?				N

IIa-IIc: The project does not include a residential component; however, the project will house up to 980 inmates that for population purposes are considered new residents. The City services demanded by the additional residents include water, sewer, and electricity. Utility demands are analyzed in the Utilities section of this document. A majority of the residents will be incarcerated 24 hours a day. As a result, the addition of 980 residents is not expected to generate significant traffic impacts.

The project may also create an indirect impact by inducing housing demand and population growth during and after construction. These impacts were anticipated by and are acknowledged in the General Plan EIR and are considered to be less than significant. This project is consistent with the expected impacts identified in the General Plan. Therefore, the project will have a less than significant impact on housing and population.

III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:				
a. Fault rupture?			L	
b. Seismic ground shaking?			L	
c. Seismic ground failure, including liquefaction?			L	
d. Seiche, tsunami, or volcanic hazard?			L	
e. Landslides or mudflows?			L	
f. Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?			L	

g. Subsidence of the land?			L	
h. Expansive soils?			L	
i. Unique geologic or physical features?			L	

IIIa-e & IIIg-i: The proposal is not a geologic-related project, and does not result in or expose people to potential geologic impacts. Additionally, the Roseville General Plan finds such impacts to be less than significant since new buildings and structures are required to comply with all applicable building codes. Construction plans will be reviewed by the City of Roseville Building Department before a building permit is issued and the Engineering Division will review and approve all grading plans to ensure that all grading and structures would withstand shrink-swell potentials and earthquake activity in this area.

III f: Grading activities will result in the disruption, displacement, compaction and over-covering of soils. These activities include minor grading for the building foundation, trenching for utilities, the installation of asphalt pavement for parking, concrete-work for walkways and patio areas, and the construction of the buildings. All grading activities will require a grading permit from the Engineering Division of the Public Works Department. Grading and erosion control measures, including drainage, dust control and erosion control, will be incorporated into the grading plans as required by the City's Improvement Standards. Based on the information above, the impacts associated with grading and geology are less than significant.

ENVIRONMENTAL ISSUE	LEVEL OF SIGNIFICANCE			
	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant	No Impact
IV. WATER: Would the proposal result in:				
a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?			L	
b. Exposure of people or property to water related hazards such as flooding?			L	
c. Discharge into surface water or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?			L	
d. Changes in the amount of surface water in any water body?			L	
e. Changes in currents, or the course or direction of water movements?				N
f. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?			L	
g. Altered direction or rate of flow of groundwater?				N
h. Impacts to groundwater quality?			L	
i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?				N

IVa, b, d, e: The proposed project will result in over-covering of soils with impervious surfaces such as asphalt paving and the building. This will result in a reduced rate of absorption of surface water runoff and will increase water being directed into the City's drainage system. The City evaluated the potential impacts related to increased runoff in the General Plan EIR. The General Plan EIR assumed full build-out of the site and other properties in the City and evaluated downstream flooding impacts resulting from increased surface water runoff. The General Plan EIR found that, with the implementation of City standards and programs, the potential flooding impacts would be less than significant. This project is above the 100-year flood surface elevation. The City standards will include requirements for a drainage system designed in accordance with City standards that will adequately handle on-site drainage associated with the development of the property. The proposed project will be subject to the adopted City standards and programs. As a result, the flooding impacts will be less than significant.

IVc: The proposed project does not include any grading activities or operational characteristics that will result in direct discharges into surface water. All drainage will be collected through an on-site storm drain system and directed to the City's storm drain system.

IVf-i: The proposed project does not include any grading activities that will have an effect upon groundwater flow or quantities, and will not result in the release of materials that will affect groundwater.

Based on the above information, the impacts associated with water are less than significant.

ENVIRONMENTAL ISSUE	LEVEL OF SIGNIFICANCE			
	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant	No Impact
V. AIR QUALITY. Would the proposal:				
a. Violate any air quality standard or contribute to an existing or projected air quality violation?			L	
b. Expose sensitive receptors to pollutants?			L	
c. Alter air movement, moisture, or temperature, or cause any change in climate?			L	
d. Create objectionable odors?			L	

Va-d: This project alone does not have the potential to significantly degrade air quality. However, the incremental impacts associated with this project considered cumulatively with the incremental impacts of other projects will degrade air quality. The General Plan EIR finds that the significant adverse air quality impacts cannot be mitigated to a less than significant level even with the mitigation measures proposed. Addressing the unmitigatable cumulative impacts to air quality, the General Plan EIR adopted findings of overriding consideration. The project is consistent with the General Plan land use designation of General Industrial and the air quality impacts identified in and evaluated in the General Plan EIR. However CEQA requires that reductions in adverse project impacts be made, where it is feasible to do so.

Short term impacts to air quality can be expected in association with construction activities. These impacts are primarily associated with grading activities and the increased potential for dust and wind driven erosion of soils. Particulate matter resulting from construction dust will be reduced to a less than significant impact by implementing standard dust control measures on the job site as part of an erosion control plan. Vehicle exhaust, produced during project construction, could temporarily contribute to the deterioration of ambient air quality. These impacts are considered to be less than significant. The grading permit and on-site inspection by the Public Works Department will ensure appropriate dust control measures, such as watering are done to reduce short-term air quality impacts to less than significant levels.

A decrease in air quality can be expected above the current undeveloped state of the site, this is due primarily to increased vehicle trips to the site. Emissions associated with this project are attributed to non point source emissions, primarily vehicle trips to the site. The State regulates vehicle emissions, however, the City currently has a Transportation Systems Management (TSM) Ordinance in place and is expanding City transit services to reduce vehicle trips within the City.

Different air quality standards are required by the State and federal government. Federal Government standards are adopted by the regional council of governments, and are enforced by the Environmental Protection Agency (EPA). State air quality standards are adopted by the California Air Resources Board (CARB), which distributes their authority to enforce the adopted air pollution control plan to local Air Pollution Control Districts (APCDs). The CARB has adopted more stringent air quality standards than the federal government.

The City of Roseville, along with the south Placer County area, is located in the Sacramento Air Quality Maintenance Area (SAQMA). The Sacramento Area Council of Governments (SACOG) has developed and adopted the Sacramento Air Quality Maintenance Plan (SAQMP), as required by the Federal Government. The SAQMP expired in 1987 because it did not facilitate compliance with new air quality standards. A new SAQMP is being developed by SACOG, and in the interim, the EPA has adopted a construction ban on single-point stationary sources that would generate 100 tons of pollutants per year.

The City of Roseville is also located in the Placer County Air Pollution Control District (PCAPCD). The PCAPCD's primary responsibility is to enforce the air quality standards for point source emissions. The primary pollutants of concern are ozone and suspended particulate matter that has the potential to change air movement. These are pollutants for which this region is designated as a non-attainment area consistent with the Federal Clean Air Act.

The project does not have the potential to create objectionable odors nor affect temperature either locally or regionally. Based on the above information, air quality impacts are considered to be less than significant.

ENVIRONMENTAL ISSUE	LEVEL OF SIGNIFICANCE			
	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant	No Impact
VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:				
a. Increased vehicle trips or traffic congestion?			L	
b. Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?			L	
c. Inadequate emergency access or access to nearby uses?			L	
d. Insufficient parking capacity on-site or off-site?			L	
e. Hazards or barriers for pedestrians or bicyclists?			L	
f. Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?		M		
g. Rail, waterborne or air traffic impacts?				N

VIa: The Circulation Element of the General Plan identifies the following criteria for determining significant impacts to the City's circulation system:

- The proposed project would result in less than 70 percent of the total existing and planned signalized intersections to operate at LOS C or better conditions (based on build out of currently entitled land within the City and 2020 market rate development outside of the City);
- The proposed project would cause a signalized intersection or roadway segment previously identified in the CIP as functioning at LOS C or better under cumulative conditions to function at LOS D or worse.
- The proposed project would cause a signalized intersection or roadway segment previously identified in the CIP as functioning at LOS D or E under cumulative conditions to degrade by one or more LOS category (i.e., from LOS D to LOS E).

The applicant has submitted a long-term traffic study, which is included as Attachment 5. The City's 2002 Capital Improvement Program implements the General Plan policies noted above by evaluating Level of Service (LOS) based on build out of all land uses within the City of Roseville. The SPJC traffic study evaluates the year 2020 Market Rate Model plus the South Placer Justice Center project. Though they haven't yet been adopted, the study also includes the Kaiser Hospital expansion project and the West Roseville Specific Plan in its baseline assumptions in order to adequately analyze cumulative impacts. The two "No Project" scenarios presented in the SPJC study are based on scenarios previously analyzed in the Environmental Impact Reports for the Kaiser and WRSP projects. The EIRs for these two projects are being completed and have not been certified.

A previous study was performed in June 2003 which assumed the following development scenario:

- 109,739 s.f. courthouse
- 232,150 s.f. detention facility
- 60,000 s.f. private office building
- 173,677 s.f. public office building
- 50,889 s.f. sheriff's substation
- 18,733 s.f. ancillary building

Based on the development scenario identified above, the traffic study identified two intersections that would degrade at least one LOS category below C. These intersections were Eureka/Douglas (LOS D to E) and Foothills/Blue Oaks (LOS C to D). The traffic study identified available mitigation for the Foothills/Blue Oaks intersection that would raise the LOS to C. However, no mitigation is available for the Eureka/Douglas intersection. Based on the standards of significance identified above, the degradation in LOS at the Eureka/Douglas intersection with no mitigation available is considered a significant unavoidable impact.

To reduce the impact to a less than significant level, the office component of the project has been reduced by 10,000 s.f. The traffic study was revised to evaluate a 10,000 s.f. reduction in office square footage. As a result of this analysis, the traffic study concludes that the LOS of the Eureka/Douglas intersection, which currently functions at LOS D, will no longer degrade to LOS E and will remain at LOS D. However, as a result of the reduction, the project will now degrade intersection LOS at the Sierra Gardens/Douglas intersection from LOS C to LOS D. The traffic study identifies mitigation for the Foothills/Blue Oaks and Sierra Gardens/Douglas intersections as follows:

Recommended Mitigation for City of Roseville Intersections Cumulative Plus Reduced Project Scenario				
Intersection		Recommended Mitigation	Level of Service	
North-South Roadway	East-west Roadway		Before Mitigation	After Mitigation
Sierra Gardens Dr.	Douglas Bl.	Add westbound right-turn lane	D	C
Foothills Bl.	Blue Oaks Bl.	Add 3 rd southbound thru and 3 rd northbound left-turn lanes Or Add 4 th westbound thru lane	D	C
Percentage of intersections Citywide operating at LOS C or better			70.0%	71.3%

The mitigation measures shown in the table above were not included in the City's 2020 CIP that was recently adopted in September 2002. The CIP and traffic impact fees are updated every 5 years, or when there is a major General Plan Amendment. The Public Works Department documents all roadway improvements beyond those included in the CIP that are needed to mitigate impacts of approved developments and ensure that those improvements are included in the next update to the CIP. All projects are required to pay their fair share of the cost of all CIP projects through collection of traffic impact fees.

It is anticipated that approval of the West Roseville Specific Plan (December 2003) will require revisions to the CIP, at which time the mitigation identified for this project will be included in the CIP.

To ensure that intersection-related impacts are reduced to less than significant levels, the following mitigation measures are recommended:

- **MITIGATION MEASURE #1:** The City of Roseville Capital Improvement Program shall be modified to include a westbound right-turn lane at the Sierra Gardens Dr/Douglas Bl. Intersection and a 3rd southbound thru and 3rd northbound left turn lanes or 4th westbound thru lane at the Foothills Bl./Blue oaks Bl. Intersection.
- **MITIGATION MEASURE #2:** Office A shall be reduced in size to 163,677 square feet. The project as a whole shall be limited to 676,149 square feet.

With adoption of Mitigation Measures 1 and 2, traffic-related impacts are reduced to a less than significant level.

Vib & C: DKS Associates has also conducted a traffic study evaluating short-term (on-site) traffic conditions (Attachment 6). The study evaluates access (driveway spacing, turning movements, and auxiliary lanes) to the site and queuing. The traffic study notes that the project driveways have been designed to meet the spacing requirements of the City, and that auxiliary lanes and on-site queuing also meet City standards.

The project design provides for left-turn acceleration and deceleration pockets within the center of Industrial Avenue. The study concludes that the 100-foot left-turn deceleration lanes must be extended to at least 200 feet to be consistent with the City's improvement standards. Furthermore, the study concludes that a left-turn acceleration lane at the northern driveway does not substantially improve the operation of this intersection and recommends that it be replaced by a continuous two-way left turn lane. The recommendations of the traffic study have been reviewed by the City's Public Works Department and will be incorporated as project conditions of approval.

Vid: Parking - The City's Zoning Ordinance [RMC Chapter 19.24] identifies required parking ratios for specific use types. However, all of the uses proposed with the Justice Center, except for the office buildings, do not have specific parking requirements, and are instead determined on a case-by-case basis during Design Review Permit review and approval.

During the fall and winter of 2002, the County retained Dan Smith & Associates to conduct a needs assessment for the court facilities, which included an analysis of the anticipated parking demand for the South Placer Justice Center. A synopsis of the parking analysis for the courthouse has been included as Attachment 7. A breakdown of the anticipated parking demand is provided in the table below:

Use	Area (s.f.)	Applicable Parking Ratio	Parking Required
Courthouse	110,700	1:214 ¹	517
Office A	163,677	1:250	655
Office B	60,000	1:250	240
Archive/Storage	40,000	1:1,000	40
Sheriff's Office	50,889	1:250	204
Ancillary	18,733	1:400 ²	47
Detention Facility	232,150	1:1000 ³	232
Total Required =			1,935
Total Provided =			2,168

¹ See Attachment 7 for additional information.

² The anticipated use for the ancillary building is vehicle maintenance and fleet support. The City has applied the standard ratio for auto repair for this building at 1 space per 400 square feet.

³ The City does not have a standard parking ratio for detention facilities. The 1:1000 ratio has been used as a worst-case scenario to account for 49 correctional employees (maximum at buildout), an average of 80 visitors per day for inmate visitation, 20 professional staff, 8 medical program providers, 4 food-service related, 4 service/maintenance personnel, and transient parking for arresting officers.

Based on the operational information provided by the applicant, the Planning Department believes that the total amount of parking provided is adequate to serve the proposed project.

Vie: The City Public Works Department—Engineering Division has reviewed the plans and has not identified any hazards to pedestrians or bicyclists.

Vif: The City does not currently provide fixed route transit services to the proposed Justice Center site, nor is fixed route service planned in the near future. The City's transit planning policy document encourages that projects locate within ¼ of a mile of an existing or planned fixed route. The project site is outside of this location criteria (1.5 miles from Pride Industries). Since the City did not anticipate and does not have plans to provide fixed-route service to Industrial Boulevard, the Transportation Division expects a higher demand to be placed on the City's Dial-a-Ride program.

The Justice Center is anticipated to generate a higher demand for Dial-a-Ride services than the approved project on this site. It is also expected that the Placer County Transportation Planning Agency will require the City to provide fixed-route service to the project site once a proven demand is demonstrated. The increased Dial-a Ride demand (short term) and potential need for fixed route service will result in a potentially significant impact to the City's transit system.

To address the impact resulting from the proposed project, the County has agreed to share the burden of capital and ongoing operational costs to provide transit services to the project. The estimated transit costs for the project are as follows:

Dial-a-Ride

Capital Costs: Reimbursement is based on an estimate of 1 bus every five years over a 20-year period with a cost of \$75,000 per bus and an estimate of 4.2% responsibility (an estimated 100 trips per month to/from this facility or 4.2% of current ridership).

Total cost: \$300,000 * 4.2% = \$12,600

Operational Costs: Reimburse City's actual cost per dial-a-ride trip (currently \$17.50) provided to/from the project site. The City would monitor the number of trips provided and invoice the property owner quarterly. Reimbursement would be based on the actual number of trips provided, not to exceed a total of \$9,000 annually.

Fixed Route

Capital Costs: Upon an identified need for fixed-route service to this site, the property owner shall pay \$50,000 to the City to be used towards the purchase of additional fixed-route buses. Reimbursement is based on an estimate of 1 bus every 5 years over a 20-year period with a cost of \$300,000 per bus and an estimate of 5% responsibility (\$1,000,000 * 5% = \$50,000)

Operational Costs: If demand warrants fixed-route service in the future (as mandated by PCTPA), reimbursement would be provided based on the following formula:

[(No of Service Days (N) x Hours of Service Per Day on Route (H) x Hourly Operating Cost (C)) + Annual cost of bus replacement (B)] x (Percent of fixed route miles needed to service project [%RM]) , or:

$$(((N)(H)(C)) + B) * (%RM)$$

Example: (actual cost may vary and is dependent on which existing route(s) must be altered to provide service)

N = 255 days of service

H = 14 hours of service per day

C = \$49.74 per hour operating costs

B = \$300,000 vehicle/12 year life

%RM = .22 (22%) (Based on round-trip distance from nearest stop at Foothills/Blue Oaks intersection – Route R))

This is calculated as $[(255 * 14 * 49.74) + (\$25,000)] * .22 = \$44,565.80$ annually

Reimbursement should continue for the life of the project or until the City and County mutually agree that it is no longer necessary. Dial-a-ride reimbursement will be maintained until fixed-route service is initiated. Reimbursement for fixed-route service would begin in the fiscal year following a PCTPA finding that an unmet need exists and is reasonable to meet, or the City determines that fixed route service is needed to alleviate demands on the dial-a-ride service.

To reduce impacts to the City's transit system to a less than significant level, the following Mitigation Measure is recommended:

- **MITIGATION MEASURE #3:** The County shall enter into an agreement with the City to provide reimbursement for capital and on-going operational costs associated with providing transit services to the Justice Center facility. Capital cost reimbursement shall be in the amount of \$12,600 for Dial-a-Ride service, and \$50,000 for fixed route service upon an identified need for fixed-route service. Reimbursement for operational costs shall reflect the City's actual cost for providing the service and shall be determined by the following formulas:

Fixed Route: *[(No of Service Days (N) x Hours of Service Per Day on Route (H) x Hourly Operating Cost (C)) + Annual cost of bus replacement (B)] x (Percent of fixed route miles needed to service project [%RM])*

Dial-a-Ride: *Actual cost per trip (currently \$17.50), not to exceed \$9,000 annually.*

- **MITIGATION MEASURE #4:** Reimbursement shall continue for the life of the project or until the City and County mutually agree that it is no longer necessary. Dial-a-ride reimbursement will be maintained until fixed-route service is initiated. Reimbursement for fixed-route service shall begin in the fiscal year following a PCTPA finding that an unmet need exists and is reasonable to meet, or the City determines that fixed route service is needed to alleviate demands on the dial-a-ride service.

With implementation of Mitigation Measures #3 and #4, impacts to the City's transit system are considered less than significant.

Vlg: The project will not affect rail, water or air traffic.

ENVIRONMENTAL ISSUE	LEVEL OF SIGNIFICANCE			
	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant	No Impact
VII. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:				
a. Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?			L	
b. Locally designated species (e.g. heritage trees)?				N
c. Locally designated natural communities (e.g. oak forest, native grassland, etc.)?			L	
d. Wetland habitat (e.g. marsh, riparian, vernal pools)?			L	
e. Wildlife dispersal or migration corridors?			L	

VIIa,c, & e: There are no known endangered, threatened or rare species on the site. The Planning Department has received a letter from the California Department of Fish and Game concerning the loss of foraging habitat for the Swainson's hawk (*Buteo swainsonii*), which is a state-listed threatened species (Attachment 10). CDF&G observed one active nest approximately three miles from the project site during the spring of 2001. It should be noted that the project site has been previously disturbed through previous rough grading of the property. The 2010 General Plan EIR identifies the loss of annual grassland and habitat fragmentation as significant unavoidable impacts. A Statement of Overriding Considerations was adopted by the City Council for these impacts.

The General Plan does not contain a policy relative to mitigation for habitat other than vernal pools and other wetlands. Therefore, mitigation for habitat loss is not required.

VIIb: There are no native oak trees in the area proposed for development.

VIIId: The site previously supported wetlands habitat. As authorized by, and pursuant to State and Federal permits, the landowner filled the wetlands habitat during grading activities for the Commerce Center 65 project. There are no remaining wetlands in the area proposed for development. The lost wetlands were mitigated both on-site in the wetlands preserve area, and through purchase of off-site mitigation credits through an approved mitigation bank.

Based on the discussion above, the project impacts to biologic resources are considered less than significant.

VIII. ENERGY AND MINERAL RESOURCES. Would the proposal result in impacts to:				
a. Conflicts with adopted energy conservation plans?				N
b. Use non-renewable resources in a wasteful and inefficient manner?			L	
c. Result in the loss of availability of a known mineral resource that would be of future value?				N

VIIIa-c: The General Plan EIR evaluated potential impacts to energy and mineral resources resulting from buildout of the City's infill areas, and found the impacts to be less than significant.

The project will result in a slight increase in energy demand beyond what was assumed in the General Plan EIR as a result of the 6-acre annexation. The Electric Department has verified that there is adequate capacity available to serve the additional 6 acres. (see Attachment 8).

The remainder of the proposed project is consistent with the level of development anticipated for the site by the General Plan. As a result, the project will not have an impact to energy and mineral resources beyond what was assumed within the previous environmental analysis. Therefore, the impacts to energy and mineral resources are considered less than significant.

ENVIRONMENTAL ISSUE	LEVEL OF SIGNIFICANCE			
	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant	No Impact
IX. HAZARDS. Would the proposal involve:				
a. A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?			L	
b. Possible interference with an emergency response plan or emergency evacuation plan?			L	
c. The creation of any health hazard or potential health hazard?			L	
d. Exposure of people to existing sources of potential health hazards?			L	
e. Increased fire hazard in areas with flammable brush?			L	

IXa-e: The applicant has not specified if toxic or hazardous materials will be stored on-site, but is reasonable to assume that materials such as gasoline, motor oil, and diesel fuel for back-up generators will be stored on the site. The California Health and Safety Code, and local City Ordinances regulate the handling, storage and transportation of hazardous and toxic materials. The California Health and Safety Codes also require a Risk Management and Prevention Program (RMPP) for those uses that handle specified quantities of toxic and/or hazardous materials. Also, businesses or entities that handle toxic or hazardous materials are required to complete a Hazardous Materials Management Program (HMMP). Furthermore, all business owners must file a site-specific business plan with the City Fire Department before a new building is occupied. All plans would specify what to do in the event of an accident, and which transportation routes would be used. This project is located within an area currently receiving City emergency services. As a result, the project would cause a less than significant impact to the City's Emergency Response or Management Plans.

Based on this information, potential impacts associated with hazardous materials are expected to be less than significant.

X. NOISE. Would the proposal result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			L	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			L	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			L	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			L	

Xa-b – Construction Noise: Construction activities could expose nearby tenants/landowners to increased noise levels. These impacts would be temporary and are considered less than significant since noise resulting from construction activities are regulated by the City's Municipal Code, Chapter 9.24 Noise Regulation, during nighttime hours (7:00 p.m. to 7:00 a.m., Monday through Friday, and 8:00 p.m. to 8:00 a.m., Saturday, Sunday and Holidays.)

Xa-b – Operational Noise: The project site is located in an industrial area of the city. According to the General Plan, the General Industrial land use is intended to provide areas for industrial uses that tend to generate noise, vibration, odor, dust, smoke, light, and an aesthetic appearance not compatible with residential and other sensitive receptors.

While the project is expected to generate some noise, none of the uses proposed with the Justice Center have the potential to generate excessive noise levels that could result in impacts to nearby sensitive receptors. The project is comprised primarily of office uses that typically generate low to moderate noise levels through the use of mechanical equipment such as roof top air conditioning units. Another use includes the ancillary building, which is anticipated for vehicle maintenance. Noise typically associated with automotive repair facilities is the result of air compressors and pneumatic tools.

The nearest sensitive receptors to the Justice Center site are the residents in the Highland Reserve neighborhood, which is approximately 1.1 miles to the south. The distance between the Justice Center site and the residential land uses will be sufficient to ensure that the uses on the site do not generate noise in levels that exceed the criteria of the City's General Plan. Therefore, operational noise impacts are considered less than significant.

ENVIRONMENTAL ISSUE	LEVEL OF SIGNIFICANCE			
	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant	No Impact
XI. PUBLIC SERVICES. Would the proposal have an effect upon or result in a need for new or altered government services in any of following areas.				
a. Fire protection?			L	
b. Police protection?			L	
c. Schools?				N
d. Maintenance of public facilities, including roads?		M		
e. Other governmental services?		M		

XIa,b,c: The subject property is in an area of the City that currently receives City services. The General Plan anticipated industrial development for the site and planned for services accordingly. The project is not residential and is not anticipated to have an impact on school services.

The proposed project will require police and fire and other services in an amount that may slightly exceed that anticipated by the General Plan if the 6-acre "Parcel D" is annexed into the City. However, the Police and Fire Departments have determined that the proposed annexation will have a less than significant impact on emergency services.

The nearest fire station is currently Station #5, located at Mahany Park approximately 4 miles away. Two additional fire stations are planned for the future, and will be located on Blue Oaks Boulevard (west of Woodcreek Oaks Bl) and Pleasant Grove Boulevard/Highway 65. These additional stations may also respond to calls for service at the proposed project. The project will be conditioned to comply with the Uniform Fire and Building Codes used by the City of Roseville to ensure that adequate water pressure is provided on the site, and it is anticipated that fire services to the site will be provided in conformance with City standards.

XId & e: The project will require connections to the City's water and sewer system, electric system, roadway circulation system, and storm drain system. The proposed project is not anticipated to result in a substantial increase in services beyond that assumed for the previous industrial project. However, all private development projects are required to mitigate the incremental impacts the project has on city utilities, roadways, as well as regional facilities such as roads and sewer systems. Development impact fees are collected at the time building permits are issued for individual buildings. In this particular case, the County of Placer will assume ownership of all but 9.4 acres of the project site. As a quasi-state entity, the County may exempt itself from payment of local fees and building permit processes. Development impact fees are used to mitigate development-related impacts on a Citywide basis, such as roadway and utility infrastructure improvements. Without payment of development impact fees on a project-specific basis, funding for capital improvement projects necessary to mitigate impacts are reduced, which results in a potentially significant impact.

In order to reduce this impact to a less than significant level, the following Mitigation Measure is recommended:

- **MITIGATION MEASURE #5:** The property owner shall pay all applicable development impact fees in effect at the time of building and/or grading permit issuance for each phase of development.

With implementation of Mitigation Measure #5, impacts to public services are considered less than significant.

ENVIRONMENTAL ISSUE	LEVEL OF SIGNIFICANCE			
	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant	No Impact
XII. UTILITIES AND SERVICES SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alteration to the following utilities?				
a. Power or natural gas?			L	
b. Communication systems (e.g., telephone, cable or fiber optic systems)?			L	
c. Local or regional water treatment or distribution facilities?			L	
d. Sewer or septic tanks?			L	
e. Storm water drainage?			L	
f. Solid waste disposal?			L	
g. Local or regional water supplies?			L	

XIIa-g: Electric, water, and sewer services will be provided by the City of Roseville. Natural gas service will be provided by PG&E, telephone services by Roseville Telephone Company, and cable services (if needed) by Comcast. The General Plan anticipated the need for services to the site, and the proposed use is consistent with the level of use anticipated by the General Plan. However, the 6-acre parcel proposed for annexation was not anticipated for development in the 2010 General Plan and was not included in the General Plan EIR.

The City Utility Departments (Environmental Utilities, Electric, Telephone) have confirmed that adequate capacity is present to service the project, including the 6-acre parcel, without impacting their ability to maintain existing levels of service.

All of the noted utility services are available to the site via Industrial Boulevard. The project will be required to provide connections to these utilities as necessary to meet current City standards and the standards of the other service providers. The project will not create a substantial need for or alteration of any utility services. Therefore, project related impacts are less than significant.

XIII. AESTHETICS. Would the proposal:				
a. Affect a scenic vista, or scenic highway?				N
b. Have a demonstrable negative aesthetic effect?			L	
c. Create light or glare?			L	

XIIIa-c: The project site does not abut and is not visible from any scenic vista or scenic highway. The project will convert a vacant parcel to urban development. The General Plan EIR identified that the conversion of open space to urban development as an unavoidable significant impact for which the City Council adopted a statement of overriding considerations. The project is consistent with and will not result in any new aesthetic impacts beyond those identified in the General Plan EIR. In addition, light and glare associated with parking lot and building lighting will increase above the existing undeveloped condition.

The City of Roseville has adopted Community Design Guidelines (CDG) with the purpose of minimizing the aesthetic impacts of new development projects. The CDG state that lighting should be designed to minimize off-site glare. The project will be conditioned to comply with this guideline. The CDG also include guidelines for building design, site design and landscape design, which have the purpose of improving the built environment. The project has been designed and will be conditioned to comply with these guidelines.

Based on the above, the impacts associated with this project upon aesthetics are considered less than significant.

ENVIRONMENTAL ISSUE	LEVEL OF SIGNIFICANCE			
	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant	No Impact
XIV. CULTURAL RESOURCES. Would the proposal:				
a. Disturb paleontological resources?			L	
b. Disturb archaeological resources?			L	
c. Affect historical resources?				N
d. Have the potential to cause a physical change that would affect unique ethnic cultural values?				N
e. Restrict existing religious or sacred uses within the potential impact area?				N

XIVa-e: No cultural resources are known to exist on the project site. Therefore, the impacts to potential cultural resources are considered less than significant.

XV. RECREATION. Would the proposal:				
a. Increase the demand for neighborhood or regional parks or other recreational facilities?				N
b. Affect existing recreational opportunities?				N

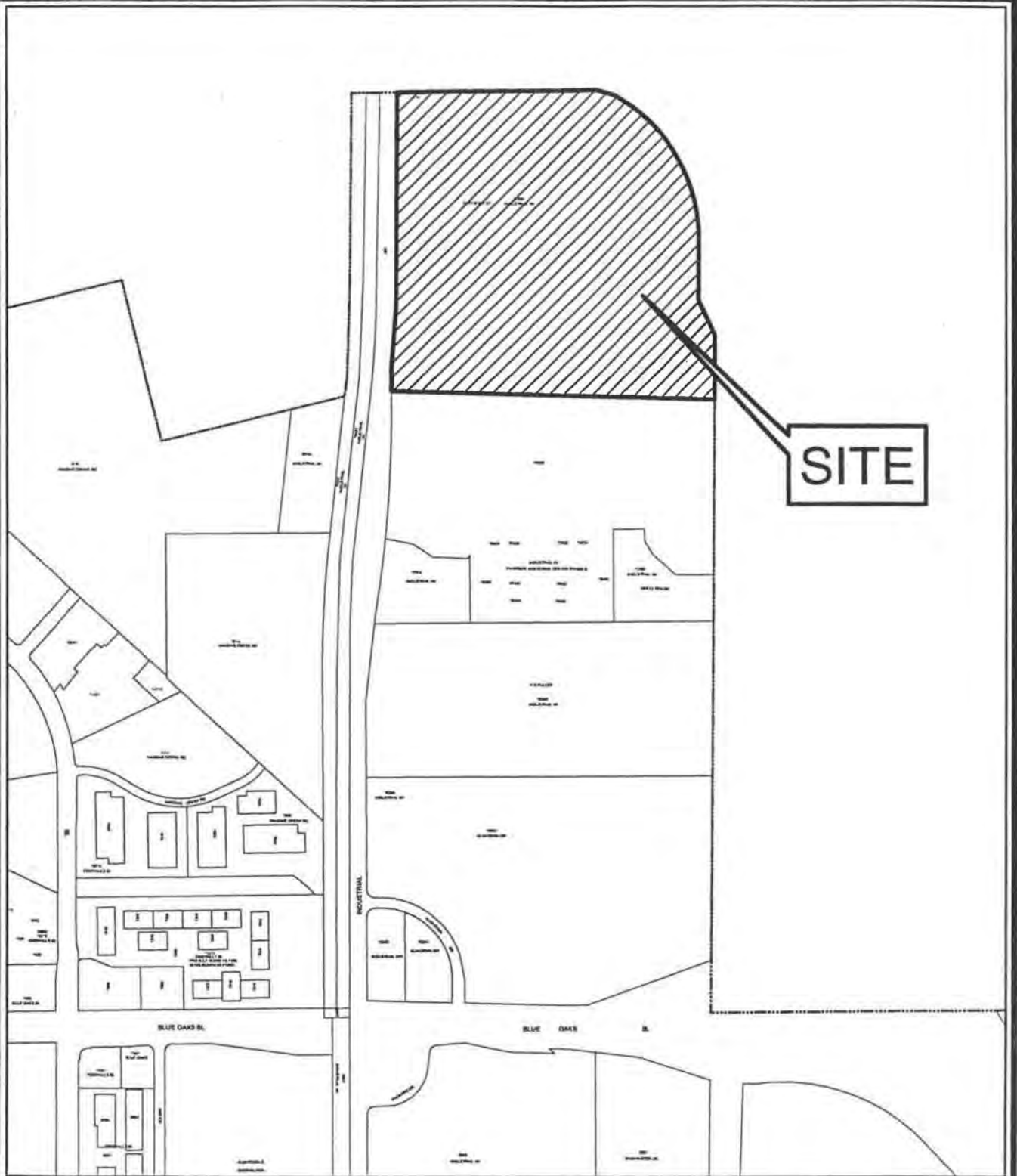
Xva-b: The proposal will not generate additional demand for recreation opportunities within the City and will not impact existing or planned recreational facilities in Roseville. Therefore, the project will not significantly impact existing and planned park facilities.

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.				
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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			L	
b. Does the project have the potential to achieve short-term , to the disadvantage of long-term environmental goals?			L	
c. Does the project have impacts that 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.)			L	
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			L	

XVla-d: Long-term environmental goals are not impacted by the proposed Justice Center. The cumulative impacts do not deviate beyond what was contemplated by the 2010 General Plan EIR. The project does not have the potential to degrade the quality of the environment, reduce the habitat of any wildlife species nor create adverse effects on human beings.

ATTACHMENTS

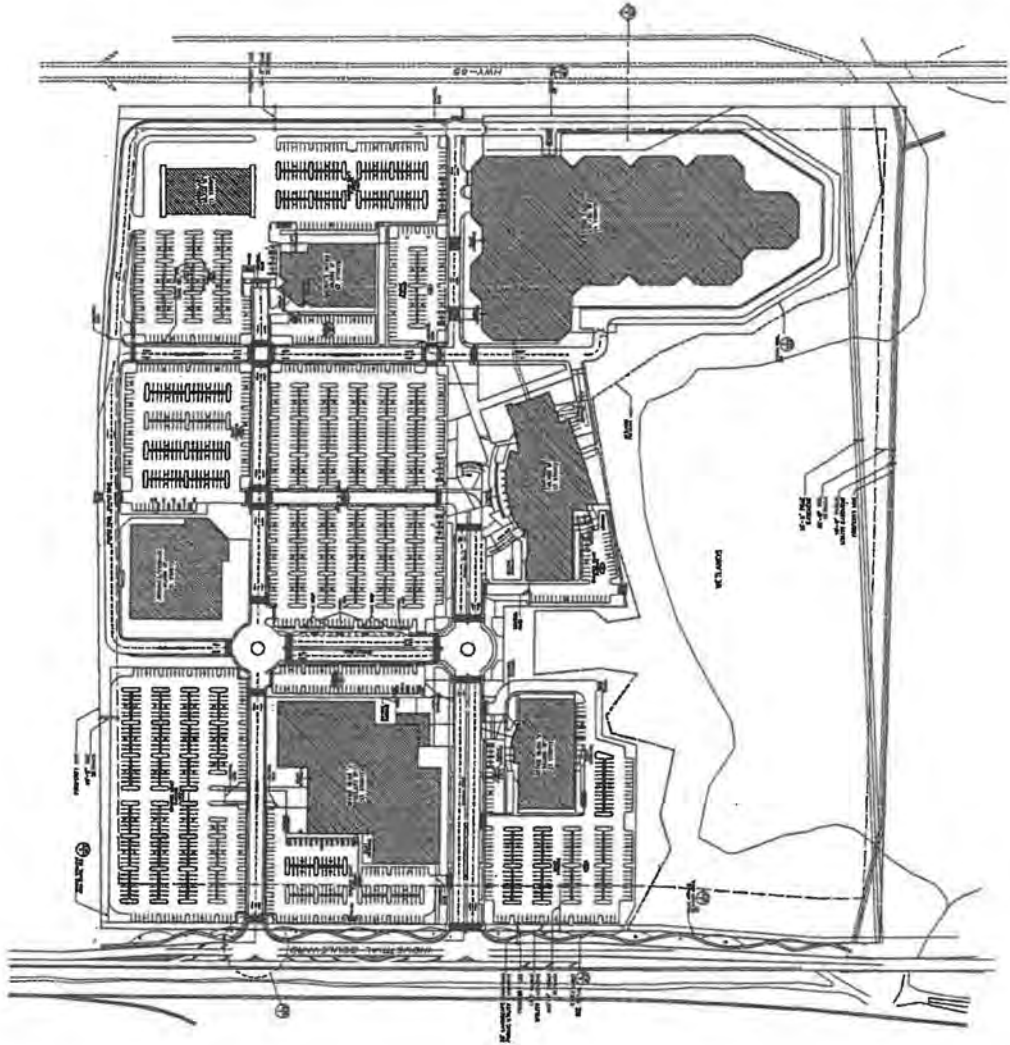
- 1. Vicinity Map**
- 2. Site Plan**
- 3. Detention Facility Operational Plan**
- 4. Surrounding Land Uses**
- 5. Long Term Traffic Analysis**
- 6. Short Term Traffic Analysis**
- 7. Parking Analysis**
- 8. Roseville Electric – “Will Serve” Letter**
- 9. City of Roseville, Environmental Utilities Department – “Will Serve” Letter**
- 10. Letter from California Department of Fish and Game dated 05/23/03**



Map Prepared By: CAllen
City of Roseville Planning Department
\\arcgis8.1\vicinity_maps\vmpp0303

Project Name: SOUTH PLACER JUSTICE CENTER
Project File Number: MPP 03-02
Project Location: 10800 INDUSTRIAL AV

PROJECT NO. 10096
 PRELIMINARY DESIGN
 SOUTH PLACER COUNTY COURTHOUSE
 SOUTH PLACER, CALIFORNIA



1 OVERALL SITE PLAN

10096-1-1



2 LOCALITY MAP

PROJECT LOCATION: 10096-1-1-1-1
 PROJECT NAME: 10096-1-1-1-1
 OWNER: 10096-1-1-1-1
 DATE: 10096-1-1-1-1
 SCALE: 10096-1-1-1-1
 SHEET NO.: 10096-1-1-1-1

TABLE 1: SUMMARY OF PROPOSED DEVELOPMENT

Category	Area (sq. ft.)	Volume (cu. ft.)	Weight (lb.)
Concrete	100,000	100,000	100,000
Steel	50,000	50,000	50,000
Wood	20,000	20,000	20,000
Brick	10,000	10,000	10,000
Other	10,000	10,000	10,000
Total	190,000	190,000	190,000

10096 PRELIMINARY DESIGN

10096-1-1-1-1

SOUTH PLACER COUNTY COURTHOUSE
 SOUTH PLACER, CALIFORNIA

OVERALL SITE PLAN

10096-1-1-1-1
 10096-1-1-1-1
 10096-1-1-1-1

A.I.I.

South Placer Justice Center Jail Physical Plant and Operational Program

This document follows the guidelines set forth by Title 24 section 13-102 (c) 3 of the California Administrative Code (CAC), which is the basic format required by the California Board of Corrections to construct new detention facilities. The policies and procedures referenced in this program outline comply with Title 15 of the CAC.

Building description:

The South Placer Jail will be an integral part of the South Placer Justice Center. It is also a critical component, since the Courts, District Attorney, Probation and other Administrative components planned for the site process and manage the inmates housed in this facility. Arresting officers will no longer have to leave their patrol areas to transport detainees to Dewitt Center in Auburn, thus improving coverage and response times in local jurisdictions.

The jail will be a modern facility, designed to provide for the safety and security of the citizens of Placer County, jail staff and the inmates. To this end the facility will be built to provide for a secure, safe and Constitutionally effective facility.

The facility will be designed in accordance with the latest architectural and operational efficiencies. While made of concrete and steel products to maximize security, it will also incorporate appropriate architectural treatment to compliment the South Placer Justice Center, which will be an important, regional Government complex. Landscaping and the exterior elevations of the building will be designed to provide security as well as a pleasing appearance.

In addition to the housing units, the jail will include administration and support components. These will include the following functions:

- Jail Supervision, Management and Administration
- Visiting
- Intake/Booking
- Medical
- Food preparation
- Laundry
- Storage
- Staff lockers, dining, break, fitness, etc.
- Reception, warrants, clerical, fiscal, etc.
- Transportation
- Housing control
- Inmate programs and education

Facility type:

The South Placer Jail will house both sentenced and unsentenced inmates; therefore a type IV designation will be requested from the California Board of Corrections.

Facility capacity:

The facility is planned to provide a minimum 30 to 50 year life span, and is planned to accommodate the needs of the South Placer County Cities and unincorporated areas as the population increases. The 1996 updated Placer County Corrections Master Plan shows a need of between 350 and 500 additional beds by 2005. This need was diminished by the addition of 120 beds at the Auburn Main Jail in 2003. However, the Auburn Jail site has reached capacity and future inmate population needs must be met at another site. The South Placer Justice Center site

has been selected for its proximity to the population growth centers of the County and its consistency with adjacent land uses.

Because the South Placer Facility will need to meet the growth needs as well as operational efficiency and inmate classification needs, the facility is planned to initially have two housing units, called "pods" (podular housing). One housing unit will contain approximately 128 Medium, Med/Max, Maximum Security and Special Housing inmates in four modules; two single celled units housing 16 each, and two double celled units housing 48 in each. The second housing unit will contain 256 medium and minimum (sentenced inmate workers) security inmates in seven modules; four dorm units of 50 inmates in each, one single-celled eight bed unit, one double-celled unit of 16 (8 cells) and one double-celled unit of 32 (16 cells). While kept separate, both males and females will be housed in this podular building. While dorm implies lower security, the outer shell of the building will be high density, reinforced concrete or masonry and will be exceptionally secure from without and within. The initial capacity of the jail will be approx 384 inmates. By 2025 the South Placer Jail inmate population is expected to reach 980 inmates.

The initial phase of jail construction will also include construction of all of the administration and support areas listed earlier and described in more detail in later sections. Most of these areas will be built to accommodate the planned occupancy of 980 inmates, but finished and equipped as the inmate population is expanded.

Security and classification of the inmates to be housed:

Because the new South Placer Justice Center Courthouse will handle the bulk of the court cases in Placer County, the Jail will house all classification levels. However, the jail is planned to primarily handle the arrestees taken into custody by South Placer County Cities and Sheriff's officers.

The estimated number of inmates by classification is:

- Minimum security (sentenced inmate workers) 50 male inmates.
- Minimum security females-none (housed in Auburn jail)
- Medium security (male) 150
- Medium security (female) 32
- Med/Max security (male) 96
- Med/Max security (female) 16
- Special Housing (Administrative segregation, Disciplinary lockdown) 24
- Maximum security (male) 16
- Total-384

Staffing:

Staffing will include primarily Sheriff's employees with some Probation staff for O.R. (own recognizance) reporting etc. The Sheriff's staff will include fiscal, clerical and Deputy Sheriff and Correctional officers. The employees will work 12 hour shifts, three days a week and will be going and coming to work at off hours to lessen traffic during peak commute times.

Employees arrive to work at 6:30 AM and 6:30 PM and leave for home at 7:00 PM and 7:00 AM

Correctional employees are primarily assigned to fixed posts and administrative assignments. It is estimated that upon opening with 384 inmates, dayshift will include 27 employees and nightshift 16 employees. Staff will be increased to 48 on duty for day shift and 35 for the nightshift to manage the 980 inmate population.

Other vehicular traffic to the jail will be minimal. Daily visitors will include approximately 80 inmate visitations, 20 professionals, eight medical/program providers, four food service related, four service/maintenance related, 16 prisoner transportation trips and 30 arresting officers.

Inmate movement within the facility, entry and exit from security areas.

All entry and movement into and within the facility is the responsibility of housing control rooms. The primary housing control is Central Control that electronically opens and closes all primary doors and gates in and out of the building. Central control is the most secure area in the jail. Vehicle and pedestrian "sally" ports are used to ensure there is a doubled security level against escape and unauthorized entry. These doors and gates are interlocked and the system will not allow one security door/gate to open without the other being closed.

The exterior security includes a series of concrete block, wire and sensor fences, with razor wire installed to deter escape but obscured from public view by an opaque screen wall. "No-climb" fencing, which is less visually obtrusive and nearly as effective in preventing escape, will also be used at appropriate locations.

Numerous video cameras monitored by the housing control units are present in and outside the jail, with radios, telephones and intercoms used for communications. The most modern electronic equipment will be used for fire and life safety protection.

A well-designed facility will allow movement within the facility to be unescorted for medium and minimum security inmates, while maximum security inmates will be shackled and escorted. All prisoners transported to other facilities will be chained, shackled and escorted.

Court holding and inmate movement to court:

The South Placer Jail is part of the South Placer Justice Center and will be attached to the Courthouse inmate holding area through a secure, subterranean tunnel. This tunnel provides the optimum in safe and secure inmate circulation to the Courts; allowing unescorted movement by providing a hardened, enclosed structure with excellent sightlines from both the jail housing control stations and the court holding officer station.

Deputy Sheriffs will provide transportation to other courtrooms off-site through the vehicle sally port. All inmates transported by vehicle are chained, shackled and escorted during transport.

Booking/Intake:

The booking/intake area will include the vehicle sally port, arresting officer area, D.U.I. testing area, intake corridor, intake room, standard holding cells, docile-open holding area, detoxification cells, safety cells, suicide prevention cells, medical/nurse intake room, Booking Supervisor office, O.R. (own-recognizance) reporting area, fingerprint/photo I.D. room, four booking stations (two clerk-secure, two officer-open) clothing storage room, shower room, restraint chair area, dress out/search room(s)-area, releasing corridor, property storage room and report preparation areas.

Releasing:

All releases will be as a result of bail, Court order, sentence completion/time served, O.R. or transport to another correctional facility. Releases made at the jail will generally be with a friend or family member transporting the released inmate. The jail Inmate Welfare Fund (IWF) will also pay for a taxi to transport indigent inmates to their home in South County or to the bus station where the IWF will pay for a ticket, no further east than Reno, nor farther west than San Francisco. Some inmates will choose to make their own way home after release and this is a discretionary decision by the released individual. Officers are trained to keep the interest of the inmate and the community in mind when making releases and inmates are encouraged to arrange a ride home upon release.

Family and attorney visiting:

Sufficient visiting booths and areas will be provided to meet or exceed title 15 requirements. A minimum of six non-contact and two contact attorney/professional visitor booths/rooms will be provided.

Visiting is very important to an inmates social reintegration into society, therefore it will be the policy of the jail to maintain family ties by meeting and exceeding title 15 requirements for visitation. However, adhering to the goal of maximum safety, most programs will be taken to the inmate rather than the inmate going to the program, thus visitors will go to the housing pod for visiting.

Visitation will be accomplished by having visitors report to the visiting clerk station. After checking in, visitors will follow color-coded hallways to the housing unit where the inmate is housed. This is accomplished by providing over/under hallways, with inmates and staff using the lower hallway and visitors using the upper hallway. Each housing pod will have a minimum of four visiting booths, which have security glazing that separates the visitor from the secured inmate. There is no contact between visitors and inmates.

Exercise:

Outdoor recreation will be provided in compliance with title 15. To accomplish this secure recreation yards will be provided. Sufficient recreation yards will be provided to meet title 15 time requirements, but also allow for separation of classifications. It is estimated there will be two recreation yards per housing pod. These yards will be designed to maximize officer visibility into the yard. While light and fresh air is essential, security must also be met, thus the yards will be of hardened construction materials. They will also be covered in such a way as to allow year round recreation, even in inclement weather. There will be no free weights provided; however, isometric exercising equipment will likely be installed.

Recreation yards will be strategically placed in the facility and integrated within the housing pods to allow direct access from the pods into the yards. Recreation yards will not be visible from outside the facility and will be constructed to eliminate transmission of noise to surrounding areas.

Programs:

It is the philosophy of the Placer County Sheriff's Department to provide a maximum number of programs in order to rehabilitate the inmate in hopes of counteracting the pattern of criminal behavior. The following programs will be provided to inmates in the South Placer Jail:

- Anger management
- G.E.D. and high school diploma program
- Computer learning skills
- Substance abuse programs
- Religious opportunity for all faiths
- Commissary
- Recreational library books
- Law library to meet federal constitutional standards
- Drug and tobacco resistance training
- Work programs
- Communicable disease and hygiene training

Medical Services and management of communicable disease:

It is the philosophy of Placer County to provide medical care, which limits liability and ensures the good health of the inmates and the public. The goal will be to provide medical care, which

will allow California Medical Association Certification. To meet this certification program for adult institutions, minimum requirements for care are exceeded. The full range of emergency care will be provided including basic dental, mental health, medical services, medication etc. The infirmary will be built initially with six single cell hospital rooms and two double cell rooms. The infirmary will be designed to be expandable as the inmate population grows.

To prevent communicable diseases, each infirmary cell will have a negative pressure ventilation system installed, to help eliminate the transmission of communicable diseases. Further there will be a program of testing for communicable diseases to identify sick inmates and provide for treatment. The program and protocols to diagnose, treat and prevent communicable diseases is essential to the safety of the public, the staff and the inmates.

Food preparation and serving:

Meals will be prepared at the Central Kitchen in Auburn. The food will be shipped to South Placer refrigerated, kept in large walk in refrigerated storage rooms, and then heated in large ovens for service onto serving trays by inmate workers under supervision of kitchen staff. The serving area will also have large dish/pots cleaning area. The food will be shipped in thermal carts to the housing units, where the food will be served individually at the housing area tables.

Laundry and cleaning:

A laundry cleaning/processing room will be provided in the main support building of sufficient size to meet the current requirements to meet the clothing cleaning and exchange policies set by title 15. The laundry space will likely house four fifty pound washers and four seventy five pound dryers initially and be designed to provide future placement of similar washers and dryers to meet future needs. Sufficient new clothing will be purchased and kept on hand to meet title 15 requirements. Storage areas for clothing, paper supplies, cleaning products etc. will be provided.

Inmate workers, under supervision of correctional staff, will ensure the cleanliness of all areas of the jail except the inmate housing areas. Inmates in the housing areas will be provided with cleaning supplies, mops, brooms etc in order to maintain the cleanliness of their cells and congregate areas.

Inmates will be provided at no cost with hygiene supplies to adequately maintain cleanliness. This includes, soap, tooth brush, comb, tooth powder etc. The inmates may use their own money to purchase hygiene products such as name brand shampoos, soaps, etc through the commissary program.

Mental Health services:

Mental health services will be provided by contract medical services in cooperation and with the assistance of the Placer County Health Department, Mental Health Services. Placer County is unique in that, as part of a large State grant award, extra mental health services are provided to inmates with mental health disorders. In addition, the Superior Court in cooperation with other County Departments and the Public Defender has developed "Mental Health Court" to better process and adjudicate cases involving the mentally ill.

Staff to staff communications systems:

To provide for essential communication within the jail, each officer and other employees are provided low power, hand held radios with an emergency signal device in case of attack or assistance need. Intercoms are located in every cell and throughout the facility including every controlled door. Telephones are provided at every workstation and control station.

Management of persons with disabilities (ADA compliance):

The building will be designed to meet all State and Federal accessibility requirements as they apply to detention facilities. Policies and procedures and training will be provided to handle any

emergency or evacuation involving disabled persons. The building design will accommodate the use of wheel chairs and gurneys by medical and fire personnel.

Suicide prevention:

The recognition of suicidal inmates and prevention of suicides is of paramount importance at the South Placer Jail. All Correctional staff are trained in suicide prevention. The prevention of suicide begins with the intake process and communication exchange between custody staff, arresting officers and the inmate. A series of screening questions are used to help identify a potential suicidal inmate. Twenty-four hour a day medical service is provided on site to assist custody staff in identifying and treating these individuals. On call mental health professionals will respond to assist with these inmates. Ongoing mental health treatment is part of the jail medical professionals' responsibilities. The jail will have an LCSW (Licensed Clinical Social Worker) regularly assigned and weekly visits by a psychiatrist will be scheduled. Classification officers interview each inmate housed after arraignment and try to detect the suicidal inmate through this interview and when interviewing other inmates in custody.

The jail is designed with suicide prevention in mind. Every effort is made to limit any instruments or accessories that can be used in a suicide attempt. Ceiling height bars are provided on the top mezzanine tier to prevent jumping or falls. Special observation cells are provided to allow staff to constantly observe those designated as suicide risks. Breakaway clothing hooks are used to prevent hanging. Any housing block furniture or equipment will be designed to limit the ability of the inmate to tie off to affect a hanging. Sharp objects are eliminated to provide safety for staff and inmates.

Detoxification Cells:

Inmates who are arrested on alcohol or drug related charges and appear under the influence will be placed in one of three sobering cells. These cells will be designed as required by title 24 and will be operated in accordance with title 15 (timely visual checks). Three cells of appropriate size are provided to give adequate segregation by inmate classification.

Safety cells:

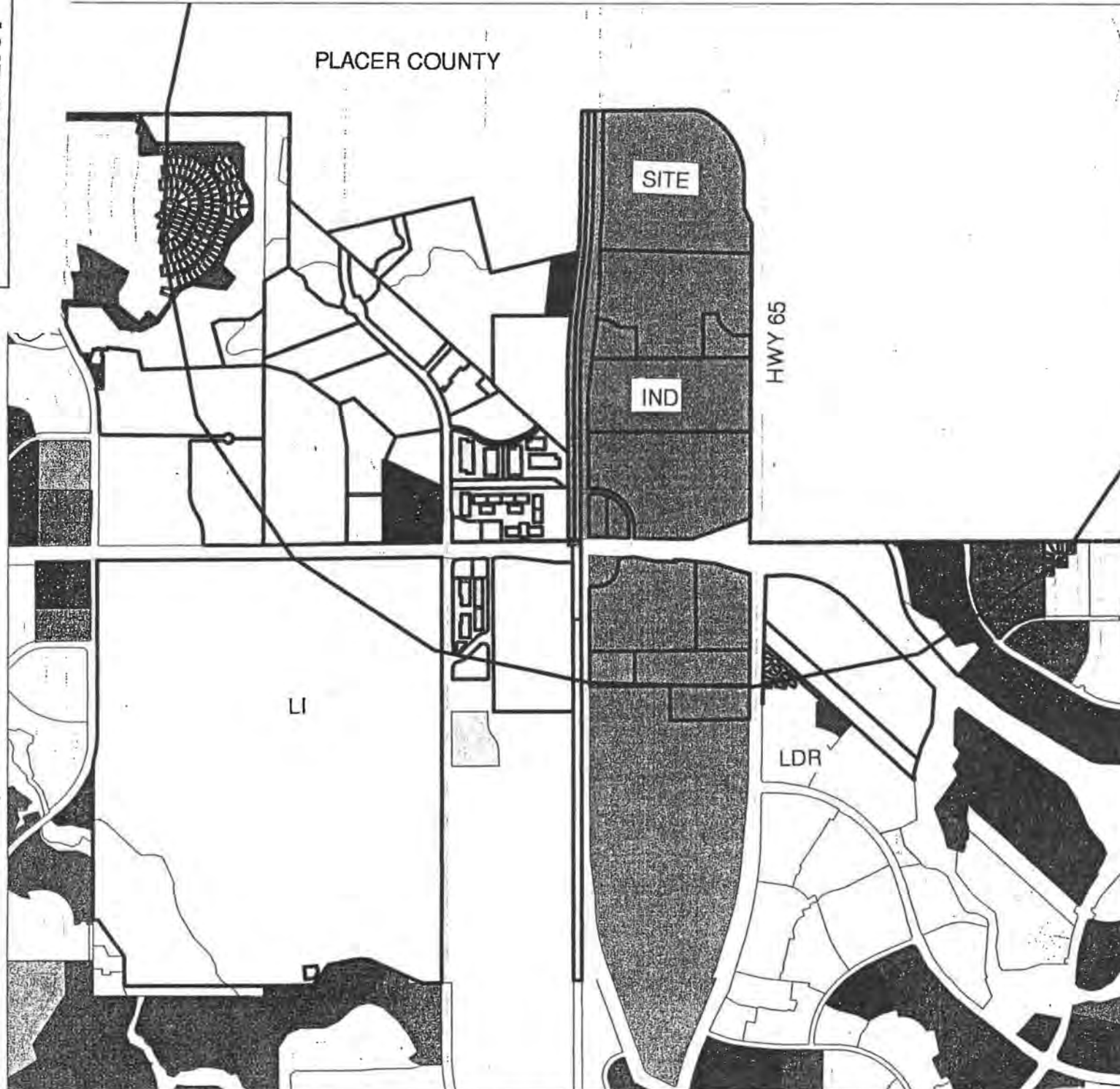
Safety cells will be provided to house those who attempt to harm themselves through irrational, violent and self-destructive behavior. Inmates who attempt to harm themselves may be housed in one of two safety cells in booking until such time as they are cleared for other housing. Those inmates who are so out of control they continue to attempt to harm themselves even in the safety cells may be placed in a restraint chair for a limited time until they calm down. Medical will be consulted in either case and the individual will be visually checked in compliance with Title 15.

Summary:

For 150 years in the United States the same type of jail was built, called the Auburn New York Congregate style. Since the early seventies, jails have changed from something a community might fear to the current level of quality and professionalism a community can be proud of. The South Placer Jail will incorporate the security designs and aesthetics emulated by the finest jails in the country along with the innovation and professionalism of the Placer County Sheriff's Correctional Management Team.

The South Placer Jail will provide security for the community, staff and the inmates, but more importantly will allow for a more efficient and comprehensive Criminal Justice System in South Placer County. Detainees will no longer need to be transported 35 minutes to Auburn; endangering transporting officers while taking patrol officers away from their jurisdictions and other duties. Detectives will no longer need to travel to Auburn to interview suspects.

PLACER COUNTY



- City Boundary
- Streets
- Land Use Designation
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- REGIONAL COMMERCIAL
- BUSINESS PROFESSIONAL
- CENTRAL BUSINESS DISTRICT
- LIGHT INDUSTRIAL
- INDUTRIAL
- OPEN SPACE
- PARKS AND RECREATION
- PUBLIC/QUASI PUBLIC
- URBAN RESERVE
- TRANSFER STATION



City of Roseville
GIS
Roseville, California

REVISED TRAFFIC IMPACT ANALYSIS

South Placer Justice Center

prepared for
Placer County

prepared by
DKS Associates

October 9, 2003

INTRODUCTION

Placer County proposes to construct the South Placer Justice Center (SPJC) in the City of Roseville on a site along Industrial Avenue near the City's northern boundary. Figure 1 shows the project site location.

The City has requested that a traffic study be completed to determine the potential impacts of the proposed project on the City's Capital Improvement Plan (CIP). In the new CIP, level of service (LOS) is based on build out of all land uses within the City of Roseville. Thus, the City has requested that the following scenarios be analyzed:

- No Project under Cumulative Conditions (Build out of City of Roseville, 2020 elsewhere)
- Cumulative Plus Proposed Project Conditions
- No Project Cumulative Conditions with build out of West Roseville Specific Plan and Kaiser Expansion
- Cumulative Conditions Plus Proposed Project with build out of West Roseville Specific Plan and Kaiser Expansion

Comparing traffic conditions under these conditions and scenarios provides a comprehensive basis for determining the traffic impacts of the proposed project. The two "No Project" cases are based on scenarios previously analyzed for the West Roseville Specific Plan (WRSP) and Kaiser Hospital Expansion environmental documents. These two documents are currently being completed and have not yet been certified.

A first version of this traffic impact report, dated June, 2003, identified a significant and unavoidable impact at one intersection. DKS has worked with the County to define a Reduced Project Alternative where traffic impacts under Cumulative Conditions can be mitigated. This revised traffic impact analysis report includes the definition and analysis of the Reduced Project Alternative.

METHOD OF ANALYSIS

The development of transportation system needs and impacts is based on the travel demand model which was originally developed by DKS Associates in 1992 for the City of Roseville and Placer County, and has since been updated and recalibrated. The most recent update was conducted as part of the City of Roseville's 2002 CIP Update, which revalidated the model to 2001 traffic conditions. The model translates land uses into roadway volume projections. Its inputs are estimates of development (i.e., the number of single-family and multi-family dwelling units, and the amount of square footage of various categories of non-residential uses) and descriptions of the roadway and transit systems. The model covers not only the City of Roseville, but also the entire Sacramento region (including the portions of Placer County west of Colfax). The model maintains a general consistency with the trip distribution and mode choice estimates from the regional model used by the Sacramento Area Council of Governments (SACOG).

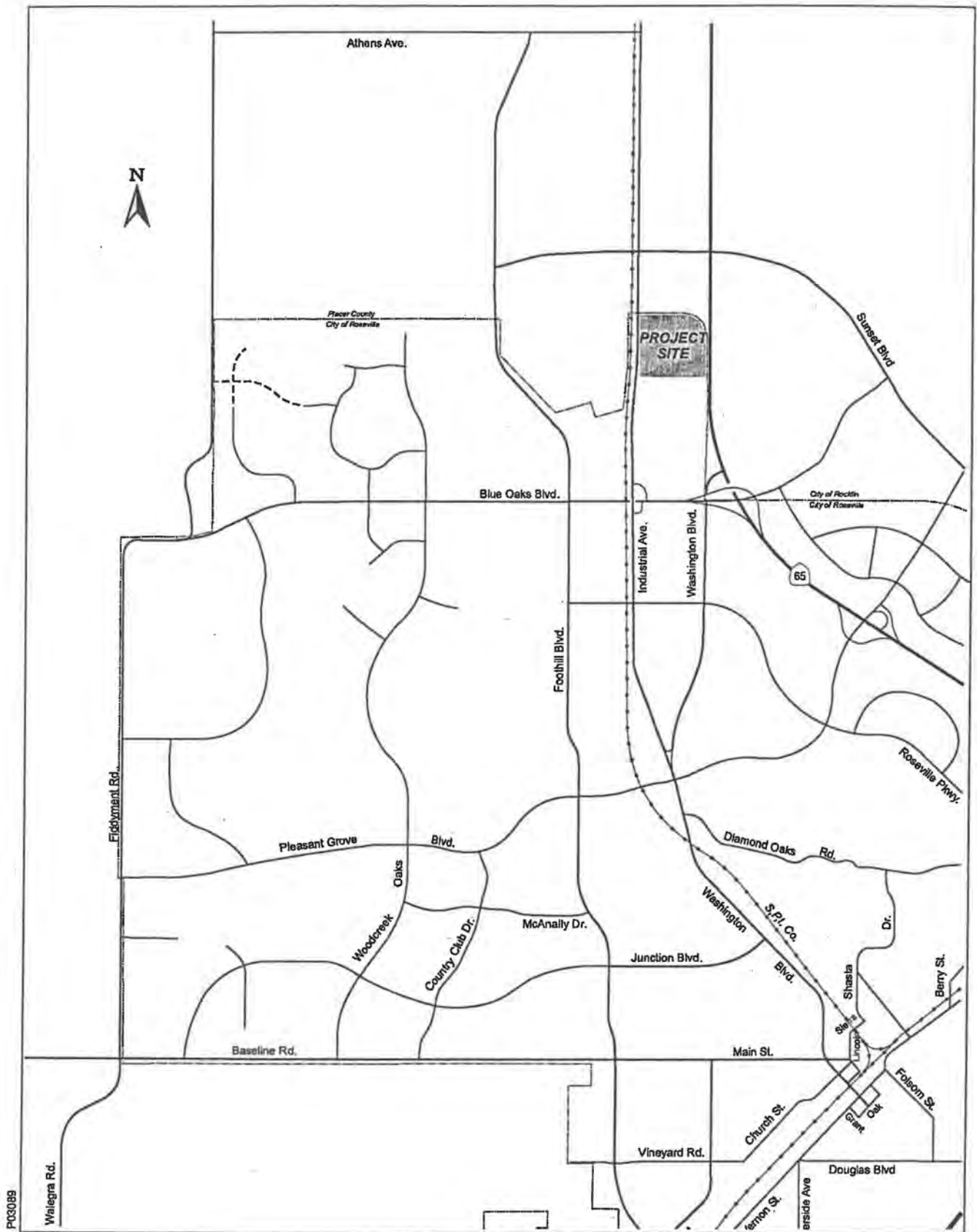


Figure 1
Project Location

The travel demand model was used to estimate future traffic volumes with and without the proposed project. The outputs of the travel demand model include average daily and peak hour traffic volume forecasts on roadway segments as well as for turning movements at intersections.

The level of service of Roseville's arterial and collector roadway system is primarily dictated by the capacity and operations of its signalized intersections. For this EIR, levels of service were evaluated at 150 existing and planned signalized intersections throughout the City of Roseville.

Traffic Levels of Service

"Levels of service" describe roadway-operating conditions. Level of service is a qualitative measure of the effect of a number of factors, which include speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience, and operating costs. Levels of service are designated "A" through "F" from best to worst, which cover the entire range of traffic operations that might occur. Level of Service (LOS) "A" through "E" generally represent traffic volumes at less than roadway capacity, while LOS "F" represents over capacity and/or forced conditions.

The City revised its level of service policy with the update of the Capital Improvement Program (CIP), which was adopted in September 2002. The new level of service policy calls for the City to maintain a level of service (LOS) "C" standard at 70 percent of all signalized intersections and roadway segments in the City during the p.m. peak hour.

The traffic flow and capacity of Roseville's arterial/collector system is principally controlled by the capacity of its signalized intersections. Intersection operations were evaluated using a modified version of the Transportation Research Board Circular 212 (critical movement) method that was adopted for Roseville's Capital Improvement Program (CIP). Table 1 presents the level of service categories for signalized intersections considered in this analysis and provides a definition of each category with the corresponding volume-to-capacity ratios. The p.m. peak hour is used in the operational analysis of the City's roadway system since it generally represents the highest hour for overall traffic volumes during the day.

Table A in the appendix summarizes the existing levels of service during the p.m. peak hour at 114 signalized intersections. The levels of service at these intersections are based on turning movement volumes collected by the City in April and May 2001.

Development Assumptions for the Cumulative (Future Baseline) Conditions

The City's CIP and level of service standard considers traffic levels expected to occur under cumulative development levels, which was defined as build out of currently entitled City land plus some potential redevelopment of properties within the City's Downtown area and 2020 market rate development outside of the City. The build out development forecasts for each of Roseville's planning areas are summarized in Table 2.

TABLE 1 LEVEL OF SERVICE DEFINITIONS AT SIGNALIZED INTERSECTIONS		
Level of Service (LOS)	Volume to Capacity Ratio ¹	Description
A	0.00-0.60	Free Flow/Insignificant Delays: No approach phase is fully utilized by traffic and no vehicle waits longer than one red signal indication.
B	0.61-0.70	Stable Operation/Minimal Delays: An occasional approach phase is fully utilized. Many drivers begin to feel somewhat restricted within platoons of vehicles.
C ²	0.71-0.81	Stable Operation/Acceptable Delays: Major approach phases fully utilized. Most drivers feel somewhat restricted.
D	0.82-0.90	Approaching Unstable/Tolerable Delays: Drivers may have to wait through more than one red signal indication. Queues may develop but dissipate rapidly, without excessive delays.
E	0.91-1.00	Unstable Operation/Significant Delays: Volumes at or near capacity. Vehicles may wait through several signal cycles. Long queues form upstream from intersection.
F	Greater than 1.00	Forced Flow/Excessive Delays: Represents jammed conditions. Intersection operates below capacity with low volumes. Queues may block upstream intersections.

Notes:

1. The ratio of the traffic volume demand at an intersection to the capacity of the intersection.
2. The City of Roseville has established a volume-to-capacity ratio of 0.81 as the LOS C threshold.

SOURCE: Transportation Research Board, 1985.

TABLE 2 CITY OF ROSEVILLE BUILD OUT DEVELOPMENT FORECASTS BY PLAN AREA					
Planning Area	Dwelling Units		1,000 Sq Ft (KSF)		
	SF	MF	Retail	Office	Industrial
Del Webb SP	3,223	100	89.3	0.0	0.0
Highland Reserve North SP	1,188	688	1,733.3	0.0	0.0
Infill Area	12,582	5,926	5,017.3	2,871.6	12,491.4
North Central Roseville SP	2,171	2,263	5,088.8	2,761.6	797.2
Northeast Roseville SP	616	795	2,603.4	4,795.1	0.0
North Industrial Area	351	0	0.0	0.0	6,389.4
North Roseville SP	4,293	845	500.1	184.0	0.0
Northwest Roseville SP	6,691	2,391	1,122.9	537.1	97.1
Southeast Roseville SP	1,804	1,671	792.9	1,131.7	0.0
Stoneridge SP	2,253	629	386.5	59.3	0.0
Total	35,172	15,308	17,334.5	12,340.3	19,775.1

SOURCE: DKS Associates, 2002

Development assumptions outside the City of Roseville, particularly in adjacent communities, also have an important impact on the forecasts of travel patterns within the City. The CIP has used the latest 2020 development forecasts for each jurisdiction in Placer County. Build out of Area 1 of the proposed Placer Vineyards project in West Placer County was assumed to be developed by 2020 and thus was included in the cumulative development scenario. Outside of Placer County, the CIP Update used 2020 land use and trip generation estimates prepared by the Sacramento Area Council of Governments (SACOG) for the 1999 Metropolitan Transportation Plan (MTP), except in South Sutter County where build out of Phase 1 of the South Sutter County Specific Plan was assumed.

Trip Generation of Proposed Project

The proposed project consists of a private 60,000 square foot office building, a 173,677 square foot public office building, a 50,889 square foot sheriff's office building, a 109,739 square foot courthouse, and a 232,150 square foot detention facility. The site plan also includes a 1-story 18,733 square foot Ancillary Services building to support Sheriff's Office vehicles. All trips associated with the Ancillary Services building were assumed to be included in trips associated with the Sheriff's Office.

Trip generation of the SPJC was developed based upon data contained in the following sources:

- Institute of Transportation Engineers (ITE), Trip Generation, 6th Edition, 1997;
- Trip Generation Rates of Correctional Facilities, Journal of Urban Planning and Development, Vol. 126, No. 1, March 2000, American Society of Civil Engineers;
- Trip generation rates used by the City of Roseville in the City's travel demand model.

The county's goal in combining these uses on one site is to reduce the number of trips and travel distance between interdependent justice functions. This project will reduce travel distances for local law enforcement between the jail for booking and other related business with the Sheriff's Office, District Attorney, Probation and the Courts.

The courthouse p.m. peak hour trip rate was based upon rates contained in an EIR prepared for a Federal courthouse in the City of Sacramento. The rates in that EIR were based upon surveys conducted of employees, jurors and visitors of a Federal courthouse in Minnesota.

The detention facility p.m. peak hour trip rate is from the March 2000 Journal of Urban Planning and Development. The rate is based upon an average of five regional jail facilities in West Virginia.

The daily trip generation for the courthouse and detention facility uses were developed assuming the number of trips during the p.m. peak hour represent ten percent of the total daily trips.

The trip generation rate for typical office buildings was assumed for the following components of the SPJC:

- Sheriff's Office (50,889 square feet);
- Offices for the District Attorney, Shared Services, Child Support, Public Defender and Probation (173,677 square feet);
- Private office building (60,000 square foot).

The daily trip generation for office uses from the City of Roseville's travel demand model (17.67 trips per 1,000 square feet) was assumed for these uses.

The trip generation estimate for the proposed SPJC is summarized in Table 3.

Land Use	Unit used for trip generation estimate			P.M. Peak Hour Trip Rate			Daily Trip Rate	P.M. Peak Hour Trips			Daily Trips
	Floor Area (ksf)	Staff	Beds	In	Out	Total		In	Out	Total	
Courts (eight Courtrooms) ¹	-	151	-	0.11	1.25	1.36	13.57	17	188	205	2,049
Sheriff's Office ^{2,3}	50.889	-	-	0.29	1.39	1.68	17.67	15	71	85	899
Offices ²	173.677	-	-	0.29	1.39	1.68	17.67	50	242	292	3,069
Detention Facility ⁴	-	-	980	0.04	0.11	0.15	1.50	41	106	147	1,470
Private Office Building ²	60.000	-	-	0.29	1.39	1.68	17.67	17	84	101	1,060
TOTAL								139	691	830	8,547

Notes:

- 1 Based upon rates developed and contained in an EIR prepared for a Federal Courthouse in the City of Sacramento. This rate includes employees, jurors and visitors.
- 2 Based on rates in City of Roseville Travel Model
- 3 The Sheriff's Office typically runs a three-shift day for patrol and corrections staff. Each shift begins at 7 AM, 3 PM and 11 PM. Therefore, most travel is completed prior to these times and outside of typical 7:00 - 9:00 AM and 4:00 - 6:00 PM peak commute hours.
- 4 Journal of Urban Planning and Development, Average of five regional jail facilities in West Virginia

SOURCE: DKS Associates, 2003

Project Site Trip Generation in Roseville's CIP

Roseville's Capital Improvement Program (CIP) is based on buildout of all vacant land in the City. For the CIP, the project site was assumed to contain general light industrial uses at a floor area ratio (FAR) of 25 percent (or 10,890 square feet per acre).

The project site contains 72.6 acres. Of those, 5.6 acres in the northeast corner of the site lie

outside the City. Those 5.6 acres were not assumed to contain development in the CIP analysis. Of the remaining 67.0 acres, Placer County indicates that 19.02 acres have been dedicated as permanent wetlands reserve and will not be developed. However, in Roseville's CIP, industrial development was assumed for the entire 67.0 acre site. Thus, 729,630 square feet of industrial space was assumed in the CIP analysis, which is roughly consistent with the original warehouse development plans for the site.

The City of Roseville's travel demand model uses a daily trip generation rate of 7.6 trips per 1,000 square feet of floor area for general light industrial uses. Thus a trip generation of 5,545 daily vehicle trips was estimated for the CIP. This compares to 8,547 daily vehicle trips estimated for the SPJC.

For the PM peak hour, the model uses a trip rate of about 0.78 trips per 1,000 square feet of floor area for general light industrial uses, resulting in a trip generation of 569 peak hour vehicle trips. The directional distribution for general light industrial uses during the PM peak hour is about 21% entering and 79% exiting. Thus, 119 entering and 450 exiting PM peak hour vehicle trips were estimated for the CIP. This compares to 139 entering and 691 exiting vehicles for the SPJC.

Therefore, we estimate the SPJC would generate 3,000 more daily trips and 261 more PM peak hour trips than the model.

Roadway Improvement Assumptions

Cumulative Plus Proposed Project. The analysis of Cumulative Plus Proposed Project scenario is based on the assumption that the driveway circulation changes that are part of the proposed project are added to the 2020 CIP roadway network. The proposed project includes new driveway connections to Industrial Boulevard. For the remainder of the region, the roadway improvements under the Cumulative No Project scenario were assumed.

IMPACTS

Standards of Significance

For the purpose of this analysis, impacts of the proposed project are considered significant if:

City of Roseville

- The proposed project would result in less than 70 percent of the total existing and planned signalized intersections to operate at LOS "C" or better conditions (based on build out of currently entitled land within the City and 2020 market rate development outside of the City).
- The proposed project would cause a signalized intersection or roadway segment previously identified in the CIP as functioning at LOS "C" or better under cumulative conditions to

function at LOS "D" or worse.

- The proposed project would cause a signalized intersection or roadway segment previously identified in the CIP as functioning at LOS "D" or "E" under cumulative conditions to degrade by one or more LOS category (i.e. from LOS "D" to LOS "E").
- Cause a state highway that is operation at LOS "E" or better without the proposed project to operate at LOS "F" conditions.

Cumulative No Project Conditions

The following information is intended to summarize traffic conditions under the Cumulative No Project scenario, which is defined as the latest development forecasts for 2020 CIP, which assumes build out of all land uses in the City plus the roadway improvement projects needed to meet the City's level of service standards. This discussion, which describes the roadway needs analysis under the new 2020 CIP, will be helpful to the reader when reviewing the following section on impacts associated with the proposed project because the project impact analysis focuses on the incremental differences between the Cumulative No Project scenario and the proposed project.

The 2020 CIP analysis attempted to identify acceptable/feasible roadway improvements that would meet the level of service policy in the City's General Plan. To that end, the new CIP includes a large number of roadway widening and intersection improvements that would be needed under full build out of all vacant land in the City. The CIP roadway needs were based on a detailed analysis of afternoon peak hour traffic operations at 144 existing and planned signalized intersections throughout the City.

Since the CIP was adopted in September 2002, the City has also found that traffic signals will be installed at the following six additional intersections to those assumed in the CIP analysis:

- Fairway Drive and Target Entrance
- Lead Hill Boulevard and Wal-Mart Entrance
- Pleasant Grove Boulevard and Wal-Mart Entrance
- Roseville Parkway and Trestle Drive
- Blue Oaks Blvd and HP Road A
- Blue Oaks Blvd and HP Road B

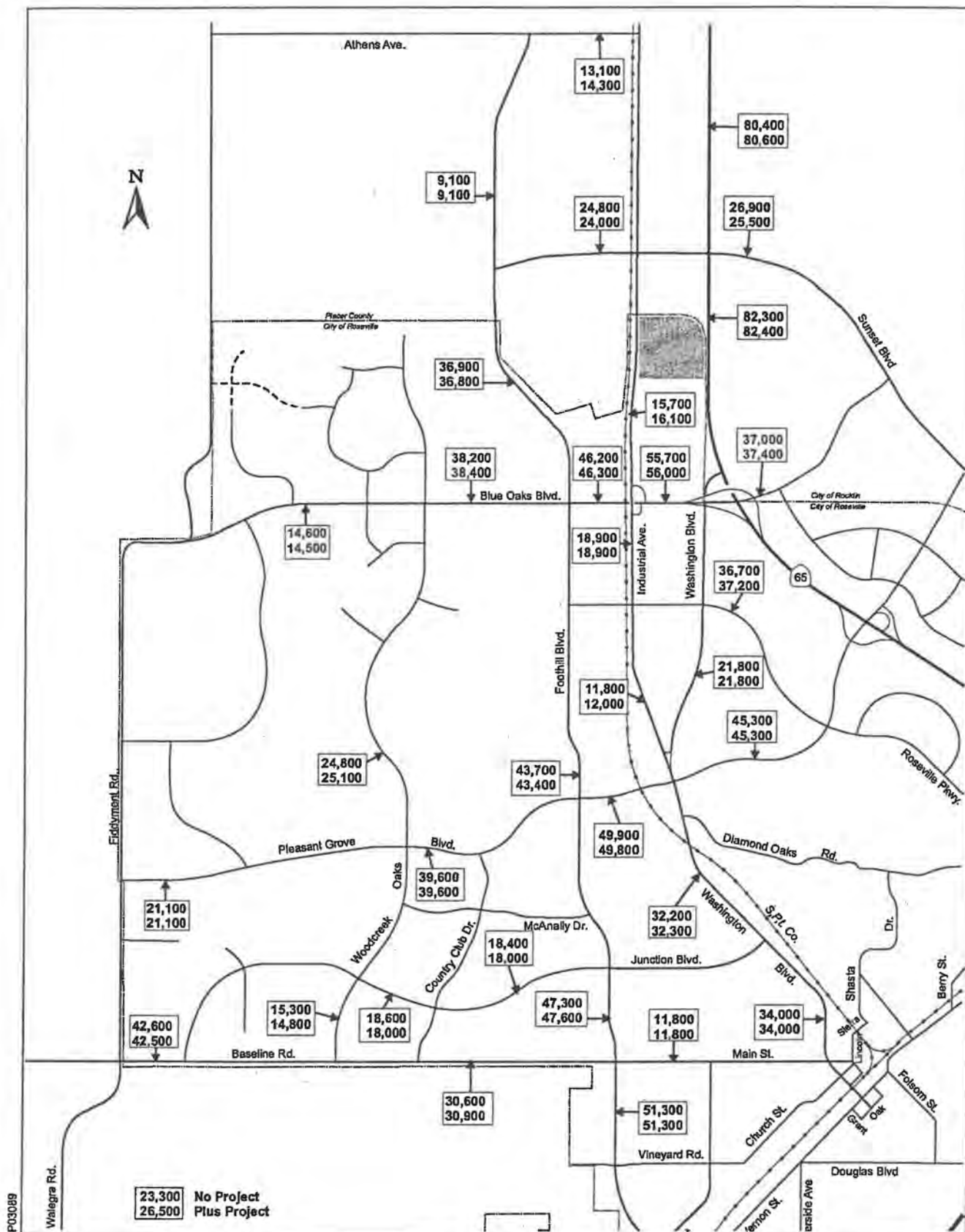
These six will increase the 144 existing and planned signalized intersections assumed in the 2020 CIP to 150 under the Cumulative No Project scenario.

Outside the City of Roseville, the CIP analysis assumed that all of the 2020 transportation improvements contained in the Metropolitan Transportation Plan (MTP) would be implemented. One of those assumed improvement in the CIP analysis was the widening of Baseline Road by Placer County from two to four travel lanes between Fiddymont Road and the Sutter County line by 2020. Since the CIP was adopted in September 2002 Placer County has informed the City that under the County's CIP, Baseline Road will be widened to six lanes between Fiddymont Road and Watt Avenue by 2020. The CIP also assumed that Area 1 of the proposed Placer Vineyards project would be developed by 2025. That project proposes to widen Baseline Road adjacent to that development, which would result in six lanes for a portion of Baseline Road west of Watt Avenue. Incorporating this revised roadway improvement assumption into the Cumulative No Project scenario required revised travel forecasts from those used to evaluate the 2020 CIP. Since the CIP was adopted in September 2002, it was also found that there were a few minor errors in the travel demand model's roadway network and land use inputs. These errors were also corrected in the Cumulative No Project Scenario.

Since the CIP was adopted in September 2002, an additional improvement was identified that could improve traffic operations under cumulative conditions at the intersection of Judah Street and Douglas Boulevard from LOS "D" to LOS "C" conditions. This simple improvement involves restriping the southbound Judah Street approach to that intersection to allow both a left-turn lane and a left/through/right-lane.

Daily and p.m. peak hour volumes were estimated by the City's travel demand model under the revised cumulative assumptions for roadways throughout the City of Roseville and in surrounding communities. The daily traffic volumes within the City under the Cumulative No Project scenario are shown in Figure 2.

Table B in the appendix provides the estimated levels of service at all of the City's existing and planned signalized intersections under the Cumulative No Project scenario. As shown in Table 4, this scenario would provide LOS "C" or better conditions for all hours of the day at 107 of the City's 150 major signalized intersections. Of the other 43 intersections, 23 would operate at LOS "D", 14 would operate at LOS "E" and 6 would operate at LOS "F".



DKS Associates

Figure 2
Daily Roadway Volumes - City of Roseville
Cumulative Plus Project Conditions

Table 4
NUMBER OF INTERSECTIONS OPERATING AT LOS "C" OR BETTER
CUMULATIVE NO PROJECT SCENARIO

Level of Service	Number of Intersections	Percentage
LOS A-C	107	71.3%
LOS D	23	15.3%
LOS E	14	9.3%
LOS F	6	4.0%
Total	150	100%

SOURCE: DKS Associates, 2003.

Cumulative Plus Proposed Project Conditions

City of Roseville

This section discusses traffic-related impacts on the City roadway system under the Cumulative Plus Proposed Project scenario.

The City's travel demand model was used to estimate the change in daily and p.m. peak hour traffic volumes on roadways throughout the City of Roseville and in surrounding communities due to development of the proposed project under cumulative conditions. The daily traffic volumes within the City under the Cumulative Plus Proposed Project scenario are also shown in Figure 2.

It must be noted that the traffic volume forecasts are not based on a simple layering/adding of assumed project-generated traffic volumes onto the Cumulative No Project traffic volumes. Rather, the City's travel demand model is used to predict how travel patterns would change if the project land uses is added to 2020 land uses. The travel model redistributes trips and can cause traffic on some roadways to decrease and cause changes in "critical" traffic movements at intersections, sometimes at intersections some distance from the project site.

The estimated levels of service for all existing and planned signalized intersections in the City of Roseville under Cumulative Plus Proposed Project conditions are provided in Table B in the Appendix.

Table 5 shows the number and percentage of City intersections that would operate at LOS "C" or better under Cumulative No Project conditions. The table shows that out of 150 existing planned signalized intersection in the City of Roseville under Cumulative No Project conditions, 107 would operate at LOS "C" or better. These represent 71.3 percent of the total signalized intersections. The table also show that 23 (15.3%), 14 (9.3%), and 6 (4.0%) of the signalized intersections would operate at LOS "D," "E," and "F," respectively.

Table 5 NUMBER OF INTERSECTIONS OPERATING AT LOS "C" OR BETTER CUMULATIVE PLUS PROPOSED PROJECT SCENARIO					
Level of Service		Cumulative No Project		Cumulative Plus Proposed Project	
LOS A-C		107	71.3%	107	71.3%
LOS D		23	15.3%	23	15.3%
LOS E		14	9.3%	14	9.3%
LOS F		6	4.0%	6	4.0%
Total Intersections		150	100%	150	100%
SOURCE: DKS Associates, 2003.					

Table 5 also shows the same data for Cumulative Plus Proposed Project conditions. Under Cumulative Plus Proposed Project conditions 107 signalized intersections would operate at LOS "C" or better. These represent 71.3% of the 150 total signalized intersections. The addition of the proposed project without any intersection mitigations would not reduce the number of intersections citywide operating at LOS "C" or better to below 70 percent.

Table 6 shows the intersections that would experience a significant level of service impact with build out of the proposed project under cumulative conditions. One intersection would degrade from LOS "C" or better to LOS "D" or worse. The intersection of Foothills Boulevard and Blue Oaks Boulevard would degrade from LOS "C" to LOS "D." One intersection that already would operate at LOS "D" or worse would degrade at least one LOS category. The intersection of Eureka Boulevard and Douglas Boulevard would degrade from LOS "D" to LOS "E."

Table 6 INTERSECTIONS WITH SIGNIFICANT LEVEL OF SERVICE IMPACTS CUMULATIVE PLUS PROPOSED PROJECT SCENARIO					
Intersection		Cumulative No Project		Cumulative Plus Proposed Project	
North-south Roadway	East-west Roadway	LOS	V/C	LOS	V/C
Eureka Blvd	Douglas Blvd	D	0.87	E	0.91
Foothills Blvd	Blue Oaks Blvd	C	0.81	D	0.84
SOURCE: DKS Associates, 2003.					

Table 7 shows the intersections that would experience an improvement in level of service with the addition of the proposed project. These improvements explain why the percentage of intersections at each LOS category in Table 5 does not change with the addition of the proposed project. Two intersections degrade and two improve.

Potential improvements, beyond the 2020 CIP improvements, were identified at one of the impacted intersections, Foothill Boulevard/Blue Oaks Boulevard (see Table 8). Implementation of these improvements would provide a level of service as good as or better than the Cumulative No

Project scenario at this intersection. No feasible improvements were found at the intersection of Eureka Boulevard and Douglas Boulevard.

Table 7 INTERSECTIONS WITH LEVEL OF SERVICE IMPROVEMENTS CUMULATIVE PLUS PROPOSED PROJECT SCENARIO					
Intersection		Cumulative No Project		Cumulative Plus Proposed Project	
North-south Roadway	East-west Roadway	LOS	V/C	LOS	V/C
Washington Blvd	Pleasant Grove Blvd	E	0.91	D	0.90
Taylor Rd	Roseville Pkwy	D	0.82	C	0.81
SOURCE: DKS Associates, 2003.					

TABLE 8 RECOMMENDED MITIGATIONS FOR CITY OF ROSEVILLE INTERSECTIONS CUMULATIVE PLUS PROPOSED PROJECT SCENARIO				
Intersection		Recommended Mitigation	Level of Service	
North-south Roadway	East-west Roadway		Before Mitigation	After Mitigation
Eureka Blvd	Douglas Blvd	No Mitigation Identified	E	E
		Add 3 rd southbound thru and 3 rd northbound left-turn lanes or		
Foothills Blvd	Blue Oaks Blvd	Add 4 th westbound thru lane	D	C
Percentage of Intersections Citywide Operating at LOS C or Better			71.3%	72.0%
SOURCE: DKS Associates, 2003.				

The City's level of service policy allows the City Council to take an action to except degradation in the level of service of one or more of its signalized intersections from the levels identified in the 2020 CIP as long as 70 percent or more of the total signalized intersections in the City would operate at LOS "C" or better. With the recommended intersection mitigation measures, more than 70 percent of the City's signalized intersections would operate at LOS "C" or better under Cumulative Plus Proposed Project conditions. However, since no feasible improvements were found to mitigate significant impacts on levels of service at one intersection, the Proposed Project would have a **significant and unavoidable impact**.

To determine an alternative mitigation for the impact at the Eureka Boulevard/Douglas Boulevard intersection, additional analysis was conducted on scenarios that assumed various reductions in the amount of office development on the project site.

This analysis resulted in a new scenario, the Cumulative Plus Reduced Project Scenario, which is the same as the Proposed Project except for a reduction of 10,000 square feet in office space. This

reduction in office space would decrease the estimated daily vehicle trips generated by the Proposed Project (see Table 3) by about 180.

Table 9 shows the intersections that would experience a significant level of service impact under the Cumulative Reduced Project Scenario. Two intersections (Foothills Boulevard/Blue Oaks Boulevard and Sierra Gardens Drive/Douglas Boulevard) would degrade from LOS "C" to LOS "D". As shown in Table 10, 107 signalized intersections would operate at LOS "C" or better under the Cumulative Plus Reduced Project Scenario. Thus the addition of the reduced project without any intersection mitigations would not cause the number of intersections citywide operating at LOS "C" or better to go below 70 percent.

Table 9 INTERSECTIONS WITH SIGNIFICANT LEVEL OF SERVICE IMPACTS CUMULATIVE PLUS REDUCED PROJECT SCENARIO					
Intersection		Cumulative No Project		Cumulative Plus Reduced Project Scenario	
North-south Roadway	East-west Roadway	LOS	V/C	LOS	V/C
Sierra Gardens Dr	Douglas Blvd	C	0.79	D	0.84
Foothills Blvd	Blue Oaks Blvd	C	0.81	D	0.84

SOURCE: DKS Associates, 2003.

Table 10 NUMBER OF INTERSECTIONS OPERATING AT LOS "C" OR BETTER CUMULATIVE PLUS REDUCED PROJECT SCENARIO					
Level of Service	Cumulative No Project		Cumulative Plus Reduced Project Scenario		
LOS A-C	107	71.3%	105	70.0%	
LOS D	23	15.3%	25	16.7%	
LOS E	14	9.3%	14	9.3%	
LOS F	6	4.0%	6	4.0%	
Total Intersections	150	100%	150	100%	

SOURCE: DKS Associates, 2003.

Potential improvements, beyond the 2020 CIP improvements, were identified at both of the impacted intersections, Foothills Boulevard/Blue Oaks Boulevard and Sierra Gardens Drive/Douglas Boulevard (see Table 11). Implementation of these improvements would provide a level of service as good as or better than the Cumulative No Project scenario at this intersection and raise the number of intersections citywide operating at LOS "C" or better to 71.3 percent.

The reduction of 10,000 square feet of office space, coupled with the improvements shown in Table 11 would reduce all of the project impacts under cumulative conditions to **less than significant level**.

**TABLE 11
RECOMMENDED MITIGATIONS FOR CITY OF ROSEVILLE INTERSECTIONS
CUMULATIVE PLUS REDUCED PROJECT SCENARIO**

Intersection		Recommended Mitigation	Level of Service	
North-south Roadway	East-west Roadway		Before Mitigation	After Mitigation
Sierra Gardens Dr	Douglas Blvd	Add westbound right-turn lane	D	C
		Add 3 rd southbound thru and 3 rd northbound left-turn lanes or		
Foothills Blvd	Blue Oaks Blvd	Add 4 th westbound thru lane	D	C
Percentage of Intersections Citywide Operating at LOS C or Better			70.0%	71.3%
SOURCE: DKS Associates, 2003.				

The mitigation measures shown in Table 11 were not included in the City's 2020 CIP that was adopted in September 2002. The City of Roseville's CIP and traffic impact fees are generally updated every 5 years, or when there is a major General Plan Amendment. If the proposed SPJC is approved, it would likely not trigger the need to update the CIP and fees. If the proposed West Roseville Specific Plan is approved, the CIP and fees would be revised to include that large development. During such an update, other recently approved projects will also be incorporated.

It is the City's practice to carefully document any roadway improvements beyond those included in the CIP that are needed to mitigate impacts of approved developments and ensure that those improvements are included in the next update to the CIP and traffic impact fees. An applicant is required to pay its fair share of the cost of all CIP projects through the traffic impact fees.

The improvements to the Foothills Boulevard/Blue Oaks Boulevard intersection and the Sierra Gardens Drive/Douglas Boulevard intersection (shown in Table 11) would be needed to accommodate traffic generated by growth throughout the City of Roseville, including the proposed SPJC, as well as growth in non-Roseville "through" traffic. Under the City's practices, the SPJC would pay its fair share for these and other CIP improvements through the traffic impact fees.

State Highways

Table 12 shows the projected daily traffic volumes and levels of service on state highways within the City of Roseville under Cumulative Plus Project conditions. Table 13 provides estimated change in daily traffic volumes for interchange ramps to the State highways within the City, while Table 14 provides the peak hour levels of service at intersections between freeway ramps and local roadways.

**TABLE 12
STATE HIGHWAYS
AVERAGE DAILY TRAFFIC VOLUMES 2020**

Facility	Segment	Lanes	Cumulative No Project		Cumulative Plus Project	
			ADT	LOS	ADT	LOS
I-80	Sac. County line to Riverside Ave	8+ 2HOV	200,900	F1	200,500	F1
	Riverside Avenue to Douglas Blvd	6	167,400	F3	167,600	F3
	Douglas Blvd to Eureka Rd	6	159,800	F2	160,100	F2
	Eureka Rd to SR 65	8	180,900	F1	181,100	F2
	SR 65 to Rocklin Rd	6	116,900	E	116,800	E
SR 65	Galleria to Pleasant Grove Blvd	4	75,700	D	75,800	E
	Pleasant Grove Blvd to Blue Oaks Blvd	4	75,300	D	75,000	E
	Blue Oaks Blvd to Sunset Blvd	4	82,300	F	83,000	F

Notes:

- Roadway segment levels of service (LOS) are based on roadway capacities and LOS criteria in Table
- F1 represents LOS F conditions for 1 hour during the morning and evening peak commute periods while F2 represents LOS F conditions for 2 hours.
- Intersections that experience significant impacts are shaded.

SOURCE: DKS Associates, 2003.

**TABLE 13
INTERCHANGE RAMPS
ESTIMATED CHANGE IN AVERAGE DAILY TRAFFIC VOLUMES CUMULATIVE
CONDITIONS**

Interchange	Ramps	Estimated Change in Daily Volume Due to South Placer Justice Center
SR 65 Sunset Blvd	Northbound Off	-510 (5.9%)
	Northbound On	-880 (9.3%)
	Southbound Off	+260 (3.0%)
	Southbound On	+470 (5.5%)
SR 65 / Blue Oaks Blvd	Northbound On	+290 (2.3%)
	Northbound Off to Eastbound Blue Oaks Blvd	-130 (6.2%)
	Northbound Off to Westbound Blue Oaks Blvd	+400 (4.2%)
	Southbound On from Eastbound Blue Oaks Blvd	+300 (3.3%)
	Southbound On from Washington Blvd	-250 (9.8%)
	Southbound Off	+260 (1.9%)

SOURCE: DKS Associates, 2003.

**TABLE 14
STATE HIGHWAY RAMPS
LEVEL OF SERVICE AT INTERSECTIONS
CUMULATIVE PLUS PROPOSED PROJECT**

Location	Cumulative No Project		Cumulative Plus Project	
	LOS	V/C	LOS	V/C
SR 65 NB Off-ramp and Blue Oaks Blvd	B	0.68	B	0.68
Washington Blvd/SR 65 SB Off and Blue Oaks Blvd	B	0.66	B	0.69
SR 65 NB Off-ramp and Pleasant Grove	A	0.56	A	0.54
SR 65 SB Off-ramp and Pleasant Grove	A	0.52	A	0.50

SOURCE: DKS Associates, 2003.

The analysis assumes that all of the 2020 transportation improvements contained in the Metropolitan Transportation Plan (MTP) would be implemented, including the widening of I-80 to accommodate HOV lanes between Madison Avenue and the Sacramento/Placer County line and construction of the State Route 65 Lincoln Bypass.

It must be noted that the traffic volume forecasts are not based on a simple layering/adding of assumed project-generated traffic volumes onto the Cumulative No Project traffic volumes. Rather, the City's travel demand model is used to predict how travel patterns would change if the project land uses is added to 2020 land uses. The travel model redistributes trips and can cause traffic on some roadways to decrease and cause changes in "critical" traffic movements at intersections, sometimes at intersections some distance from the proposed project.

The estimated development levels under the adopted General Plans of Roseville and surrounding jurisdictions would increase traffic volumes on state highways within the City of Roseville. I-80 between SR 65 and Sacramento/Placer County line and SR 65 through Roseville would operate at LOS F conditions during peak hours. The poor level of service anticipated on both I-80 and SR 65 under 2020 conditions would exist with or without the SPJC, which would increase the average daily traffic on some state highway segments. As shown in Table 11, all intersections with state highway ramps would operate at LOS C or better.

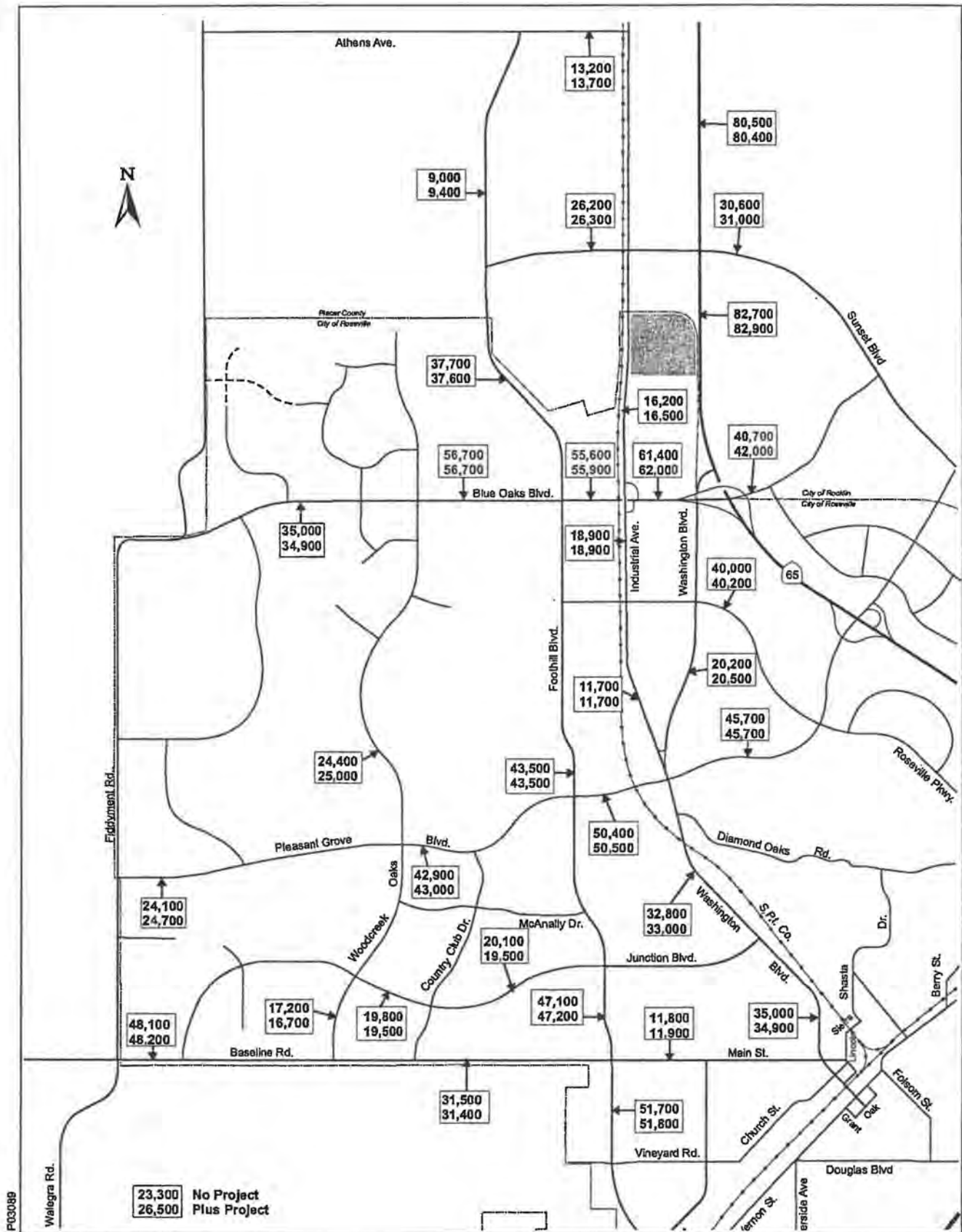
Although the SPJC would not cause any highway segment to degrade to LOS F, it would add traffic to some segments already operating at LOS F. Highway operations could be improved by the addition of HOV, auxiliary and/or mixed-flow lanes on I-80 and SR 65 through Roseville, ramp metering (throughout the I-80 and SR 65 corridors) and regional TSM/TDM elements. Such improvements and measures should be resolved on a regional level, through cooperative effort involving SACOG, the Placer County Transportation Planning Agency (PCTPA) and Caltrans. These improvements could not be implemented by a single development project, such as the SPJC.

Cumulative Plus Project With WRSP and Kaiser Expansion Conditions

Introduction

As stated previously, the City has received an application for a proposed West Roseville Specific Plan (WRSP). This proposed project is outside the City's Sphere of Influence was not assumed in the development forecast used to evaluate the 2020 CIP (which is the basis for the Cumulative No Project Scenario). The City has also received an application for a proposed expansion of the existing Kaiser Hospital facility within the City. This section discusses traffic-related impacts on the City roadway system under a second cumulative condition, with WRSP and Kaiser expansion, with and without the proposed project.

The City's travel demand model was used to estimate the change in daily and p.m. peak hour traffic volumes on roadways throughout the City of Roseville and in surrounding communities due to development of the proposed project under cumulative conditions. The daily traffic volumes within the City under the Cumulative Plus Project with WRSP scenario are shown in Figure 3.



DKS Associates

Figure 3
Daily Roadway Volumes - City of Roseville
Cumulative With WRSP and Kaiser Expansion Plus Project Conditions

It must be noted that the traffic volume forecasts are not based on a simple layering/adding of assumed project-generated traffic volumes onto the Cumulative No Project traffic volumes. Rather, the City's travel demand model is used to predict how travel patterns would change if the project land uses is added to 2020 land uses. The travel model redistributes trips and can cause traffic on some roadways to decrease and cause changes in "critical" traffic movements at intersections, sometimes at intersections some distance from the project site.

An intersection level of service analysis was conducted for this scenario. This analysis includes all signalized intersections within the City of Roseville assumed under the Cumulative No Project scenario plus signals that would likely be warranted on or adjacent to the West Roseville Specific Plan due to development of the West Roseville Specific Plan. A planning-level signal warrant analysis indicates the following 8 intersections would require signalization under the Cumulative Plus Project with WRSP scenario:

- Within WRSP:
 - Fiddymment Road and Hayden Parkway South,
 - Fiddymment Road and Hayden Parkway North,
 - Blue Oaks Boulevard and Hayden Parkway,
 - Blue Oaks Boulevard and West Side Drive,
 - Blue Oaks Boulevard and "N/S" Street,
 - Pleasant Grove Boulevard and Bob Doyle Dr,
 - Pleasant Grove Boulevard and Village Center Dr
- Outside WRSP:
 - Fiddymment Road and Westhills Drive.

Table 15 shows the number and percentage of City intersections that would operate at LOS "C" or better under both Cumulative No Project with WRSP and Kaiser expansion and Cumulative Plus Project with WRSP and Kaiser expansion conditions. Development of the WRSP would add 8 additional signalized intersections within or adjacent to the WRSP. Under Cumulative No Project with WRSP and Kaiser expansion conditions 109 signalized intersections would operate at LOS "C" or better. These represent about 69.0% of the 158 total signalized intersections. Under Cumulative Plus Project with WRSP conditions, 109 intersections would operate at LOS "C" or better. This represents 69.0% of the 158 total signalized intersections. With or without the proposed project, less than 70% of the signalized intersections citywide would operate at LOS "C" or better, based on the adopted CIP intersection geometries and no mitigations.

Table 16 shows the three intersections that would experience a significant level of service impact from the proposed project under cumulative conditions with the WRSP and Kaiser expansion. These three intersections all would deteriorate from LOS "D" to LOS "E."

Table 17 shows the intersections that would experience an improvement in level of service with the addition of the proposed project. Three intersections degrade and three improve.

Table 15

**NUMBER OF INTERSECTIONS OPERATING AT LOS "C" OR BETTER
CUMULATIVE PLUS PROJECT WITH WRSP AND KAISER EXPANSION SCENARIO**

Level of Service	Cumulative No Project with WRSP and Kaiser		Cumulative Plus Project with WRSP and Kaiser	
LOS A-C	109	69.0%	109	69.0%
LOS D	23	14.6%	22	13.9%
LOS E	19	12.0%	21	13.3%
LOS F	7	4.4%	6	3.8%
Total Intersections	158	100%	158	100%

SOURCE: DKS Associates, 2003.

Table 16

**INTERSECTIONS WITH SIGNIFICANT LEVEL OF SERVICE IMPACTS
CUMULATIVE PLUS PROJECT WITH WRSP AND KAISER EXPANSION SCENARIO**

Roadway		Cumulative No Project with WRSP		Cumulative Plus Project with WRSP	
North-south	East-west	LOS	V/C	LOS	V/C
Sierra College Blvd	Douglas Blvd	D	0.90	E	0.92
Roseville Parkway	Olympus Dr	D	0.88	E	0.91
Taylor Road	Eureka Road	D	0.90	E	0.91

SOURCE: DKS Associates, 2003.

Table 17

**INTERSECTIONS WITH LEVEL OF SERVICE IMPROVEMENTS
CUMULATIVE PLUS PROJECT WITH WRSP AND KAISER EXPANSION SCENARIO**

Roadway		Cumulative No Project with WRSP		Cumulative Plus Project with WRSP	
North-south	East-west	LOS	V/C	LOS	V/C
Eureka Rd	Douglas Blvd	E	0.91	D	0.87
Santa Clara Dr	Douglas Blvd	E	0.91	D	0.90
Washington Blvd	Main St	F	1.01	E	0.96

SOURCE: DKS Associates, 2003.

Potential improvements, beyond the 2020 CIP improvements, were not identified at any of the three impacted intersections, as shown in Table 18.

The City's level of service policy allows the City Council to take an action to except degradation in the level of service of one or more of its signalized intersections from the levels identified in the 2020 CIP as long as 70 percent or more of the total signalized intersections in the City would operate at LOS "C" or better. With the recommended intersection mitigation measures, less than 70 percent of the City's signalized intersections would operate at LOS "C" or better under Cumulative Plus Proposed Project with WRSP conditions. Therefore the proposed project would have a significant and unavoidable impact.

The draft environmental documents for the West Roseville Specific Plan and Kaiser Hospital expansion are not yet adopted but identify numerous intersection mitigations to improve those intersections impacted by those projects. Table 19 shows the mitigations included in the draft WRSP and Kaiser documents applied to Cumulative Plus Project with WRSP and Kaiser Hospital Expansion conditions. The table shows that four of the six potential mitigations identified in the other environmental documents would result in LOS "C" or better. Combining the mitigations for the Proposed Project with the mitigations for the WRSP and Kaiser would result in 71.5% of the citywide signalized intersections operating at LOS "C" or better.

TABLE 18
RECOMMENDED MITIGATIONS FOR CITY OF ROSEVILLE INTERSECTIONS
CUMULATIVE PLUS PROJECT WITH WRSP SCENARIO
(Project-Specific Mitigations Only)

Intersection		Recommended Mitigation	Level of Service	
North-south Roadway	East-west Roadway		Before Mitigation	After Mitigation
Sierra College Blvd	Douglas Blvd	No Mitigation Identified	E	E
Roseville Parkway	Olympus Dr	No Mitigation Identified	E	E
Taylor Road	Eureka Road	No Mitigation Identified	E	E
Percentage of Intersections Citywide Operating at LOS C or Better			69.0%	69.0%

SOURCE: DKS Associates, 2003.

TABLE 19
RECOMMENDED MITIGATIONS FOR CITY OF ROSEVILLE INTERSECTIONS
CUMULATIVE PLUS PROJECT WITH WRSP AND KAISER EXPANSION
SCENARIO
(All Identified Mitigations)

Intersection		Recommended Mitigation (from WRSP Draft EIR)	Level of Service	
North-south	East-west		Before Mitigation	After Mitigation
Mitigations from Draft WRSP Specific Plan EIR				
Diamond Creek	Blue Oaks Blvd	Add 3 rd eastbound and westbound thru lanes (requires widening of Blue Oaks Boulevard from Woodcreek Oaks to west of Diamond Creek)	E	C
Fiddymment Rd	Baseline Rd	Add 2 nd northbound left and 2 nd southbound left turn lanes	E	D
Foothills Blvd	Blue Oaks Blvd	Add 3 rd southbound thru lane Add 3 rd northbound left-turn lane Add 4 th westbound thru lane	F	C
Fiddymment Rd	Pleasant Grove	Add 3 rd northbound and 3 rd southbound thru lanes	D	C
Mitigations from Draft Kaiser Hospital Expansion EIR				
Santa Clara Dr	Douglas Blvd	Add westbound right turn lane	E	D
Sierra Gardens	Douglas Blvd	Add westbound right turn lane	D	C
Percentage of Intersections Citywide Operating at LOS C or Better			69.0%	71.5%
Note: Intersections that operate at LOS "D" or worse are shaded.				
SOURCE: DKS Associates, 2002.				

APPENDICES

Level of Service Summaries

- TABLE A: EXISTING LEVELS OF SERVICE AT MAJOR INTERSECTIONS
IN THE CITY OF ROSEVILLE
- TABLE B: LEVELS OF SERVICE – CITY OF ROSEVILLE SIGNALIZED
INTERSECTIONS UNDER CUMULATIVE PLUS PROPOSED PROJECT
SCENARIO
- TABLE C: LEVELS OF SERVICE – CITY OF ROSEVILLE SIGNALIZED
INTERSECTIONS UNDER CUMULATIVE PLUS REDUCED PROJECT
SCENARIO
- TABLE D: LEVELS OF SERVICE – CITY OF ROSEVILLE SIGNALIZED
INTERSECTIONS CUMULATIVE WITH WRSP AND KAISER EXPANSION
SCENARIO

Appendix

TABLE A			
EXISTING LEVELS OF SERVICE AT MAJOR INTERSECTIONS IN THE CITY OF ROSEVILLE			
Roadway		Existing Conditions	
North-south	East-west	LOS	V/C
Tiger/Center	Atlantic Street	A	0.44
Wills	Atlantic Street	A	0.60
Yosemite	Atlantic Street	A	0.52
Prairie Woods	Blue Oaks Boulevard	A	0.18
SR 65 NB off	Blue Oaks Boulevard	A	0.14
Washington Boulevard	Blue Oaks Boulevard	A	0.33
Woodcreek Oaks	Blue Oaks Boulevard	A	0.29
Champion Oaks	Cirby Way	A	0.44
Melody	Cirby Way	B	0.67
Northridge/Lindsay	Cirby Way	B	0.60
Oak Ridge Drive	Cirby Way	A	0.58
Orlando Avenue	Cirby Way	A	0.54
Parkview	Cirby Way	A	0.48
San Simeon	Cirby Way	B	0.65
Vernon Street	Cirby Way	E	0.91
Eureka Road	Douglas Boulevard	C	0.77
Folsom Road	Douglas Boulevard	A	0.52
Harding Boulevard	Douglas Boulevard	C	0.72
Judah	Douglas Boulevard	A	0.55
Keehner/Donner	Douglas Boulevard	A	0.37
Park	Douglas Boulevard	A	0.32
Riverside Avenue	Douglas Boulevard	E	0.94
Rocky Ridge Drive	Douglas Boulevard	C	0.74
Roseville Parkway	Douglas Boulevard	A	0.52
Santa Clara Drive	Douglas Boulevard	E	0.97
Sierra College	Douglas Boulevard	E	0.93
Sierra Gardens	Douglas Boulevard	C	0.76
Target	Douglas Boulevard	A	0.56
Eureka Road	Deer Valley	A	0.46
Eureka Road	Lead Hill Road	A	0.56
Ashland	Eureka Road	A	0.19
Five Star	Fairway Drive	A	0.2
Home Depot	Fairway Drive	A	0.25
Fiddymment Rd	Baseline Road	B	0.65
Foothills Boulevard	Albertsons	A	0.37
Foothills Boulevard	Atkinson St	C	0.75

TABLE A
EXISTING LEVELS OF SERVICE AT MAJOR INTERSECTIONS
IN THE CITY OF ROSEVILLE

Roadway		Existing Conditions	
North-south	East-west	LOS	V/C
Foothills Boulevard	Blue Oaks Boulevard	A	0.27
Foothills Boulevard	Cirby Way	E	0.96
Foothills Boulevard	H.P. South	A	0.3
Foothills Boulevard	Junction Boulevard	C	0.71
Foothills Boulevard	Main Street	C	0.76
Foothills Boulevard	McAnally	A	0.47
Foothills Boulevard	Mistywood/NEC	A	0.54
Foothills Boulevard	Pleasant Grove	B	0.63
Foothills Boulevard	Rand/Pilgrims	A	0.42
Foothills Boulevard	Vineyard Road	A	0.53
Galleria	Antelope Creek	A	0.45
Galleria	Berry	A	0.41
Harding Boulevard	Estates Road	B	0.64
Harding Boulevard	Lead Hill Road	A	0.55
Harding Boulevard	Roseville Square	A	0.50
Harding Boulevard	Wills Road	A	0.44
I-80 WB Ramps	Atlantic Street	A	0.47
Americana	Junction Boulevard	A	0.32
Country Club	Junction Boulevard	A	0.37
Porter	Junction Boulevard	A	0.34
Revere	Junction Boulevard	A	0.27
Hallisey	Pleasant Grove	A	0.30
Washington Blvd	Pleasant Grove	A	0.54
Pleasant Grove	Roseville Parkway	A	0.42
Riverside Avenue	Cirby Way	D	0.89
Riverside Avenue	Darling Way	B	0.68
Rocky Ridge Drive	Cirby Way	C	0.72
Rocky Ridge Drive	Eureka Road	D	0.84
Rocky Ridge Drive	Lead Hill Road	A	0.53
Rocky Ridge Drive	Maidu	A	0.49
Rocky Ridge Drive	McLaren	A	0.46
Rocky Ridge Drive	Professional	A	0.56
Roseville Parkway	Eureka Road	A	0.41
Roseville Parkway	Lead Hill Road	A	0.44
Roseville Parkway	Olympus Drive	A	0.45
Creekside	Roseville Parkway	A	0.26
Galleria Boulevard	Roseville Parkway	A	0.53
Gibson	Roseville Parkway	A	0.24
N. Cirby	Roseville Parkway	A	0.42
Old Auburn Road	Roseville Parkway	A	0.44
Reserve	Roseville Parkway	A	0.35
Sierra College	Roseville Parkway	C	0.73

TABLE A
EXISTING LEVELS OF SERVICE AT MAJOR INTERSECTIONS
IN THE CITY OF ROSEVILLE

Roadway		Existing Conditions	
North-south	East-west	LOS	V/C
Taylor Road	Roseville Parkway	A	0.39
Washington Boulevard	Roseville Parkway	A	0.14
West Mall	Roseville Parkway	A	0.35
Sierra College Blvd	Eureka Road	A	0.59
Sierra College Blvd	Indigo Creek	A	0.31
Sierra College Blvd	Old Auburn Road	C	0.78
Sierra College Blvd	Olympus Drive	B	0.64
South Cirby Way	Old Auburn Road	C	0.74
Stanford Ranch Road	Fairway Drive	A	0.54
Stanford Ranch Road	Five Star Blvd	B	0.63
Stanford Ranch Road	Highland Park D	A	0.28
Stanford/Galleria	SR-65 NB ramps	A	0.54
Stanford/Galleria	SR-65 SB ramps	C	0.72
Sunrise Avenue	Automall	B	0.60
Sunrise Avenue	Cirby Way	E	1.08
Sunrise Avenue	Coloma Road	A	0.57
Sunrise Avenue	Douglas Boulevard	E	0.98
Sunrise Avenue	Eureka Road	D	0.82
Sunrise Avenue	Frances	A	0.50
Sunrise Avenue	Kensington	A	0.57
Sunrise Avenue	Lead Hill Road	C	0.80
Sunrise Avenue	Oak Ridge Drive	A	0.56
Sunrise Avenue	Roseville Parkway	A	0.59
Sunrise Avenue	Sierra Gardens	A	0.59
I-80 EB Ramps	Eureka Road	D	0.88
Grant Street	Vernon Street	A	0.42
Judah	Vernon Street	A	0.27
Lincoln Street	Vernon Street	A	0.57
Washington Blvd	Hallisey	A	0.17
Washington Blvd	Junction Boulevard	A	0.50
Washington Blvd	Main Street	B	0.62
Washington Blvd	Oak Street	A	0.55
Washington Blvd	Sawtell	A	0.53
Woodcreek Oaks	Baseline Road	C	0.75
Woodcreek Oaks	Canevari Road	A	0.39
Woodcreek Oaks	McAnally	A	0.53

Notes:

1. Reflects 2001 traffic counts at all intersections.
2. V/C is volume capacity ratio that is used to define level of service (see Table 2).
3. Intersections operating at LOS "D" or worse conditions are shaded.

SOURCE: DKS Associates, 2003.

Table B
LEVELS OF SERVICE – CITY OF ROSEVILLE SIGNALIZED INTERSECTIONS
CUMULATIVE PLUS PROPOSED PROJECT SCENARIO

Intersection		Cumulative No Project		Cumulative Plus Proposed Project	
North-south Roadway	East-west Roadway	LOS	V/C	LOS	V/C
Tiger/Center	Atlantic	C	0.72	C	0.72
Wills	Atlantic St	C	0.76	C	0.75
Yosemite	Atlantic St	D	0.84	D	0.83
Baseline Rd	Junction Blvd	A	0.58	A	0.59
Del Webb Blvd	Blue Oaks Blvd	A	0.25	A	0.25
Diamond Creek	Blue Oaks Blvd	A	0.57	A	0.57
Fiddymment Road	Blue Oaks Blvd	A	0.32	A	0.32
Prairie Woods	Blue Oaks Blvd	A	0.46	A	0.46
SR-65 NB Off	Blue Oaks Blvd	B	0.68	B	0.68
Washington Blvd	Blue Oaks Blvd	B	0.66	B	0.69
Woodcreek Oaks	Blue Oaks Blvd	C	0.71	C	0.71
Champion Oaks	Cirby Way	C	0.78	C	0.77
Melody	Cirby Way	C	0.72	C	0.72
Northridge/Lindsay	Cirby Way	B	0.62	B	0.62
Oak Ridge Dr	Cirby Way	C	0.72	C	0.72
Orlando/Marlin	Cirby Way	C	0.75	C	0.77
Parkview	Cirby Way	A	0.55	A	0.55
San Simeon	Cirby Way	B	0.68	B	0.68
Vernon St	Cirby Way	E	0.98	E	0.98
Eureka Rd	Douglas Blvd	D	0.87	E	0.91
Folsom Rd	Douglas Blvd	C	0.72	B	0.70
Harding Blvd	Douglas Blvd	F	1.04	F	1.02
I-80 WB Off	Douglas Blvd	C	0.81	C	0.80
Judah	Douglas Blvd	C	0.72	C	0.72
Keehner/Donner	Douglas Blvd	C	0.78	C	0.77
Park	Douglas Blvd	A	0.56	A	0.57
Riverside Ave/Vernon	Douglas Blvd	E	0.95	E	0.98
Rocky Ridge Dr	Douglas Blvd	D	0.88	D	0.88
Roseville Pkwy	Douglas Blvd	C	0.81	C	0.77

Table B

**LEVELS OF SERVICE – CITY OF ROSEVILLE SIGNALIZED INTERSECTIONS
CUMULATIVE PLUS PROPOSED PROJECT SCENARIO**

Intersection		Cumulative No Project		Cumulative Plus Proposed Project	
North-south Roadway	East-west Roadway	LOS	V/C	LOS	V/C
Santa Clara Dr	Douglas Blvd	D	0.90	D	0.88
Sierra College	Douglas Blvd	D	0.88	D	0.89
Sierra Gardens	Douglas Blvd	C	0.79	C	0.80
Target	Douglas Blvd	B	0.65	B	0.64
Eureka Rd	Deer Valley	B	0.67	B	0.68
Eureka Rd	Lead Hill Blvd	D	0.89	D	0.88
Ashland	Eureka Road	A	0.51	A	0.52
Central Park	Fairway Drive	A	0.55	A	0.54
Five Star	Fairway Drive	A	0.45	A	0.43
Home Depot	Fairway Drive	B	0.68	B	0.66
Fiddymment Rd	Baseline Rd	D	0.86	D	0.86
Fiddymment Rd	Collector O	A	0.40	A	0.40
Fiddymment Rd	Del Webb Blvd	A	0.25	A	0.25
Foothills Blvd	Albertsons	A	0.55	A	0.56
Foothills Blvd	Atkinson Rd	A ¹		A ¹	
Foothills Blvd	Blue Oaks Blvd	C	0.81	D	0.84
Foothills Blvd	Cirby Way	E	0.94	E	0.96
Foothills Blvd	H.P. South	C	0.78	C	0.78
Foothills Blvd	Junction Blvd	D	0.86	D	0.85
Foothills Blvd	Main St/Baseline	D	0.86	D	0.85
Foothills Blvd	McAnally	C	0.79	C	0.79
Foothills Blvd	Mistywood/NEC	C	0.78	C	0.78
Foothills Blvd	Pleasant Grove	D	0.87	D	0.86
Foothills Blvd	Rand/Pilgrims	C	0.70	B	0.70
Foothills Blvd	Roseville Pkwy/HP	C	0.74	C	0.76
Foothills Blvd	Vineyard Rd	D	0.89	D	0.90
Galleria	Antelope Creek	D	0.82	D	0.82
Galleria	Berry	D	0.85	D	0.84
Harding Blvd	Estates Rd	E	0.94	E	0.96
Harding Blvd	Lead Hill Blvd	E	0.92	E	0.93
Harding Blvd	Roseville Square	A	0.50	A	0.50
Harding Blvd	Wills Rd	D	0.89	D	0.88

Table B
LEVELS OF SERVICE – CITY OF ROSEVILLE SIGNALIZED INTERSECTIONS
CUMULATIVE PLUS PROPOSED PROJECT SCENARIO

Intersection		Cumulative No Project		Cumulative Plus Proposed Project	
North-south Roadway	East-west Roadway	LOS	V/C	LOS	V/C
I-80 WB On	Atlantic St	C	0.75	C	0.74
Americana	Junction Blvd	A	0.38	A	0.38
Country Club	Junction Blvd	B	0.60	A	0.60
Park Regency	Junction Blvd	A	0.40	A	0.40
Porter	Junction Blvd	A	0.58	A	0.57
Revere	Junction Blvd	A	0.51	A	0.52
Stonecrest	Junction Blvd	A	0.37	A	0.36
Lincoln St	Oak Street	C	0.75	C	0.75
Country Club	Pleasant Grove	A	0.57	A	0.57
Fiddymment Rd	Pleasant Grove	A	0.59	A	0.59
Hallisey	Pleasant Grove	B	0.66	B	0.63
SR-65 NB Off	Pleasant Grove	A	0.56	A	0.54
SR-65 SB Off	Pleasant Grove	A	0.52	A	0.50
Sun City Blvd	Pleasant Grove	A	0.45	A	0.45
Washington Blvd	Pleasant Grove	E	0.91	D	0.90
Woodcreek Oaks	Pleasant Grove	B	0.69	B	0.69
Pleasant Grove	Fairway Drive	C	0.75	C	0.74
Pleasant Grove	Highland Drive	A	0.51	A	0.51
Roseville Pkwy	Pleasant Grove	E	0.95	E	0.97
Riverside Ave	Cirby Way	E	0.97	E	0.95
Riverside Ave	Darling Way	D	0.90	D	0.89
Riverside Ave	I-80 WB Off ramp	A	0.08	A	
Rocky Ridge Dr	Cirby Way	B	0.67	B	0.66
Rocky Ridge Dr	Eureka Road	C	0.71	C	0.73
Rocky Ridge Dr	Lead Hill Blvd	D	0.89	D	0.88
Rocky Ridge Dr	Maidu	B	0.69	B	0.69
Rocky Ridge Dr	McLaren	B	0.66	B	0.66
Rocky Ridge Dr	Professional	C	0.73	C	0.73
Roseville Pkwy	Alexandria	A	0.44	A	0.44
Roseville Pkwy	Eureka Road	C	0.73	C	0.73
Roseville Pkwy	Lead Hill Blvd	B	0.61	B	0.61
Roseville Pkwy	Olympus Dr	D	0.87	D	0.88

Table B

**LEVELS OF SERVICE – CITY OF ROSEVILLE SIGNALIZED INTERSECTIONS
CUMULATIVE PLUS PROPOSED PROJECT SCENARIO**

Intersection		Cumulative No Project		Cumulative Plus Proposed Project	
North-south Roadway	East-west Roadway	LOS	V/C	LOS	V/C
Roseville Pkwy	Rocky Ridge Dr	A	0.59	A	0.60
Roseville Pkwy	Secret Ravine	B	0.63	B	0.63
Roseville Pkwy	Village/Slade	B	0.61	B	0.61
Creskside	Roseville Pkwy	C	0.73	C	0.74
Galleria	Roseville Pkwy	F	1.13	F	1.12
Gibson	Roseville Pkwy	C	0.78	C	0.78
N. Cirby	Roseville Pkwy	C	0.71	B	0.70
Old Auburn Rd	Roseville Pkwy	B	0.61	A	0.59
Reserve Drive	Roseville Pkwy	E	0.96	E	0.96
Sierra College	Roseville Pkwy	D	0.83	D	0.82
Taylor Rd	Roseville Pkwy	D	0.82	C	0.81
Washington Blvd	Roseville Pkwy	C	0.81	C	0.78
West Mall	Roseville Pkwy	B	0.68	B	0.68
Sierra College	Eureka Road	C	0.77	C	0.80
Sierra College	Indigo Creek	C	0.74	C	0.74
Sierra College	Old Auburn Rd	C	0.78	C	0.78
Sierra College	Olympus Drive	C	0.71	C	0.70
Sierra College	Secret Ravine	A	0.55	A	0.55
South Cirby Way	Old Auburn Rd	D	0.87	D	0.86
Stanford Ranch	Fairway Drive	B	0.63	B	0.64
Stanford Ranch	Five Star Blvd	C	0.80	C	0.81
Stanford Ranch	Highlands Dr	B	0.61	B	0.62
Stanford Ranch	SR-65 NB On	B	0.68	C	0.70
Galleria	SR-65 SB On	C	0.73	C	0.73
Sunrise Avenue	Automall	C	0.73	C	0.75
Sunrise Avenue	Cirby Way	F	1.09	F	1.08
Sunrise Avenue	Coloma Way	F	1.09	F	1.10
Sunrise Avenue	Douglas Blvd	E	0.99	E	0.98
Sunrise Avenue	Eureka Rd	F	1.09	F	1.10
Sunrise Avenue	Frances	B	0.68	B	0.68
Sunrise Avenue	Kensington	D	0.88	D	0.86
Sunrise Avenue	Lead Hill Blvd	F	1.02	F	1.08

Table B

**LEVELS OF SERVICE – CITY OF ROSEVILLE SIGNALIZED INTERSECTIONS
CUMULATIVE PLUS PROPOSED PROJECT SCENARIO**

Intersection		Cumulative No Project		Cumulative Plus Proposed Project	
North-south Roadway	East-west Roadway	LOS	V/C	LOS	V/C
Sunrise Avenue	Oak Ridge Dr	E	0.95	E	0.96
Sunrise Avenue	Roseville Pkwy	B	0.65	B	0.65
Sunrise Avenue	Sierra Gardens	D	0.85	D	0.85
Sunrise Avenue	Suntree	B	0.62	B	0.62
Taylor Rd	Eureka Road	E	0.94	E	0.94
Grant Street	Vernon Street	E	0.91	E	0.94
Judah	Vernon Street	A	0.58	A	0.59
Lincoln Street	Vernon Street	D	0.90	D	0.83
Washington Blvd	Diamond Oaks	B	0.69	B	0.69
Washington Blvd	Hallisey	A	0.46	A	0.46
Washington Blvd	Industrial Ave	B	0.61	B	0.62
Washington Blvd	Junction Blvd	C	0.80	C	0.80
Washington Blvd	Main Street	E	0.98	E	0.95
Washington Blvd	Oak Street	A	0.58	A	0.58
Washington Blvd	Sawtell	C	0.74	C	0.73
Woodcreek Oaks	Baseline Road	C	0.74	C	0.74
Woodcreek Oaks	Canevari Road	A	0.56	A	0.56
Woodcreek Oaks	Junction Blvd	A	0.56	A	0.56
Woodcreek Oaks	McAnally	B	0.64	B	0.64
Target Entrance	Fairway Drive	C ²		C ²	
Wal-Mart Entrance	Lead Hill Blvd	C ²		C ²	
Pleasant Grove Blvd	Wal-Mart Entrance	C ²		C ²	
Roseville Parkway	Trestle Drive	C ²		C ²	
HP Road A	Blue Oaks Blvd	C ²		C ²	
HP Road B	Blue Oaks Blvd	C ²		C ²	

Notes:

1. The signal at the intersection of Foothill Boulevard and Atkinson Road will be eliminated by the addition of a second loop ramp under the 2020 CIP thus providing LOS "A" conditions at this intersection
2. Intersection that the City intends to signalize and ones that would have relatively low "minor street" volumes that would clearly allow LOS "C" or better conditions at buildout of the City.
3. Intersections operating at LOS "D" or worse conditions are shaded.

Source: DKS Associates 2003

Table C

**LEVELS OF SERVICE – CITY OF ROSEVILLE SIGNALIZED INTERSECTIONS
CUMULATIVE PLUS REDUCED PROJECT SCENARIO**

Intersection		Cumulative No Project		Cumulative Plus Reduced Project	
North-south Roadway	East-west Roadway	LOS	V/C	LOS	V/C
Tiger/Center	Atlantic	C	0.72	C	0.72
Wills	Atlantic St	C	0.76	C	0.75
Yosemite	Atlantic St	D	0.84	D	0.82
Baseline Rd	Junction Blvd	A	0.58	A	0.59
Del Webb Blvd	Blue Oaks Blvd	A	0.25	A	0.25
Diamond Creek	Blue Oaks Blvd	A	0.57	A	0.57
Fiddymont Road	Blue Oaks Blvd	A	0.32	A	0.32
Prairie Woods	Blue Oaks Blvd	A	0.46	A	0.46
SR-65 NB Off	Blue Oaks Blvd	B	0.68	B	0.68
Washington Blvd	Blue Oaks Blvd	B	0.66	B	0.69
Woodcreek Oaks	Blue Oaks Blvd	C	0.71	C	0.71
Champion Oaks	Cirby Way	C	0.78	C	0.78
Melody	Cirby Way	C	0.72	C	0.72
Northridge/Lindsay	Cirby Way	B	0.62	B	0.62
Oak Ridge Dr	Cirby Way	C	0.72	C	0.72
Orlando/Marlin	Cirby Way	C	0.75	C	0.76
Parkview	Cirby Way	A	0.55	A	0.55
San Simeon	Cirby Way	B	0.68	B	0.68
Vernon St	Cirby Way	E	0.98	E	0.97
Eureka Rd	Douglas Blvd	D	0.87	D	0.89
Folsom Rd	Douglas Blvd	C	0.72	C	0.70
Harding Blvd	Douglas Blvd	F	1.04	F	1.02
I-80 WB Off	Douglas Blvd	C	0.81	C	0.80
Judah	Douglas Blvd	C	0.72	C	
Keehner/Donner	Douglas Blvd	C	0.78	C	0.77
Park	Douglas Blvd	A	0.56	A	0.57
Riverside Ave/Vernon	Douglas Blvd	E	0.95	E	0.98
Rocky Ridge Dr	Douglas Blvd	D	0.88	D	0.88
Roseville Pkwy	Douglas Blvd	C	0.81	C	0.78
Santa Clara Dr	Douglas Blvd	D	0.90	D	0.88

Table C

**LEVELS OF SERVICE – CITY OF ROSEVILLE SIGNALIZED INTERSECTIONS
CUMULATIVE PLUS REDUCED PROJECT SCENARIO**

Intersection		Cumulative No Project		Cumulative Plus Reduced Project	
North-south Roadway	East-west Roadway	LOS	V/C	LOS	V/C
Sierra College	Douglas Blvd	D	0.88	D	0.89
Sierra Gardens	Douglas Blvd	C	0.79	D	0.84
Target	Douglas Blvd	B	0.65	B	0.64
Eureka Rd	Deer Valley	B	0.67	B	0.68
Eureka Rd	Lead Hill Blvd	D	0.89	D	0.90
Ashland	Eureka Road	A	0.51	A	0.52
Central Park	Fairway Drive	A	0.55	A	0.54
Five Star	Fairway Drive	A	0.45	A	0.43
Home Depot	Fairway Drive	B	0.68	B	0.66
Fiddymment Rd	Baseline Rd	D	0.86	D	0.86
Fiddymment Rd	Collector O	A	0.40	A	0.40
Fiddymment Rd	Del Webb Blvd	A	0.25	A	0.25
Foothills Blvd	Albertsons	A	0.55	A	0.55
Foothills Blvd	Atkinson Rd	A ¹		A ¹	
Foothills Blvd	Blue Oaks Blvd	C	0.81	D	0.84
Foothills Blvd	Cirby Way	E	0.94	E	0.95
Foothills Blvd	H.P. South	C	0.78	C	0.77
Foothills Blvd	Junction Blvd	D	0.86	D	0.85
Foothills Blvd	Main St/Baseline	D	0.86	D	0.85
Foothills Blvd	McAnally	C	0.79	C	0.79
Foothills Blvd	Mistywood/NEC	C	0.78	C	0.77
Foothills Blvd	Pleasant Grove	D	0.87	D	0.86
Foothills Blvd	Rand/Pilgrims	C	0.70	C	0.70
Foothills Blvd	Roseville Pkwy/HP	C	0.74	C	0.75
Foothills Blvd	Vineyard Rd	D	0.89	D	0.89
Galleria	Antelope Creek	D	0.82	D	0.82
Galleria	Berry	D	0.85	D	0.84
Harding Blvd	Estates Rd	E	0.94	E	0.95
Harding Blvd	Lead Hill Blvd	E	0.92	E	0.93
Harding Blvd	Roseville Square	A	0.50	A	0.50
Harding Blvd	Wills Rd	D	0.89	D	0.87
I-80 WB On	Atlantic St	C	0.75	C	0.75

Table C**LEVELS OF SERVICE – CITY OF ROSEVILLE SIGNALIZED INTERSECTIONS
CUMULATIVE PLUS REDUCED PROJECT SCENARIO**

Intersection		Cumulative No Project		Cumulative Plus Reduced Project	
North-south Roadway	East-west Roadway	LOS	V/C	LOS	V/C
Americana	Junction Blvd	A	0.38	A	0.38
Country Club	Junction Blvd	B	0.60	B	0.60
Park Regency	Junction Blvd	A	0.40	A	0.40
Porter	Junction Blvd	A	0.58	A	0.57
Revere	Junction Blvd	A	0.51	A	0.51
Stonecrest	Junction Blvd	A	0.37	A	0.36
Lincoln St	Oak Street	C	0.75	C	0.75
Country Club	Pleasant Grove	A	0.57	A	0.57
Fiddymment Rd	Pleasant Grove	A	0.59	A	0.59
Hallisey	Pleasant Grove	B	0.66	B	0.65
SR-65 NB Off	Pleasant Grove	A	0.56	A	0.54
SR-65 SB Off	Pleasant Grove	A	0.52	A	0.50
Sun City Blvd	Pleasant Grove	A	0.45	A	0.44
Washington Blvd	Pleasant Grove	E	0.91	E	0.91
Woodcreek Oaks	Pleasant Grove	B	0.69	B	0.69
Pleasant Grove	Fairway Drive	C	0.75	C	0.74
Pleasant Grove	Highland Drive	A	0.51	A	0.51
Roseville Pkwy	Pleasant Grove	E	0.95	E	0.95
Riverside Ave	Cirby Way	E	0.97	E	0.94
Riverside Ave	Darling Way	D	0.90	D	0.89
Riverside Ave	I-80 WB Off ramp	A	0.08	A	
Rocky Ridge Dr	Cirby Way	B	0.67	B	0.66
Rocky Ridge Dr	Eureka Road	C	0.71	C	0.72
Rocky Ridge Dr	Lead Hill Blvd	D	0.89	D	0.82
Rocky Ridge Dr	Maidu	B	0.69	B	0.69
Rocky Ridge Dr	McLaren	B	0.66	B	0.65
Rocky Ridge Dr	Professional	C	0.73	C	0.73
Roseville Pkwy	Alexandria	A	0.44	A	0.44
Roseville Pkwy	Eureka Road	C	0.73	C	0.71
Roseville Pkwy	Lead Hill Blvd	B	0.61	B	0.61
Roseville Pkwy	Olympus Dr	D	0.87	D	0.88
Roseville Pkwy	Rocky Ridge Dr	A	0.59	A	0.59

Table C

**LEVELS OF SERVICE – CITY OF ROSEVILLE SIGNALIZED INTERSECTIONS
CUMULATIVE PLUS REDUCED PROJECT SCENARIO**

Intersection		Cumulative No Project		Cumulative Plus Reduced Project	
North-south Roadway	East-west Roadway	LOS	V/C	LOS	V/C
Roseville Pkwy	Secret Ravine	B	0.63	B	0.63
Roseville Pkwy	Village/Slade	B	0.61	B	0.61
Creekside	Roseville Pkwy	C	0.73	C	0.74
Galleria	Roseville Pkwy	F	1.13	F	1.12
Gibson	Roseville Pkwy	C	0.78	C	0.78
N. Cirby	Roseville Pkwy	C	0.71	C	0.70
Old Auburn Rd	Roseville Pkwy	B	0.61	A	0.59
Reserve Drive	Roseville Pkwy	E	0.96	E	0.96
Sierra College	Roseville Pkwy	D	0.83	D	0.82
Taylor Rd	Roseville Pkwy	D	0.82	D	0.82
Washington Blvd	Roseville Pkwy	C	0.81	C	0.77
West Mall	Roseville Pkwy	B	0.68	B	0.67
Sierra College	Eureka Road	C	0.77	C	0.80
Sierra College	Indigo Creek	C	0.74	C	0.74
Sierra College	Old Auburn Rd	C	0.78	C	0.78
Sierra College	Olympus Drive	C	0.71	C	0.70
Sierra College	Secret Ravine	A	0.55	A	0.55
South Cirby Way	Old Auburn Rd	D	0.87	D	0.86
Stanford Ranch	Fairway Drive	B	0.63	B	0.64
Stanford Ranch	Five Star Blvd	C	0.80	C	0.80
Stanford Ranch	Highlands Dr	B	0.61	B	0.61
Stanford Ranch	SR-65 NB On	B	0.68	C	0.70
Galleria	SR-65 SB On	C	0.73	C	0.73
Sunrise Avenue	Automall	C	0.73	C	0.75
Sunrise Avenue	Cirby Way	F	1.09	F	1.08
Sunrise Avenue	Coloma Way	F	1.09	F	1.10
Sunrise Avenue	Douglas Blvd	E	0.99	E	0.98
Sunrise Avenue	Eureka Rd	F	1.09	F	1.10
Sunrise Avenue	Frances	B	0.68	B	0.68
Sunrise Avenue	Kensington	D	0.88	D	0.86
Sunrise Avenue	Lead Hill Blvd	F	1.02	F	1.08
Sunrise Avenue	Oak Ridge Dr	E	0.95	E	0.98

Table C

**LEVELS OF SERVICE – CITY OF ROSEVILLE SIGNALIZED INTERSECTIONS
CUMULATIVE PLUS REDUCED PROJECT SCENARIO**

Intersection		Cumulative No Project		Cumulative Plus Reduced Project	
North-south Roadway	East-west Roadway	LOS	V/C	LOS	V/C
Sunrise Avenue	Roseville Pkwy	B	0.65	B	0.65
Sunrise Avenue	Sierra Gardens	D	0.85	D	0.85
Sunrise Avenue	Suntree	B	0.62	B	0.62
Taylor Rd	Eureka Road	E	0.94	E	0.94
Grant Street	Vernon Street	E	0.91	E	0.92
Judah	Vernon Street	A	0.58	A	0.58
Lincoln Street	Vernon Street	D	0.90	E	0.92
Washington Blvd	Diamond Oaks	B	0.69	B	0.69
Washington Blvd	Hallisey	A	0.46	A	0.47
Washington Blvd	Industrial Ave	B	0.61	B	0.66
Washington Blvd	Junction Blvd	C	0.80	C	0.81
Washington Blvd	Main Street	E	0.98	E	0.96
Washington Blvd	Oak Street	A	0.58	C	0.78
Washington Blvd	Sawtell	C	0.74	C	0.73
Woodcreek Oaks	Baseline Road	C	0.74	C	0.73
Woodcreek Oaks	Canevari Road	A	0.56	A	0.56
Woodcreek Oaks	Junction Blvd	A	0.56	A	0.57
Woodcreek Oaks	McAnally	B	0.64	B	0.65
Target Entrance	Fairway Drive	C ²		C ²	
Wal-Mart Entrance	Lead Hill Blvd	C ²		C ²	
Pleasant Grove Blvd	Wal-Mart Entrance	C ²		C ²	
Roseville Parkway	Trestle Drive	C ²		C ²	
HP Road A	Blue Oaks Blvd	C ²		C ²	
HP Road B	Blue Oaks Blvd	C ²		C ²	

Notes:

- The signal at the intersection of Foothill Boulevard and Atkinson Road will be eliminated by the addition of a second loop ramp under the 2020 CIP thus providing LOS "A" conditions at this intersection
- Intersection that the City intends to signalize and ones that would have relatively low "minor street" volumes that would clearly allow LOS "C" or better conditions at buildout of the City.
- Intersections operating at LOS "D" or worse conditions are shaded.

Source: DKS Associates 2003

Table D
LEVELS OF SERVICE – CITY OF ROSEVILLE SIGNALIZED INTERSECTIONS
CUMULATIVE PLUS WRSP AND KAISER EXPANSION SCENARIO

Roadway		Cumulative No Project With WRSP		Cumulative Plus Project With WRSP	
North-south	East-west	LOS	V/C	LOS	V/C
Tiger/Center	Atlantic	C	0.73	C	0.74
Wills	Atlantic St	C	0.78	C	0.78
Yosemite	Atlantic St	D	0.84	D	0.86
Baseline Rd	Junction Blvd	B	0.67	B	0.67
Del Webb Blvd	Blue Oaks Blvd	A	0.43	A	0.43
Diamond Creek	Blue Oaks Blvd	E	0.93	E	0.93
Fiddymment Road	Blue Oaks Blvd	A	0.56	A	0.56
Prairie Woods	Blue Oaks Blvd	A	0.57	A	0.57
SR-65 NB Off	Blue Oaks Blvd	C	0.71	C	0.71
Washington Blvd	Blue Oaks Blvd	C	0.70	C	0.74
Woodcreek Oaks	Blue Oaks Blvd	C	0.77	C	0.77
Champion Oaks	Cirby Way	C	0.76	C	0.78
Melody	Cirby Way	C	0.73	C	0.73
Northridge/Lindsay	Cirby Way	B	0.62	B	0.62
Oak Ridge Dr	Cirby Way	C	0.70	C	0.72
Orlando/Marlin	Cirby Way	C	0.75	C	0.76
Parkview	Cirby Way	A	0.57	A	0.57
San Simeon	Cirby Way	B	0.69	B	0.70
Vernon St	Cirby Way	E	0.99	E	1.00
Eureka Rd	Douglas Blvd	E	0.91	D	0.87
Folsom Rd	Douglas Blvd	C	0.72	C	0.72
Harding Blvd	Douglas Blvd	F	1.05	F	1.07
I-80 WB Off	Douglas Blvd	C	0.79	C	0.80
Judah	Douglas Blvd	C		C	
Keehner/Donner	Douglas Blvd	C	0.74	C	0.73
Park	Douglas Blvd	A	0.58	A	0.59
Riverside Ave/Vem	Douglas Blvd	E	0.98	E	0.98
Rocky Ridge Dr	Douglas Blvd	E	0.94	E	0.93
Roseville Pkwy	Douglas Blvd	C	0.77	C	0.74
Santa Clara Dr	Douglas Blvd	E	0.91	D	0.90
Sierra College	Douglas Blvd	D	0.90	E	0.92
Sierra Gardens	Douglas Blvd	D	0.83	D	0.87
Target	Douglas Blvd	B	0.65	B	0.65
Eureka Rd	Deer Valley	B	0.68	B	0.69
Eureka Rd	Lead Hill Blvd	E	0.91	E	0.93
Ashland	Eureka Road	A	0.52	A	0.52
Central Park	Fairway Drive	A	0.53	A	0.53
Five Star	Fairway Drive	A	0.43	A	0.43
Home Depot	Fairway Drive	B	0.67	B	0.67
Fiddymment Rd	Baseline Rd	E	0.92	E	0.92
Fiddymment Rd	Collector O	A	0.19	A	0.19
Fiddymment Rd	Del Webb Blvd	A	0.47	A	0.47

Table D
LEVELS OF SERVICE – CITY OF ROSEVILLE SIGNALIZED INTERSECTIONS
CUMULATIVE PLUS WRSP AND KAISER EXPANSION SCENARIO

Roadway		Cumulative No Project With WRSP		Cumulative Plus Project With WRSP	
North-south	East-west	LOS	V/C	LOS	V/C
Foothills Blvd	Albertsons	A	0.55	A	0.55
Foothills Blvd	Atkinson Rd	A ¹		A ¹	
Foothills Blvd	Blue Oaks Blvd	F	1.04	F	1.04
Foothills Blvd	Cirby Way	E	0.95	E	0.95
Foothills Blvd	H.P. South	C	0.75	C	0.76
Foothills Blvd	Junction Blvd	D	0.86	D	0.85
Foothills Blvd	Main St/Baseline	D	0.89	D	0.88
Foothills Blvd	McAnally	C	0.80	C	0.80
Foothills Blvd	Mistywood/NEC	C	0.77	C	0.78
Foothills Blvd	Pleasant Grove	D	0.89	D	0.89
Foothills Blvd	Rand/Pilgrims	B	0.70	B	0.70
Foothills Blvd	Roseville Pkwy/HP	B	0.70	C	0.74
Foothills Blvd	Vineyard Rd	D	0.90	D	0.90
Galleria	Antelope Creek	D	0.83	D	0.83
Galleria	Berry	D	0.84	D	0.84
Harding Blvd	Estates Rd	E	0.95	E	0.95
Harding Blvd	Lead Hill Blvd	E	0.96	E	0.94
Harding Blvd	Roseville Square	A	0.50	A	0.50
Harding Blvd	Wills Rd	D	0.89	D	0.90
I-80 WB On	Atlantic St	C	0.72	C	0.72
Americana	Junction Blvd	A	0.43	A	0.43
Country Club	Junction Blvd	B	0.64	B	0.63
Park Regency	Junction Blvd	A	0.46	A	0.46
Porter	Junction Blvd	B	0.62	B	0.61
Revere	Junction Blvd	A	0.59	A	0.58
Stonecrest	Junction Blvd	A	0.55	A	0.55
Lincoln St	Oak Street	C	0.77	C	0.77
Country Club	Pleasant Grove	A	0.59	B	0.60
Fiddymment Rd	Pleasant Grove	D	0.85	D	0.84
Hallisey	Pleasant Grove	B	0.66	B	0.66
SR-65 NB Off	Pleasant Grove	A	0.54	A	0.53
SR-65 SB Off	Pleasant Grove	A	0.50	A	0.50
Sun City Blvd	Pleasant Grove	A	0.47	A	0.48
Washington Blvd	Pleasant Grove	E	0.93	E	0.92
Woodcreek Oaks	Pleasant Grove	C	0.72	C	0.72
Pleasant Grove	Fairway Drive	C	0.75	C	0.74
Pleasant Grove	Highland Drive	A	0.51	A	0.51
Roseville Pkwy	Pleasant Grove	E	0.96	E	0.96
Riverside Ave	Cirby Way	E	0.99	E	0.99
Riverside Ave	Darling Way	D	0.88	D	0.87
Riverside Ave	I-80 WB Off ramp	A	0.44	A	0.44
Rocky Ridge Dr	Cirby Way	B	0.67	B	0.69
Rocky Ridge Dr	Eureka Road	C	0.72	C	0.73

Table D
LEVELS OF SERVICE – CITY OF ROSEVILLE SIGNALIZED INTERSECTIONS
CUMULATIVE PLUS WRSP AND KAISER EXPANSION SCENARIO

Roadway		Cumulative No Project With WRSP		Cumulative Plus Project With WRSP	
North-south	East-west	LOS	V/C	LOS	V/C
Rocky Ridge Dr	Lead Hill Blvd	D	0.84	D	0.87
Rocky Ridge Dr	Maidu	B	0.69	B	0.70
Rocky Ridge Dr	McLaren	B	0.66	B	0.67
Rocky Ridge Dr	Professional	C	0.73	C	0.73
Roseville Pkwy	Alexandria	A	0.45	A	0.45
Roseville Pkwy	Eureka Road	C	0.71	C	0.73
Roseville Pkwy	Lead Hill Blvd	B	0.64	B	0.63
Roseville Pkwy	Olympus Dr	D	0.88	E	0.91
Roseville Pkwy	Rocky Ridge Dr	B	0.60	A	0.59
Roseville Pkwy	Secret Ravine	B	0.65	B	0.64
Roseville Pkwy	Village/Slade	B	0.62	B	0.61
Creekside	Roseville Pkwy	C	0.73	C	0.73
Galleria	Roseville Pkwy	F	1.16	F	1.17
Gibson	Roseville Pkwy	D	0.83	D	0.82
N. Cirby	Roseville Pkwy	B	0.70	B	0.69
Old Auburn Rd	Roseville Pkwy	A	0.59	A	0.59
Reserve Drive	Roseville Pkwy	E	0.98	E	0.97
Sierra College	Roseville Pkwy	D	0.82	D	0.84
Taylor Rd	Roseville Pkwy	D	0.84	D	0.84
Washington Blvd	Roseville Pkwy	C	0.78	C	0.76
West Mall	Roseville Pkwy	B	0.68	B	0.68
Sierra College	Eureka Road	C	0.79	C	0.77
Sierra College	Indigo Creek	C	0.73	C	0.73
Sierra College	Old Auburn Rd	C	0.75	C	0.76
Sierra College	Olympus Drive	C	0.70	C	0.72
Sierra College	Secret Ravine	A	0.57	A	0.57
South Cirby Way	Old Auburn Rd	D	0.88	D	0.89
Stanford Ranch	Fairway Drive	B	0.66	B	0.67
Stanford Ranch	Five Star Blvd	C	0.81	C	0.81
Stanford Ranch	Highlands Dr	B	0.63	B	0.64
Stanford Ranch	SR-65 NB On	C	0.71	C	0.72
Stanford Ranch/Gal	SR-65 SB On	C	0.73	C	0.73
Sunrise Avenue	Automall	C	0.72	C	0.72
Sunrise Avenue	Cirby Way	F	1.14	F	1.13
Sunrise Avenue	Coloma Way	F	1.11	F	1.10
Sunrise Avenue	Douglas Blvd	E	1.00	E	0.99
Sunrise Avenue	Eureka Rd	F	1.14	F	1.15
Sunrise Avenue	Frances	B	0.68	B	0.68
Sunrise Avenue	Kensington	D	0.85	D	0.88
Sunrise Avenue	Lead Hill Blvd	E	0.97	E	1.00
Sunrise Avenue	Oak Ridge Dr	E	0.93	E	0.93
Sunrise Avenue	Roseville Pkwy	B	0.65	B	0.66
Sunrise Avenue	Sierra Gardens	D	0.85	D	0.83

Table D
LEVELS OF SERVICE – CITY OF ROSEVILLE SIGNALIZED INTERSECTIONS
CUMULATIVE PLUS WRSP AND KAISER EXPANSION SCENARIO

Roadway		Cumulative No Project With WRSP		Cumulative Plus Project With WRSP	
North-south	East-west	LOS	V/C	LOS	V/C
Sunrise Avenue	Suntree	B	0.63	B	0.62
Taylor Rd	Eureka Road	D	0.90	E	0.91
Grant Street	Vernon Street	E	0.94	E	0.95
Judah	Vernon Street	A	0.58	A	0.58
Lincoln Street	Vernon Street	D	0.89	D	0.90
Washington Blvd	Diamond Oaks	C	0.70	C	0.70
Washington Blvd	Hallisey	A	0.46	A	0.46
Washington Blvd	Industrial Ave	B	0.61	B	0.60
Washington Blvd	Junction Blvd	D	0.83	D	0.84
Washington Blvd	Main Street	F	1.01	E	0.96
Washington Blvd	Oak Street	A	0.57	A	0.58
Washington Blvd	Sawtell	C	0.74	C	0.74
Woodcreek Oaks	Baseline Road	C	0.73	C	0.73
Woodcreek Oaks	Canevari Road	A	0.52	A	0.52
Woodcreek Oaks	Junction Blvd	C	0.74	C	0.73
Woodcreek Oaks	McAnally	B	0.69	B	0.68
Target Entrance	Fairway Drive	C ²		C ²	
Wal-Mart Entrance	Lead Hill Blvd	C ²		C ²	
Pleasant Grove Blvd	Wal-Mart Entrance	C ²		C ²	
Roseville Parkway	Trestle Drive	C ²		C ²	
HP Road A	Blue Oaks Blvd	C ²		C ²	
HP Road B	Blue Oaks Blvd	C ²		C ²	
Fiddymment Rd	Hayden Pkwy N	A	0.37	A	0.37
Fiddymment Rd	Hayden Pkwy S	A	0.44	A	0.44
West Side Dr	Blue Oaks Blvd	A	0.20	A	0.21
Hayden Pkwy	Blue Oaks Blvd	A	0.38	A	0.39
Fiddymment Rd	Westhills Dr	B	0.62	B	0.62
Dyer Lane	Pleasant Grove Blvd	A	0.27	A	0.27
Collector A	Pleasant Grove Blvd	A	0.34	A	0.34
NS Street/Fiddymment	Blue Oaks Blvd	A	0.52	A	0.52

Notes:

- The signal at the intersection of Foothill Boulevard and Atkinson Road will be eliminated by the addition of a second loop ramp under the 2020 CIP thus providing LOS "A" conditions at this intersection
- Intersection that the City intends to signalize and ones that would have relatively low "minor street" volumes that would clearly allow LOS "C" or better conditions at buildout of the City.
- Intersections operating at LOS "D" or worse conditions are shaded.

Source: DKS Associates 2003

SHORT-TERM TRAFFIC ANALYSIS

South Placer Justice Center

prepared for
Placer County

prepared by
DKS Associates

October 10, 2003

INTRODUCTION

The City has requested that a "short-term traffic analysis" be conducted for the proposed South Placer Justice Center. This document is intended to supplement the long-term traffic analysis that has already completed and focus on traffic operations under "existing plus project" conditions. This document also will address other site access and circulation issues adjacent to and within the project site.

TRIP GENERATION OF PROPOSED PROJECT

The proposed project consists of a private 60,000 square foot office building, a 173,677 square foot public office building, a 50,889 square foot sheriff's office building, a 109,739 square foot courthouse, and a 232,150 square foot detention facility. The site plan also includes a 1-story 18,733 square foot Ancillary Services building to support Sheriff's Office vehicles. All trips associated with the Ancillary Services building were assumed to be included in trips associated with the Sheriff's Office.

Trip generation of the SPJC was developed based upon data contained in the following sources:

- Institute of Transportation Engineers (ITE), Trip Generation, 6th Edition, 1997;
- Trip Generation Rates of Correctional Facilities, Journal of Urban Planning and Development, Vol. 126, No. 1, March 2000, American Society of Civil Engineers;
- Trip generation rates used by the City of Roseville in the City's travel demand model.

The county's goal in combining these uses on one site is to reduce the number of trips and travel distance between interdependent justice functions. This project will reduce travel distances for local law enforcement between the jail for booking and other related business with the Sheriff's Office, District Attorney, Probation and the Courts.

The courthouse p.m. peak hour trip rate was based upon rates contained in an EIR prepared for a Federal courthouse in the City of Sacramento. The rates in that EIR were based upon surveys conducted of employees, jurors and visitors of a Federal courthouse in Minnesota.

The detention facility trip rate is from the March 2000 Journal of Urban Planning and Development and is based upon an average of five regional jail facilities in West Virginia.

The daily trip generation for the courthouse and detention facility uses were developed assuming the number of trips during the p.m. peak hour represent ten percent of the total daily trips.

The trip generation rate for typical office buildings was assumed for the following components of the SPJC:

- Sheriff's Office (50,889 square feet);

- Offices for the District Attorney, Shared Services, Child Support, Public Defender and Probation (173,677 square feet);
- Private office building (60,000 square foot).

The daily trip generation for office uses from the City of Roseville's travel demand model (17.67 trips per 1,000 square feet) was assumed for these uses. The trip generation estimate for the proposed SPJC is summarized in Table 1

Land Use	Unit used for trip generation estimate			P.M. Peak Hour Trip Rate			Daily Trip Rate	P.M. Peak Hour Trips			Daily Trips
	Floor Area (ksf)	Staff	Beds	In	Out	Total		In	Out	Total	
Courts (eight Courtrooms) ¹	-	151	-	0.11	1.25	1.36	13.57	17	188	205	2,049
Sheriff's Office ^{2,3}	50.889	-	-	0.29	1.39	1.68	17.67	15	71	85	899
Offices ²	173.677	-	-	0.29	1.39	1.68	17.67	50	242	292	3,069
Detention Facility ⁴	-	-	980	0.04	0.11	0.15	1.50	41	106	147	1,470
Private Office Building ²	60.000	-	-	0.29	1.39	1.68	17.67	17	84	101	1,060
TOTAL								139	691	830	8,547
Notes: 1 Based upon rates developed and contained in an EIR prepared for a Federal Courthouse in the City of Sacramento. This rate includes employees, jurors and visitors. 2 Based on rates in City of Roseville Travel Model 3 The Sheriff's Office typically runs a three-shift day for patrol and corrections staff. Each shift begins at 7 AM, 3 PM and 11 PM. Therefore, most travel is completed prior to these times and outside of typical 7:00 - 9:00 AM and 4:00 - 6:00 PM peak commute hours. 4 Journal of Urban Planning and Development, Average of five regional jail facilities in West Virginia											
SOURCE: DKS Associates, 2003											

SITE ACCESS

Existing Conditions. Industrial Avenue is currently a two lane roadway adjacent to the project site with a posted speed limit of 60 mph. The roadway currently is not median separated. The closest major intersections to the project site are at Sunset Boulevard approximately ½ mile to the north and at Blue Oaks Boulevard approximately ¾ mile to the south. Other smaller intersections and driveways are located along Industrial Avenue between these two streets. Traffic counts conducted in the spring of 2001 indicate that Industrial Avenue currently carries the following volumes:

- Daily Two Way Volume: 4,800
- AM Peak Hour Volume (8:00 AM hour): 245 northbound, 163 southbound, 408 total
- PM Peak Hour Volume (4:00 PM hour): 164 northbound, 267 southbound, 431 total

These volumes show that the roadway displays a general northbound peak in the AM and a southbound peak in the PM. The peak and off-peak directional volumes are similar for both AM and PM.

Proposed Project Access The proposed project includes two new driveway connections to Industrial Avenue. Improvements associated with the proposed project along Industrial Avenue include addition of a median to provide southbound left-turn pockets at both driveways and a southbound median acceleration lane for vehicles exiting the site, plus a second northbound lane adjacent to the site to provide for vehicles decelerating into and accelerating out of the project driveways.

The site would be accessed via two main driveways. The north driveway would consist of one lane in each direction. It would provide access to parking facilities on the north side of the site, including the secured staff parking lot. The south driveway would have two lanes in each direction and be median-separated. This driveway would provide access to parking facilities in the southern portion of the site. The general layout of these driveways is shown in Figure 1 along with some key site access distances.

ESTIMATED DRIVEWAY VOLUMES AND OPERATIONS

The trip generation rates listed in Table 1 were used to determine the turning movement volumes into and out of the project site under Existing Plus Proposed Project conditions. The validated 2001 Placer County Travel Demand Model was used to determine distribution of trips from the site by the adding the Proposed Project to the existing 2001 model. The results of this model run show that approximately 70% of the trips generated by the Proposed Project under existing conditions would travel south on Industrial Avenue and approximately 30% would travel north. This distribution seems logical, based on the housing stock to the south and the fact that many employees and visitors traveling from the north and northeast would use the Blue Oaks Boulevard exit from State Highway 65.

Based on the locations of parking facilities and buildings within the site, it was estimated that approximately 2/3 of the vehicles traveling from south on Industrial Avenue would use the south driveway; leaving approximately 1/3 to use the north driveway. Similarly, it was assumed that approximately 2/3 of the vehicles traveling from north on Industrial Avenue would use the north driveway; leaving approximately 1/3 to use the south driveway. It was assumed that the numbers of vehicles entering and exiting the site in the PM peak hour (139 and 691, respectively) would be reversed for the AM peak hour. Thus it has been assumed that in the AM peak hour 691 vehicles would enter the site and 139 would exit the site. The AM and PM peak hour volumes for the Existing Plus Proposed Project scenario are shown in Figure 2 and Figure 3, respectively.

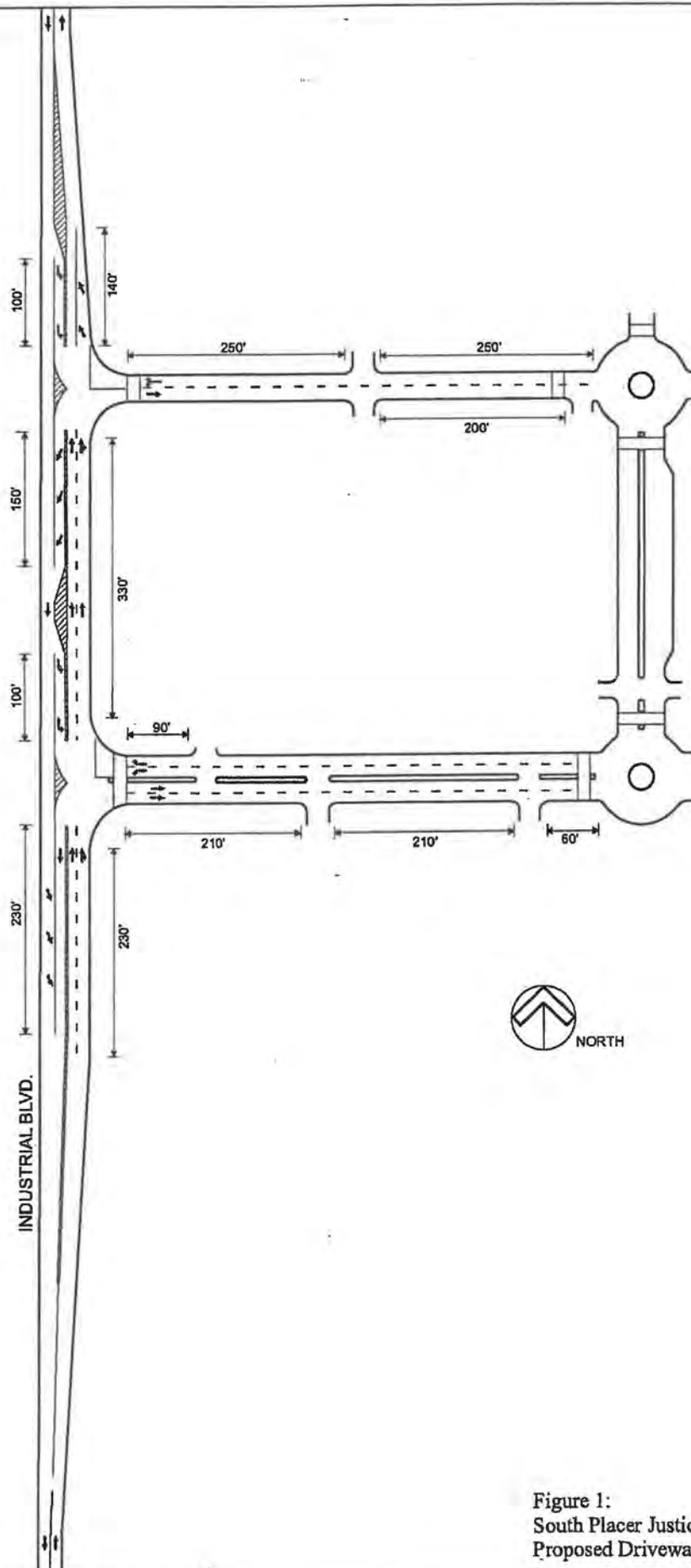


Figure 1:
South Placer Justice Center
Proposed Driveway Access

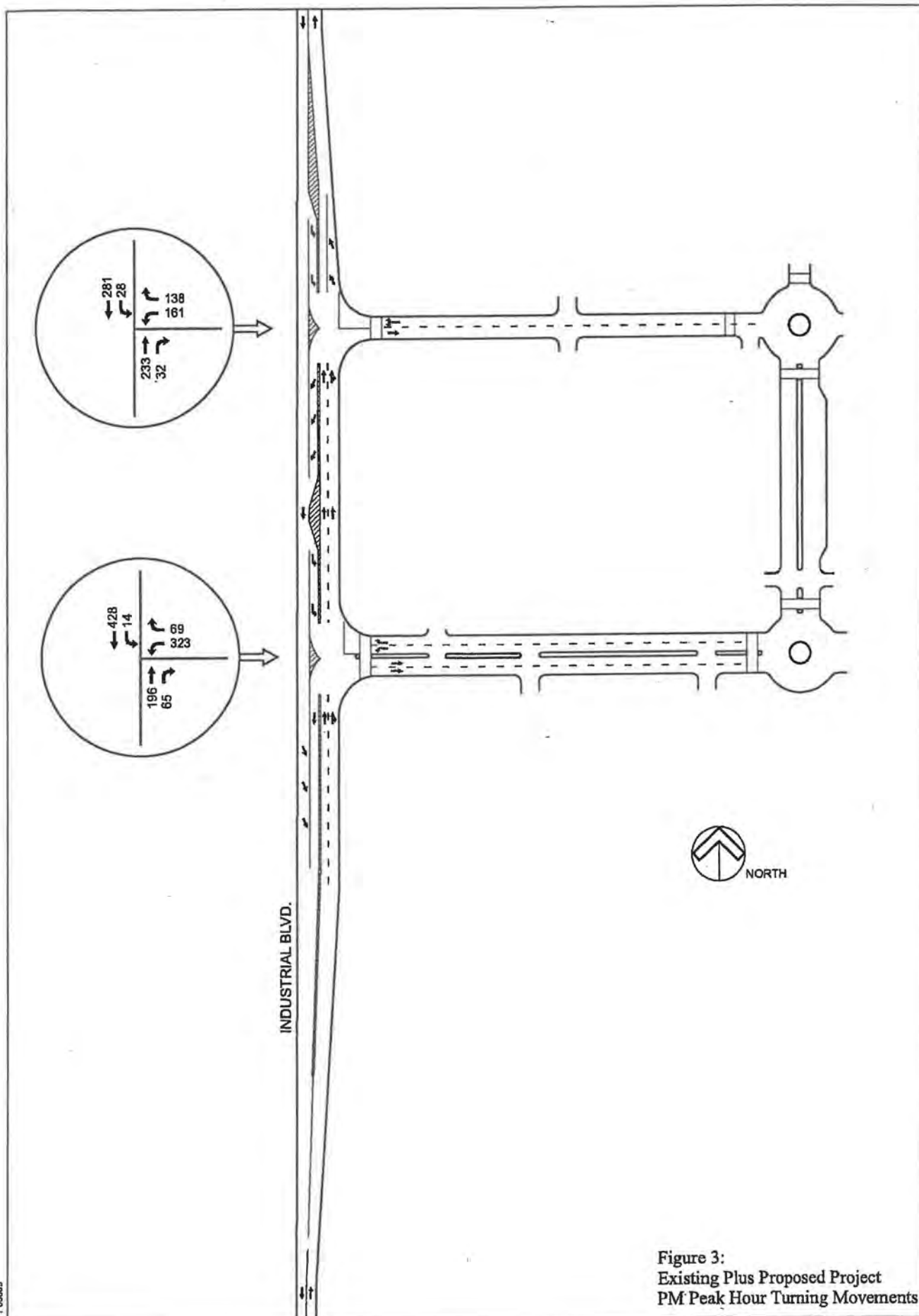


Figure 3:
Existing Plus Proposed Project
PM Peak Hour Turning Movements

A signal warrant analysis was conducted for both driveway intersections with Industrial Avenue. It was found that while there are some fairly high volumes entering and exiting the site, neither of these new intersections would warrant a signal based on one hour signal warrants in the AM or PM peak hour. To accommodate the high left-turn volumes, the applicant has proposed left-turn pockets into both driveways and left-turn acceleration lanes for vehicles exiting the site. To accommodate the high right-turn volumes, the applicant has proposed a northbound auxiliary lane with acceleration and deceleration sections for right-turns.

Levels of service were calculated at the two proposed intersections. These unsignalized intersections were analyzed using a methodology outlined in the Transportation Research Board's Special Report 209, *Highway Capacity Manual*, 2000. The methodology utilized is known as "operational analysis." This unsignalized HCM 2000 analysis is based on delay thresholds shown in Table 2.

TABLE 2 LEVEL OF SERVICE CRITERIA UNSIGNALIZED INTERSECTIONS	
LEVEL OF SERVICE (LOS)	TOTAL DELAY PER VEHICLE (seconds)
A	≤ 10
B	$> 10 \text{ and } \leq 15$
C	$> 15 \text{ and } \leq 25$
D	$> 25 \text{ and } \leq 35$
E	$> 35 \text{ and } \leq 50$
F	> 50
<i>Source: Highway Capacity Manual, Transportation Research Board, Special Report No. 209, Washington, D.C., 2000.</i>	

For one or two-way stop controlled intersections, level of service is based on the average delay of all vehicles entering the intersection. It is also common practice to report the average delay of the worst movement or approach to the intersection. Table 3 shows the AM and PM peak hour level of service for the two intersections under Existing Plus Proposed Project conditions. Figure 2 and Figure 3 show the AM and PM peak hour turning movement volumes for the two intersections under Existing Plus Proposed Project conditions.

Table 3 shows that both intersections would operate at an acceptable level of service under Existing Plus Proposed Project conditions during both the AM and PM peak hours. It must be noted that these LOS calculations are based on the proposed site design that includes a median acceleration lane for westbound left turns at both intersections. Without the left turn acceleration lane, the westbound left turns at the north driveway would experience an average delay of 16.6 seconds, or LOS C in the PM peak hour. Without the left turn acceleration lane,

the westbound left turns at the south driveway would experience an average delay of 38.5 seconds, or LOS E in the PM peak hour. This analysis shows that while the north driveway is not substantially improved in terms of LOS by the provision of a left turn acceleration lane, the south driveway is.

**TABLE 3
INTERSECTION LEVEL OF SERVICE
EXISTING PLUS PROJECT CONDITIONS**

Intersection along Industrial Avenue	Traffic Control	AM Peak Hour				PM Peak Hour			
		Average		Worst Movement ₁		Average		Worst Movement ₁	
		LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
North Driveway	1-way stop	A	3.0	B	12.7	A	6.7	B	12.6
South Driveway	1-way stop	A	2.1	C	16.8	A	7.8	B	13.8
Note 1: For North Driveway: worst approach (westbound), For South Driveway: worst movement (westbound left)									
Source: DKS Associates, 2003									

Along with LOS, HCM 2000 also calculates queue lengths for unsignalized intersections. The queue length calculated is defined as the 95th percentile queue length for any minor movement during the peak 15 minutes. This queue length can be used to determine the storage necessary for a particular movement. Table 4 shows the 95th percentile queue (in vehicles and in distance) for each movement for the two intersections.

**TABLE 4
95th PERCENTILE QUEUE LENGTHS,₁
EXISTING PLUS PROJECT CONDITIONS**

Intersection along Industrial Avenue	AM Peak Hour			AM Peak Hour		
	Southbound	Westbound		Southbound	Westbound	
	Left	Left	Right	Left	Left	Right
North Driveway	0.4 (50 ft)	0.5 (50 ft)		0.1 (50 ft)	1.8 (50 ft)	
South Driveway	0.3 (50 ft)	0.6 (50 ft)	0.1 (50 ft)	0.0 (50 ft)	2.3 (58 ft)	0.2 (50 ft)
Note 1: Queue lengths calculated in vehicles by HCM 2000 Unsignalized method (Distances in parentheses based on length of 25 feet per vehicle) City of Roseville assumes minimum distance of 2 vehicles (50 feet)						
Source: DKS Associates, 2003						

As Table 3 shows, the estimated 95th percentile queue lengths are quite short for all movements at these two proposed intersections. As stated previously, these calculations are based on the proposed site design that includes a median lane for westbound left turns at both intersections. Without these left turn acceleration lanes, the westbound queue lengths would be longer. For the north driveway, the westbound queue would increase from 1.8 vehicles (50 feet) to 2.7 vehicles (68 feet) in the PM peak hour. For the south driveway, the westbound left turn queue would increase from 2.3 vehicles (58 feet) to 6.7 vehicles (168 feet) in the PM peak hour. This analysis shows that while the north driveway is not substantially improved in terms of queue length by the provision of a left turn acceleration lane, the south driveway is.

ANALYSIS OF SITE CIRCULATION

There are no significant driveways or intersections on Industrial Avenue close enough to the proposed project to be impacted by queuing, weaving or other traffic operational issues due to proposed project. The analysis of site circulation thus focuses on circulation as it relates to the two driveways providing access to the site from Industrial Avenue. The City of Roseville has a series of design guidelines that it applies to new projects within the City. The section entitled "Site Access" provides guidelines for entrances and exits to new developments. These guidelines depend on the type of roadway and the type of project proposed. As stated previously, Industrial Avenue is currently a two-lane arterial with a posted speed limit of 60 mph in the vicinity of the Proposed Project. It is currently not median separated.

The guidelines state that driveways shall be at least 250 feet apart on arterial roadways. According to the proposed plan, the two driveways are approximately 350 feet apart. The guidelines state that right turn deceleration/acceleration lanes shall be provided for a driveway if all of the following conditions are met:

- The driveway is located on an arterial or expressway.
- Right turn ingress volume is expected to exceed 50 vehicles during peak hour flows on the roadway.
- There is ample room and frontage to fit a deceleration lane as determined by the City Engineer.
- The travel speed of the roadway, as determined by the City Engineer, equals or exceeds 45 mph.

These two driveways meet all these conditions. The City's guidelines state that an acceleration or deceleration lane should be at least 200 feet long with a 120 foot taper. Figure 1 shows the acceleration/ deceleration lanes and their proposed lengths. The proposed design includes an adequate deceleration lane and taper south of the southern driveway. The acceleration/deceleration lane between the two driveways is also of adequate length, at approximately 330 feet. The acceleration lane north of the northern driveway is shown to be approximately 140 feet long before it starts to taper off. This acceleration lane should be at least 200 feet long before the taper starts.

The City's guidelines also consider left turn deceleration/ acceleration lanes for driveways. The guidelines state the following:

"On arterials or expressways where left turns in will be permitted, a left turn deceleration lane shall be provided. This may be in the form of a separate left-turn pocket on a 6-lane road, or a continuous two-way-left-turn-lane on a 4 lane road. The minimum left turn pocket length shall be 200 feet plus a 120 foot entry taper. Longer left turn pockets may be required if a traffic impact study demonstrates the need. Separate left turn acceleration lanes are not typically required."

Figure 1 shows the proposed left turn deceleration and acceleration lanes and their lengths. The short southbound left turn queues in Table 3 indicate that long left turn lanes might not be warranted. However, the high design speed of Industrial Avenue (60 mph) dictates that lengthy deceleration lanes are required so vehicles have time and distance to decelerate before making their left turn. The current plan shows 100 foot long left turn deceleration lanes leading to both driveways. Based on the City's guidelines and Caltrans standards, these proposed left turn pockets are too short. The City's guidelines state that the left turn pockets should be at least 200 feet plus a 120 foot entry taper. Caltrans standards state that based on a design speed of 60 mph, the left turn pocket should be approximately 500-550 feet long. The left turn pocket leading to the north driveway should be redesigned so it is at least 200 feet long and if possible, 550 feet long. It should be noted that as this area urbanizes, it is likely that the speed limit on Industrial Avenue would be lowered, thus decreasing the length required for a deceleration lane.

The provision of a left turn acceleration lane from the north driveway dictates that the left turn pocket into the south driveway be very short. In order to allow for adequate deceleration distance to make a left turn into the south driveway, the acceleration lane from the north driveway should be abandoned. Level of service and queue analysis at the north driveway show that a left turn acceleration lane does not substantially improve the operation of this intersection. Therefore, it is proposed that instead of the two separate left turn acceleration and deceleration pockets, there should be a continuous two-way-left-turn-lane between the two driveways. This design would allow longer distances for vehicles exiting the north driveway to accelerate and for vehicles entering the south driveway to decelerate.

Due to the higher volumes of outbound left turns at the south driveway, particularly in the PM peak hour, the left turn acceleration lane proposed for this intersection is justified. This receiving lane for left turns improves the level of service and queue lengths for this movement. This lane is over 200 feet in length and gradually merges with southbound through traffic.

The City's guidelines also consider the layout of driveways within the project. "Minimum required throat depth" refers to the minimum distance from the street to the nearest intersection or parking area within the project. The reason for minimum throat depth is to avoid queued vehicles stacking up onto the public roadway. The City's guidelines include a

table with minimum required throat depths based on land use type and street right-of-way. This project does not fall within the land use types specified in the table. The closest category to this site in the table is "General Office." Based on a street right-of-way of 60 feet and approximately 280,000 square feet of development, the minimum throat depth for both driveways based on City guidelines is 175 feet. Figure 1 shows that the north driveway has a throat depth of 250 feet. This is within the City's guidelines.

The south driveway shows a secondary driveway 90 feet from Industrial Avenue. This distance is far shorter than the City's guideline distance. Vehicles waiting to make a left turn into this secondary driveway could back up and cause other vehicles to back up into Industrial Avenue. Therefore it is recommended that this secondary driveway should be a right-turn-in/right-turn-out driveway. This means the median in the south driveway should be continuous at the secondary driveway, thus preventing vehicles from turning left into or out of this secondary driveway. Throat depth should also be considered in the design of the security gate at the entrance to the Secured Staff Parking lot. The security gate should be set back as far as possible to prevent vehicles backing up onto the north driveway.

South Placer Justice Center Courthouse site program and parking

This supplements the application documentation for the MPP/CUP application to the City of Roseville for the South Placer Justice Center (SPJC). This document focuses on the development of the site program relative to the number of parking spaces and the criteria used to derive the necessary parking.

Development Criteria:

During the fall and winter of 2002, Dan Smith & Assoc. (DSA) was retained by the Placer County Superior Court and the CA Administrative Office of the Courts (AOC) to develop a program statement for Court facilities needs through 2022. The consultant was also charged with developing a space program specific to the courthouse proposed for the SPJC. This space program defined the development criteria for the site and the building based on the specific space needs defined by the Placer County Superior Court administration and the *Trial Court Facilities Guidelines* adopted by the California Judicial Council, 1 July 2002. The guidelines stipulate that the following criteria shall be considered in order to provide adequate parking for court facilities:

- The number and type of courtrooms.
- The daily number of users, visitors and jurors.
- The number of staff employed at the facility.
- The average number of official vehicles at the facility.

The parking requirement was derived by DSA based on the operational descriptions and user populations provided by the Courts and the AOC in consideration of the facilities guidelines.

Summary project description:

The proposed SPJC courthouse will contain eight general-purpose courtrooms in approximately 110,000 GSF. Space is also included for administration, clerks, filing, public access, inmate transfer/holding and other functions necessary to discharging the business of the Courts.

Parking capacity derivation:

The programming consultant, Dan Smith and Assoc., developed several iterations for the parking requirements, which are presented in the tables below. The first iteration was based upon the user populations, from historical data compiled by the Court.

Type	No.	Use Factor	Parking
Secure Judicial Parking	8	100%	8
Employees	143	95%	137
Public visitors (20/courtroom)	160	100%	160
Jurors	177	98%	173
Official vehicle parking	10	Assumption	10
Total Parking Space Need	498		488
	Proposed ratio *GSF/Space		225
	Spaces/courtroom		61
	*Courthouse gross area		109,739

All but the public visitors are assumed as daily counts; the public number represents a maximum hour count for visitors, litigants, attorneys etc. Based on the Court's historical data, the maximum parking demand will occur between 8-9am with the maximum influx of employees and jurors. Visitors, litigants and attorneys account for a fairly constant demand weighted towards the morning hours.

The draft Court Facilities Master Plan, compiled by DSA and sponsored by the AOC, made adjustments to the parking requirements. This adjustment was a result of examination of other Court facilities and in consideration of the Roseville parking standard. These numbers reflect an expectation of a slight increase in the potential number employees and visitors.

Type	Criteria	Parking
Secure Judicial Parking	100% Judicial positions	8
Public/Jury/Staff Parking	4.55 spaces per 1,000 GSF	504
Official Vehicle Parking	Assumption	6
Total Parking Space Need		518
	Proposed *GSF/Space	214
	Spaces/courtroom	65
	*Courthouse gross area	110,700

Reference data:

The traffic trip analysis performed by DKS Assoc. indicates that the Peak AM trip generation for the courthouse will be 264 trips. The same analysis predicts that the daily trip generation will be 2049. This data assists in understanding the parking demand during the peak morning demand period. A review of other comparable court facilities did not identify any examples with direct correspondence by type or size. The following table presents examples of two Sacramento facilities, the Carol Miller Justice Center and the William Ridgeway Family Relations Courthouse.

Facility	Carol Miller Justice Center	William Ridgeway Courthouse
Courtrooms	7	15
Gross Area	94,189	164,981
Parking provided	478	1,089
Spaces/1000GSF	5.1	6.6
GSF/Space	197	151
Spaces/Courtroom	68	73
Average daily visitors	2,015	2,230

Of the two facilities, the Carol Miller facility corresponds the best to the proposed SPJC. However, both facilities have a higher concentration of large, high volume courtrooms than the proposed SPJC courthouse. The William Ridgeway Courthouse also houses other justice services not proposed for the SPJC courthouse.

The proposed parking for the SPJC courthouse was derived by application of the criteria set forth in the AOC Facilities Guidelines and user populations determined by the Superior Court consistent with actual use of Court facilities. Furthermore, to the extent that a reliable comparison can be applied, the parking ratio is reasonably consistent with other court facilities. It is expected that the proposed parking will adequately accommodate the parking demands of staff, visitors, attorneys and litigants.



Roseville, CA 95671
Office (916) 774-5600
FAX (916) 784-3797
TDD (916) 774-5220
www.RosevilleElectric.org

10/6/2003

James Gately / Bob Grey
J.B. Management
2101 Evergreen Street
Sacramento, Ca. 95815

The City of Roseville Electric Department will provide electric service to the project known as:

South Placer Justice Center
10800 Industrial Avenue
Roseville, Ca.

The electric service will be provided in accordance with the City of Roseville policies in force at the time of construction.

Sincerely,

Tom Habashi
Electric Utility Director

RECEIVED

OCT 06 2003

PLANNING DEPARTMENT

MEMORANDUM

To: Mike Isom, Associate Planner

From: J. Mwah Polson, Environmental Utilities

Cc: Kelye McKinney, Engineering Manager
Ed Kriz, Water Utility Manager

Subject: **South Placer Justice Center; 10800 Industrial Boulevard**

Date: September 9, 2003

The Environmental Utilities Department has determined that the subject project will not require additional water supply beyond that already available from the City of Roseville's water system. This determination was based on comparison of water supply available for the site with the estimated water demand required of the project including the proposed annexation of the 6-acre parcel that is currently outside the City's corporate boundary.

The original site totals 66.9 acres (without annexation) and has a water demand allocation of 171,398 gpd based upon an Industrial water demand factor of 2,562 gpd/acre. The subject project including the annexation, has a total of 72.5 acres, including a 19 acre wetland. Assuming the wetland will not be developed, the proposed project will have a developable area of 53.5 acres. Using a water demand factor of 2,598 gpd/acre for Light Industrial and Business Professional zoning and the applicant's estimate of 28,420 gpd for 980 inmates, the project results in a water demand of approximately 167,413 gpd.

Since the original allocation for the original site is greater than the demand for the proposed project, including the proposed annexation, the Environmental Utilities Department has concluded there is sufficient water in the City's water budget for this project as long as the wetland areas are not developed in the future.

Please call if you have any questions or need additional information.



May 23, 2003

Ms. Kathy Pease
Roseville Planning Department
311 Vernon Street
Roseville, CA 95678

Dear Ms. Pease:

The Department of Fish and Game (DFG) has reviewed your requests for comments on the South Center Justice Center. The project includes development of a government center and open space on 72.47 acres within the northern portion of the City of Roseville, Placer County.

The project site is dominated by grassland habitats and is within three miles of one active Swainson's hawk (*Buteo swainsonii*) nest and within ten miles of six additional nests based on DFG studies conducted during the spring of 2001. The project site provides foraging habitat for this state listed threatened species. We recommend that mitigation measures be identified in subsequent environmental documents that require acquisition (fee title, easement or credits in an approved mitigation bank) of suitable foraging habitat within west Placer County for grassland habitats impacted as a result of project implementation at a ratio of 0.75:1. Failure to identify mitigation for this project impact prior to project approval would result in a significant, avoidable, and unmitigated impact to a state listed species. The DFG would concur with a Negative Declaration for this project provided appropriate mitigation, as described, was included within the environmental document.

Thank you for the opportunity to review this project. If we can be of further assistance, please contact Mr. Jeff Finn at (530) 477-0308 or Ms. Terry Roscoe, Habitat Conservation Planning Supervisor at (916) 358-2382.

Sincerely,


Larry L. Eng, Ph.D.
Deputy Regional Manager

Ms. Pease
May 23, 2003
Page 2

cc: Ms. Terry Roscoe
Mr. Jason Holley
Mr. Jeff Finn
Department of Fish and Game
Sacramento Valley - Central Sierra Region
1701 Nimbus Road
Rancho Cordova, California 95670

MITIGATION MONITORING PROGRAM

Project Title/File Number: South Placer Justice Center / File #MPP 03-02, MPP 03-03, CUP 03-05, GPA 03-10, RZ 03-08, ANN 03-01, & SUBD 03-05

Project Location: 10800 Industrial Avenue; Roseville; Placer County

Project Description: The requested project entitlements are as follows:

- **Stage One** approval of a **Major Project Permit** to allow the phased construction of a 676,149 s.f. justice facility including a 110,700 s.f. courthouse, 60,000 s.f. private office building, 163,677 s.f. justice services building (District Attorney, Public Defender, etc.), 40,000 s.f. archive/storage building, 50,889 s.f. sheriff substation, 18,733 s.f. ancillary building (vehicle shop), and a 232,150 s.f. detention facility with a capacity for up to 980 inmates. The project will be developed in phases through the year 2025.
- **Stage Two** approval of a **Major Project Permit** to allow construction of the courthouse and private office building, totaling 170,700 s.f. and associated site improvements including parking, lighting, and landscaping.
- **Conditional Use Permit** to allow a detention facility in the General Industrial zone district.
- **Tentative Subdivision Map** to subdivide approximately 67 acres into four parcels. A fifth parcel (6 acre Parcel D) exists outside of the City limits and will be incorporated into the project, but is excluded from the Tentative Map.
- **General Plan Amendment** to change the adopted land use of ±6 acres of the project site from Industrial Park (Placer County designation) to General Industrial (IND) in preparation for annexation into the City of Roseville corporate limits.
- **Rezone (Prezone)** to assign preliminary zoning of General Industrial (M2) to ±6 acres of the project site in preparation for annexation.
- **Annexation** to annex ±6 acres of the project site into the City of Roseville corporate limits.

Following approval of the requested entitlements by the City of Roseville, the County of Placer will acquire approximately 43.6 acres of the project site. The remaining 9.4 acres, which includes the courthouse building, will be privately owned. The courthouse will be leased to the County for a period of 20 years. Under terms of the lease agreement, ownership of the Courthouse building will transfer to the County following the 20-year lease-to-own period.

Project Applicant: Peter Saucerman, Dreyfuss & Blackford Architects, 3540 Folsom Boulevard; Sacramento, CA 95815; (916) 453-1234

Property Owner: James Gately, JB Company, 2101 Evergreen Street; Sacramento, CA 95815; (916) 929-3003

Lead Agency Contact Person: Michael Isom, Associate Planner; Phone (916) 774-5276

Section 21081.6 of the California Public Resources Code requires public agencies to "adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." This monitoring program is required for the project as significant adverse impacts have been identified, and mitigation measures have been identified to mitigate those impacts.

MONITORING PROCESS: Existing monitoring mechanisms are in place that assist the City of Roseville in meeting the intent of CEQA. These existing monitoring mechanisms eliminate the need to develop new monitoring processes for each mitigation measure. These mechanisms include grading plan review and approval, improvement/building plan review and approval and on-site inspections by City Departments. Given that these monitoring processes are requirements of the project, they are not included in the mitigation-monitoring program. Therefore, only those mitigation measures that are unique to this project are listed in the following monitoring table. The table indicates the required mitigation along with who is the responsible party for monitoring along with when the monitoring is to occur and when the monitoring has been completed.

MITIGATION MONITORING TABLE – SOUTH PLACER JUSTICE CENTER

MITIGATION NUMBER	DESCRIPTION	GRADING PERMIT	IMPROVE/ BUILDING PLANS	DURING CONST	PLAN CHECK CITY DEPT.	MON. CITY DEPT.	DATE COMPLETE
1	The City of Roseville Capital Improvement Program shall be modified to include a westbound right-turn lane at the Sierra Gardens Dr/Douglas Bl. Intersection and a 3 rd southbound thru and 3 rd northbound left turn lanes or 4 th westbound thru lane at the Foothills Bl./Blue oaks Bl. Intersection.	NA	NA	NA	NA	Public Works / Engineering	
2	Office A shall be reduced in size to 163,677 square feet. The project as a whole shall be limited to 676,149 square feet.	NA	Planning / Building Depts.	NA	Planning / Building Depts.	Building Dept.	
3	The County shall enter into an agreement with the City to provide reimbursement for capital and on-going operational costs associated with providing transit services to the Justice Center facility. Capital cost reimbursement shall be in the amount of \$12,600 for Dial-a-Ride service, and \$50,000 for fixed route service upon an identified need for fixed-route service. Reimbursement for operational costs shall reflect the City's actual cost for providing the service and shall be determined by the following formulas: <i>Fixed Route:</i> $[(\text{No of Service Days } (N) \times \text{Hours of Service Per Day on Route } (H) \times \text{Hourly Operating Cost } (C))] + \text{Annual cost of bus replacement } (B) \times (\text{Percent of fixed route miles needed to service project } [\%RM])$ <i>Dial-a-Ride:</i> Actual cost per trip (currently \$17.50), not to exceed \$9,000 annually.	NA	Planning / City Manager / Transportation	NA	Planning	Planning / City Manager / Transportation	
4	Reimbursement shall continue for the life of the project or until the City and County mutually agree that it is no longer necessary. Dial-a-ride reimbursement will be maintained until fixed-route service is initiated. Reimbursement for fixed-route service shall begin in the fiscal year following a PCTPA finding that an unmet need exists and is reasonable to meet, or the City determines that fixed route service is needed to alleviate demands on the dial-a-ride service.	NA	NA	NA	NA	Transportation	

MITIGATION MONITORING TABLE – SOUTH PLACER JUSTICE CENTER

MITIGATION NUMBER	DESCRIPTION	GRADING PERMIT	IMPROVE/ BUILDING PLANS	DURING CONST	PLAN CHECK CITY DEPT.	MON. CITY DEPT.	DATE COMPLE TE
5	The property owner shall pay all applicable development impact fees in effect at the time of building and/or grading permit issuance for each phase of development.	Engineering	Building / Engineering	Building / Engineeri ng	Building / Engineering	Building / Engineering	

ONE AND ONE-HALF INCH = ONE FOOT
ONE INCH = ONE FOOT
THREE-QUARTERS INCH = ONE FOOT
ONE-HALF INCH = ONE FOOT
ONE-QUARTER INCH = ONE FOOT
ONE-EIGHTH INCH = ONE FOOT
ONE-SIXTEENTH INCH = ONE FOOT
ONE INCH = TWENTY FEET



SOUTH PLACER JUSTICE CENTER				
BUILDINGS	MPP STAGE 1- DECEMBER 2003	MPP STAGE 2- SEPTEMBER 2006	MPP, CORONER'S FEBRUARY 2019	CHANGE IN SQFT
OFFICE A	163,677	163,777	163,777	
OFFICE B	60,000	60,958	60,958	958
COURTHOUSE	110,700	110,700	110,700	
DETENTION	232,150	299,280	299,280	67,130
SHERIFF'S SUBSTATION	50,889	0	0	(50,889)
ANCILLARY/VEHICULAR MAINTENANCE	18,733	0	0	(18,733)
ARCHIVE/STORAGE IN MPP	40,000	40,000		(40,000)
CORONER'S FACILITY			19,492	19,492
FUTURE ARCHIVE STORAGE			20,508	20,508
TOTAL	676,149	674,615	674,615	(1,534)

*PREVIOUSLY CONSTRUCTED

PARKING REQUIREMENTS				
BUILDINGS	AREA	APPLICABLE PARKING RATIO	NUMBER OF STALLS REQUIRED	PARKING PROVIDED
CORONER'S OFFICE WING	5,963	1:250	24	
CORONER'S AUTOPSY WING	13,529	1:1000	14	
TOTAL CORONERS	19,492	1:513	38	34 SECURE + 8 VISITORS = 42
FUTURE ARCHIVE STORAGE FACILITY	20,508	1:260		80 PROPOSED
ARCHIVE STORAGE IN 12/03 MPP	40,000	1:1000	40	122 SHOWN IN MPP

GRAPHIC LEGEND

CURRENT PROJECT

EXISTING BUILDINGS

FUTURE BUILDINGS

PROJECT INFORMATION

PROJECT LOCATION:

108000 INDUSTRIAL BLVD.

PARCEL NUMBER:

APN # 071-121-001

AREA:

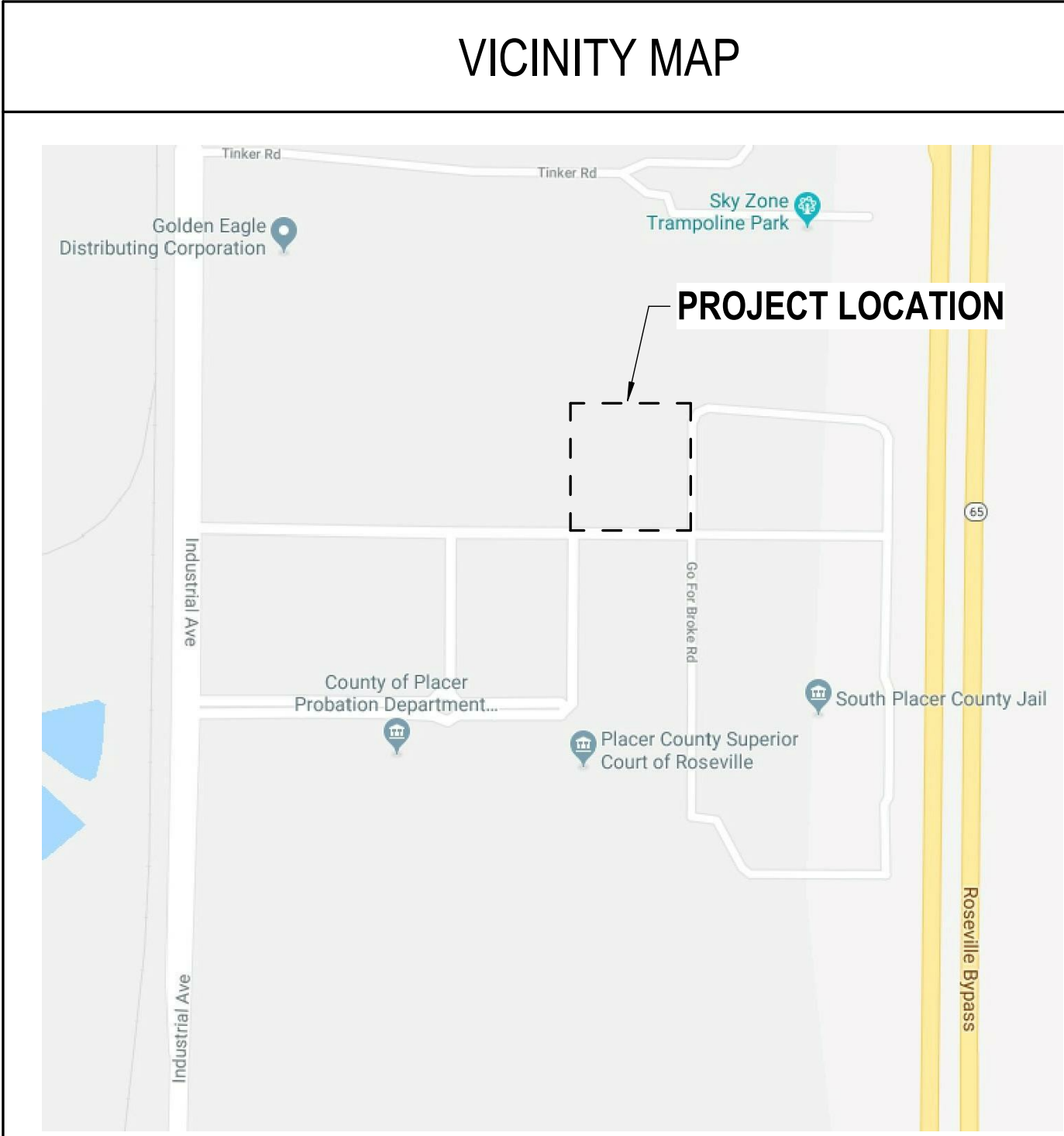
72.47 ACRES

ZONING:

LIGHT INDUSTRIAL

LOT DIMENSIONS:

1,720 LF ALONG NORTH AND SOUTH PROPERTY LINES AND 1846 LF ALONG THE EAST AND WEST PROPERTY LINES



1 MASTER SITE PLAN
SCALE: 1" = 80'-0"

	DROUGHT TOLERANT, EASILY MAINTAINED LANDSCAPING. SEE LANDSCAPE DRAWINGS
	ASPHALT DRIVE. SEE CIVIL DRAWINGS FOR FULL EXTENT.
	CONCRETE WALK OR PLAZA. SEE CIVIL DRAWINGS.
	COVERED PARKING CANOPY WITH PHOTOVOLTAIC PANELS
	FUTURE BUILDING EXPANSION AREA
	EXITING PATH OF TRAVEL
	ROOF/CANOPY OVERHANG

- A. REFER TO THE A0 X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS AS WELL AS ABBREVIATIONS USED ON THIS DRAWING.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE INFORMATION NOT SHOWN ON THIS DRAWING.
- C. REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION, UTILITIES, GRADING INFORMATION.
- D. REFER TO LANDSCAPE DRAWINGS FOR PLANTING AND IRRIGATION INFORMATION.
- E. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING.

- A. REFER TO THE A0 X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS AS WELL AS ABBREVIATIONS USED ON THIS DRAWING.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE INFORMATION NOT SHOWN ON THIS DRAWING.
- C. REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION, UTILITIES, GRADING INFORMATION.
- D. REFER TO LANDSCAPE DRAWINGS FOR PLANTING AND IRRIGATION INFORMATION.
- E. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING.

A101 3'-0" WIDE X 8'-0" HIGH HOLLOW METAL PEDESTRIAN GATE.

A102 10'-0" WIDE PAIR OF MOTORIZED ORNAMENTAL IRON VEHICULAR SWINGING GATES.

A103 PLACER CONC. SIGNAGE FOR MONUMENTAL SIGN. SEE DETAIL 12/1A.3.2. SEE ELECTRICAL DRAWINGS FOR LIGHTING.

A104 STANDARD 9'-0" X 18'-0" PUBLIC PARKING STALLS. TOTAL OF 7.

A106 VAN ACCESSIBLE PARKING STALL WITH OFF-LOADING SPACE, MARKINGS AND SIGNAGE.

A107 STANDARD 9'-0" X 18'-0" STAFF PARKING STALLS. TOTAL OF 11.

A108 STANDARD 9'-0" X 18'-0" STAFF PARKING STALLS. TOTAL OF 22.

A109 COVERED PARKING CANOPY WITH PHOTOVOLTATIC PANELS.

A110 RESPITE AREA. SEE LANDSCAPE DRAWINGS.

A111 SHIPING CONTAINER FOR LOSS ASSESSMENT.

A112 SHIPING CONTAINER FOR LOSS ASSESSMENT.

A114 PUBLIC ENTRY.

A115 BOLLARDS, TYP. SEE DETAIL 6/1A.3.2.

A116 STAFF BREAKROOM PATIO.

A117 8'-0" HIGH CONCRETE MASONRY UNIT FENCE.

A118 5'-0" WIDE CONC. WALK. WALK SHALL NOT SLOPE MORE THAN 5% IN THE DIRECTION OF TRAVEL AND 2% IN CROSS-LOPE.

A119 CONCRETE PLAZA, PLAZA SHALL NOT SLOPE MORE THAN 2% IN ANY DIRECTION.

A120 LANDSCAPED AREA. SEE LANDSCAPE DRAWINGS.

A121 ELECTRICAL, TRANSFORMER, PAD AND BOLLARDS PER ROSSVILLE ELECTRIC STANDARDS.

A122 GENERATOR, TANK AND PAD.

A123 SAFE DISPOSAL AREA. SHALL BE MORE THAN 50 FEET AWAY FROM THE BUILDING (INCLUDING EXPANSION). SEE G2.1.1.

A124 PEDESTAL MOUNTED GATE CONTROL, PANEL WITH CARD READER, INTERCOM WITH CAMERA & KNOX BOX SWITCH IN ROOM 3 ENCLASURE. SEE DETAIL 6/1A.3.2.

A125 WALK MOUNTED GATE CONTROL, PANEL WITH CARD READER, INTERCOM WITH CAMERA & KNOX BOX SWITCH IN ROOM 3 ENCLASURE.

A126 FIRE ROAD EASEMENT. SEE CIVIL DRAWINGS.

A127 EXIST. CONC.

A128 7'-0" WIDE CONCRETE WALK. WALK SHALL NOT SLOPE MORE THAN 5% IN THE DIRECTION OF TRAVEL AND 2% IN CROSS-LOPE.

A129 1 HP GATE OPERATOR.

A130 3'-0" WIDE, 8'-0" HIGH HOLLOW METAL DOOR AND FRAME, FRAME AT JAMBS ONLY. NO HEADER.

A131 14'-0" WIDE MOTORIZED ORNAMENTAL IRON VEHICULAR SWINGING GATE. SEE DETAIL 12/1A.3.1.

A132 CLEAR VAN/POOPLYE PARKING STALL WITH SIGNAGE.

CONSULTANT

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602.265.2200
www.smithgroup.com

ARCHITECT
MPR RESUBMITTAL[illegible]

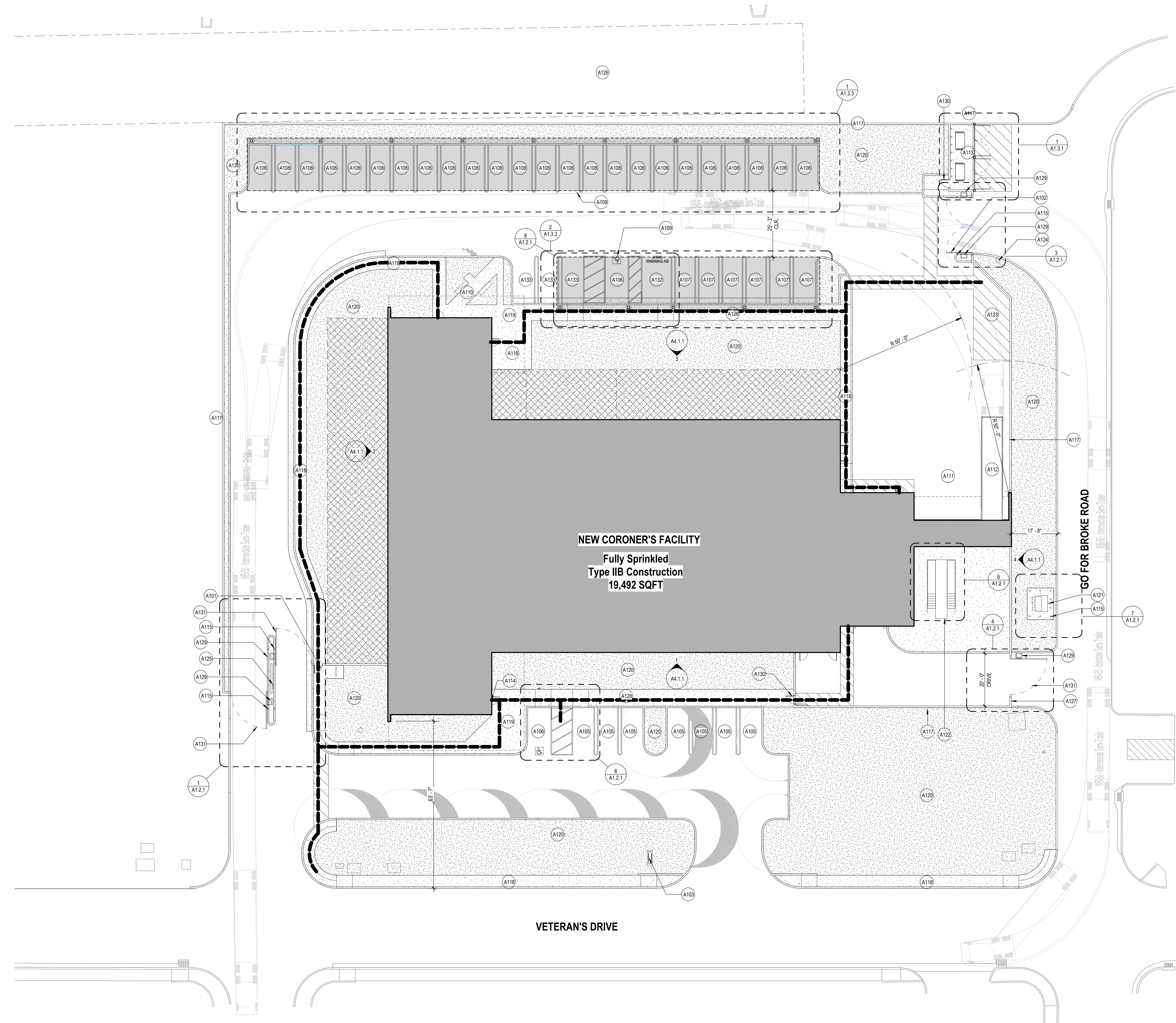
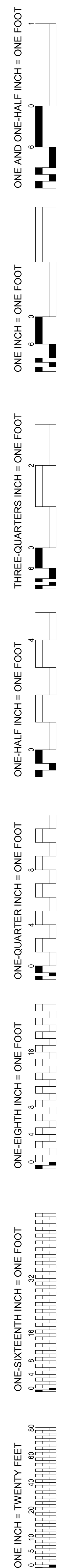
DATE 04/05/2019
JOB NO. SP202RG4 / Y1854.00
SHEET TITLE

ARCHITECTURAL
SITE PLAN

SHEET NO. _____

A1.1.1

SHEET ____ OF ____ TOTAL



NEW CORONER'S FACILITY
Fully Sprinkled
Type IIB Construction
19,492 SQFT

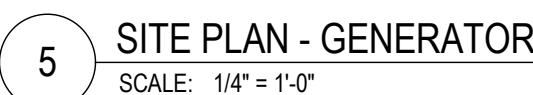
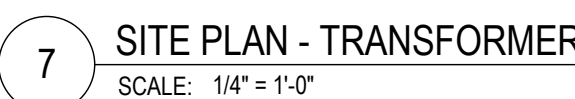
VETERAN'S DRIVE

GO FOR BROKE ROAD

NORTH

A simple compass rose with a circle and four perpendicular lines. The top line is labeled 'NORTH', the bottom line is labeled 'SOUTH', the left line is labeled 'WEST', and the right line is labeled 'EAST'.

1 SITE PLAN
SCALE: 1/16" = 1'-0"



GENERAL SHEET NOTES

- A. REFER TO THE A0. X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS AS WELL AS ABBREVIATIONS USED ON THIS DRAWING.
- B. REFER TO AND COORDINATE WITH CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE INFORMATION NOT SHOWN ON THIS DRAWING.

○ SHEET KEYNOTES

- | | |
|------|---|
| A101 | 10'-6" WIDE X 8'-0" HIGH HOLLOW METAL PEDESTRIAN GATE |
| A102 | 1/2" DRAINAGE GATE FOR MOTORIZED ORNAMENTAL ROLL VEHICULAR SWINGING GATES. |
| A103 | 1 UNCOATED TRASH ENCLOSURE WITH 4'-0" WIDE PAIR OF GATES. |
| A104 | BOLLARDS, TYP. SEE DETAIL 61A.1.2. |
| A111 | ELECTRIC TRANSDUCER, PAD AND BOLLARDS PER MOUNTING AND ELECTRICAL DIAGRAMS. |
| A112 | GENERATOR, TANK AND PAD. |
| A124 | PEDESTAL-MOUNTED GATE CONTROL, PANEL WITH CARD READER, INTERCOM WITH CAMERA & NOX BOX KEY SWITCH IN NEEMA 3112 GEMER. |
| A125 | WALL MOUNTED GATE CONTROL, PANEL WITH CARD READER, INTERCOM WITH CAMERA & NOX BOX KEY SWITCH IN NEEMA 3112 GEMER. |
| A127 | EXT. ONLY SIGN. |
| A128 | 1 HP GATE OPERATOR. |
| A131 | 14'-0" WIDE MOTORIZED ORNAMENTAL ROLL VEHICULAR SWINGING GATE, SEE DETAIL 16A.1.3. |
| A132 | FLYING WARNING SIGNAGE. |
| A134 | 1/2" SLOPE MAX ALONG P.O.T. AT 3% SLOPE MAX. |
| A136 | SAFETY EDGE. |
| A137 | GATE SAFETY LOOP. |
| A138 | GATE TRIGGER LOOP. |
| A139 | CONCRETE BUILDING WALL. |
| A140 | STAIR, PLATFORM AND RAILING FOR GENERATOR. |

ONE AND ONE-HALF INCH = ONE FOOT

ONE INCH = ONE FOOT

THREE-QUARTERS INCH = ONE FOOT

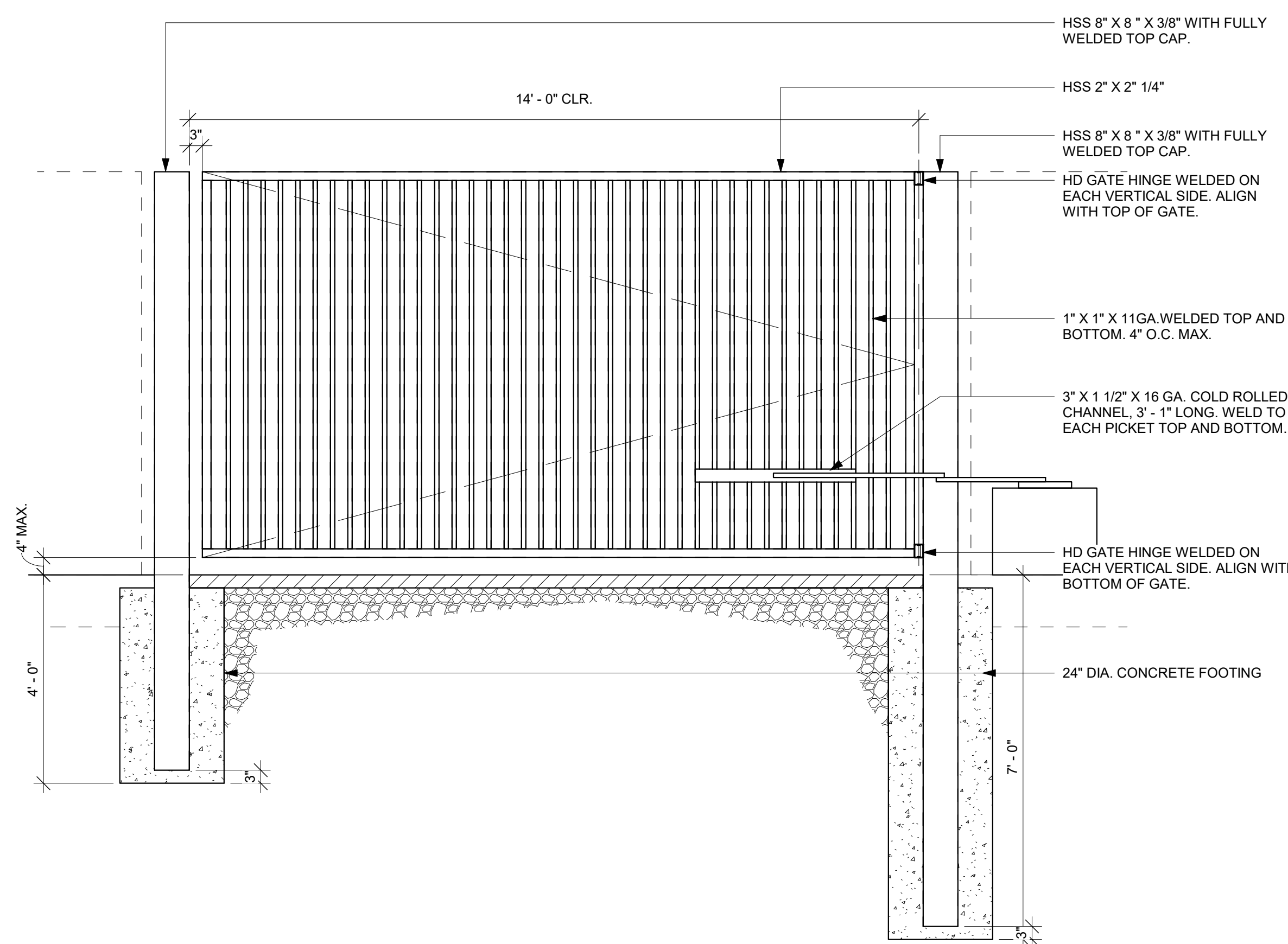
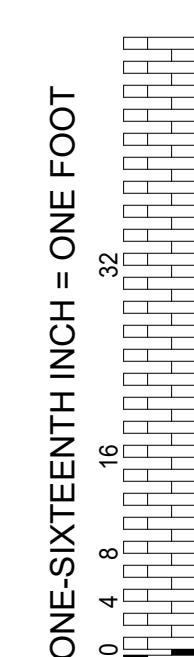
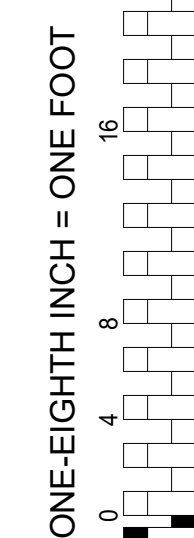
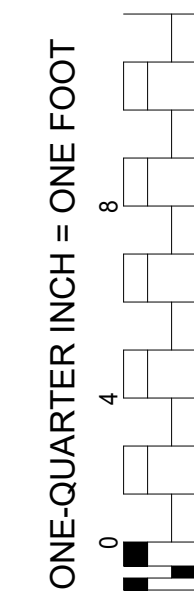
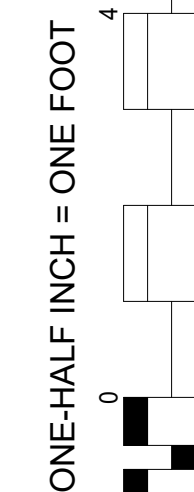
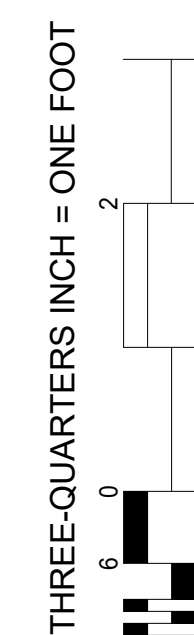
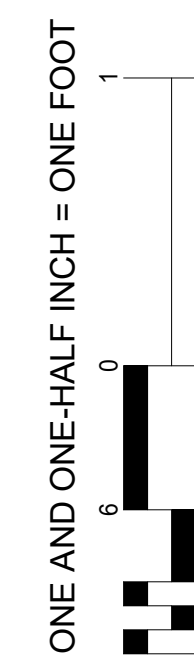
ONE-HALF INCH = ONE FOOT

ONE-QUARTER INCH = ONE FOOT

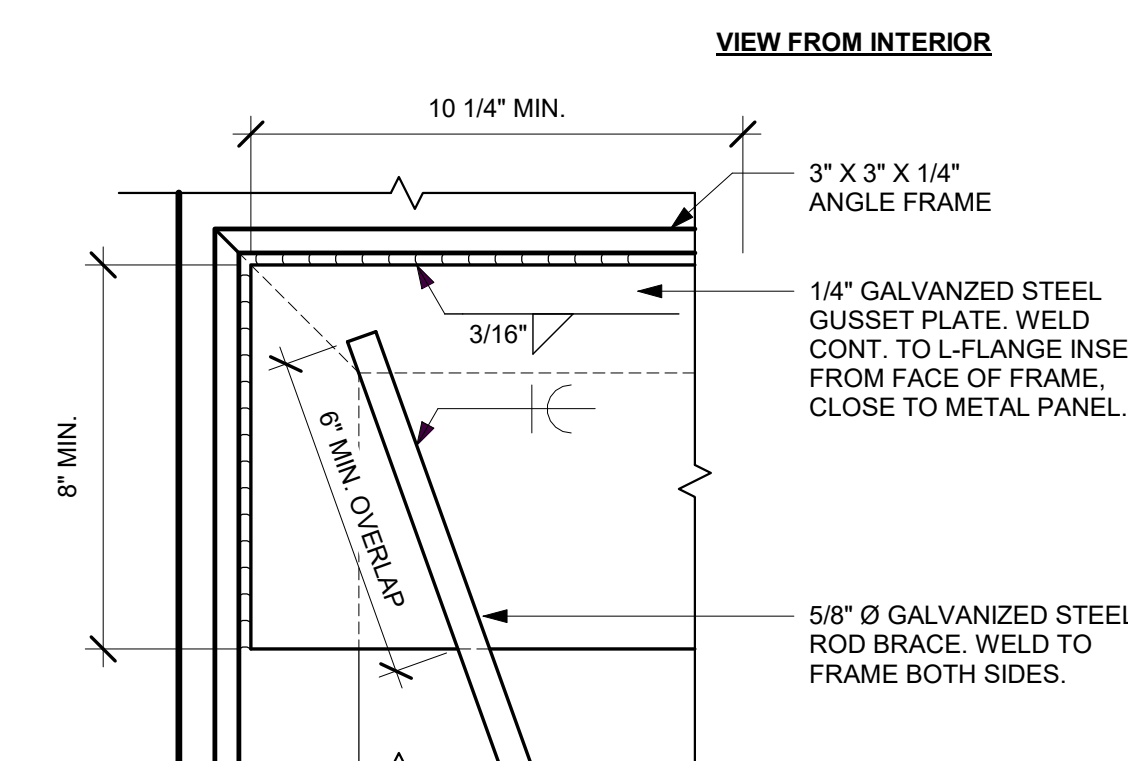
ONE-EIGHTH INCH = ONE FOOT

ONE-SIXTEENTH INCH = ONE FOOT

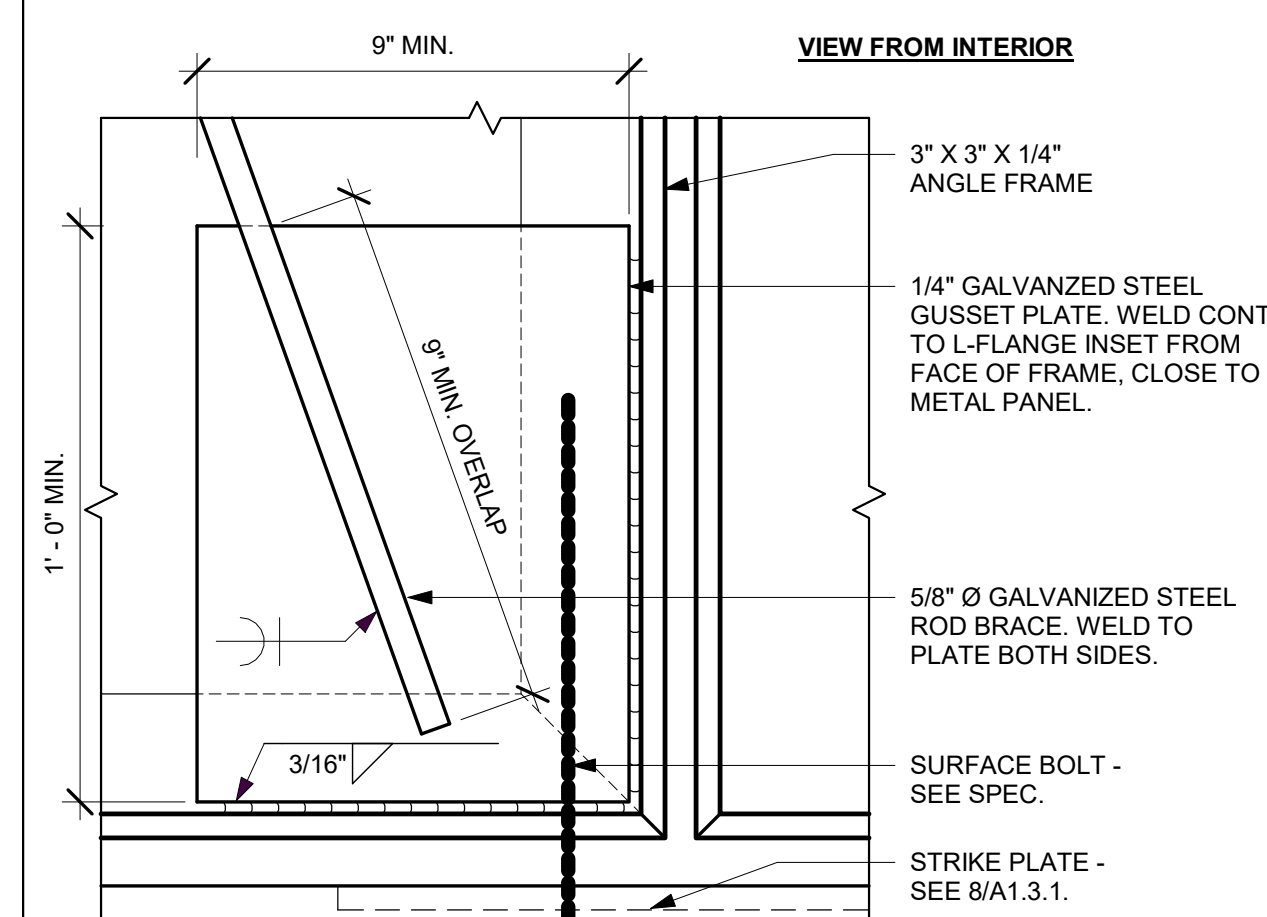
ONE INCH = TWENTY FEET



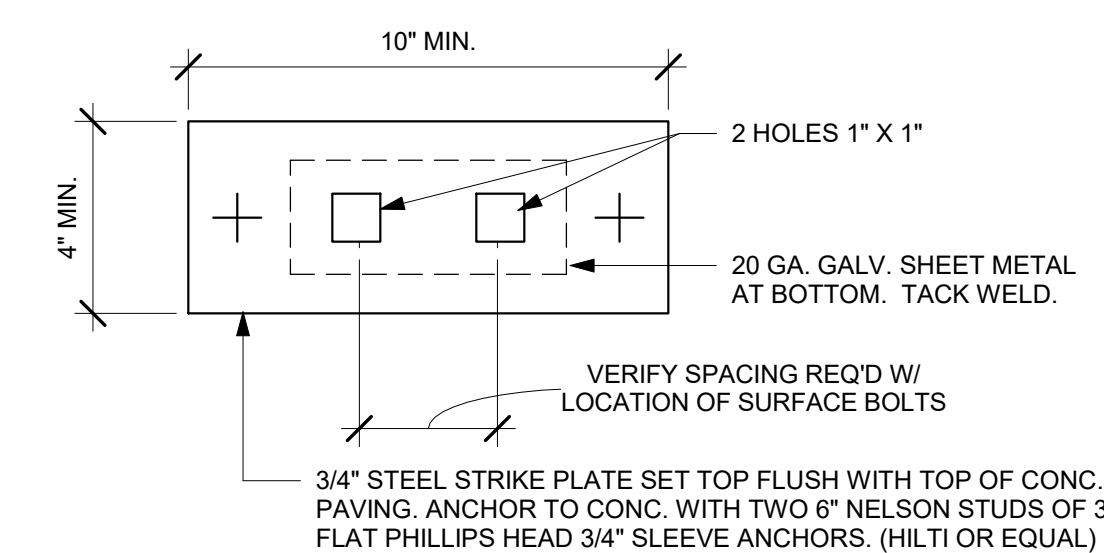
16 VEHICULAR GATE ELEVATION
SCALE: 1/2" = 1'-0"



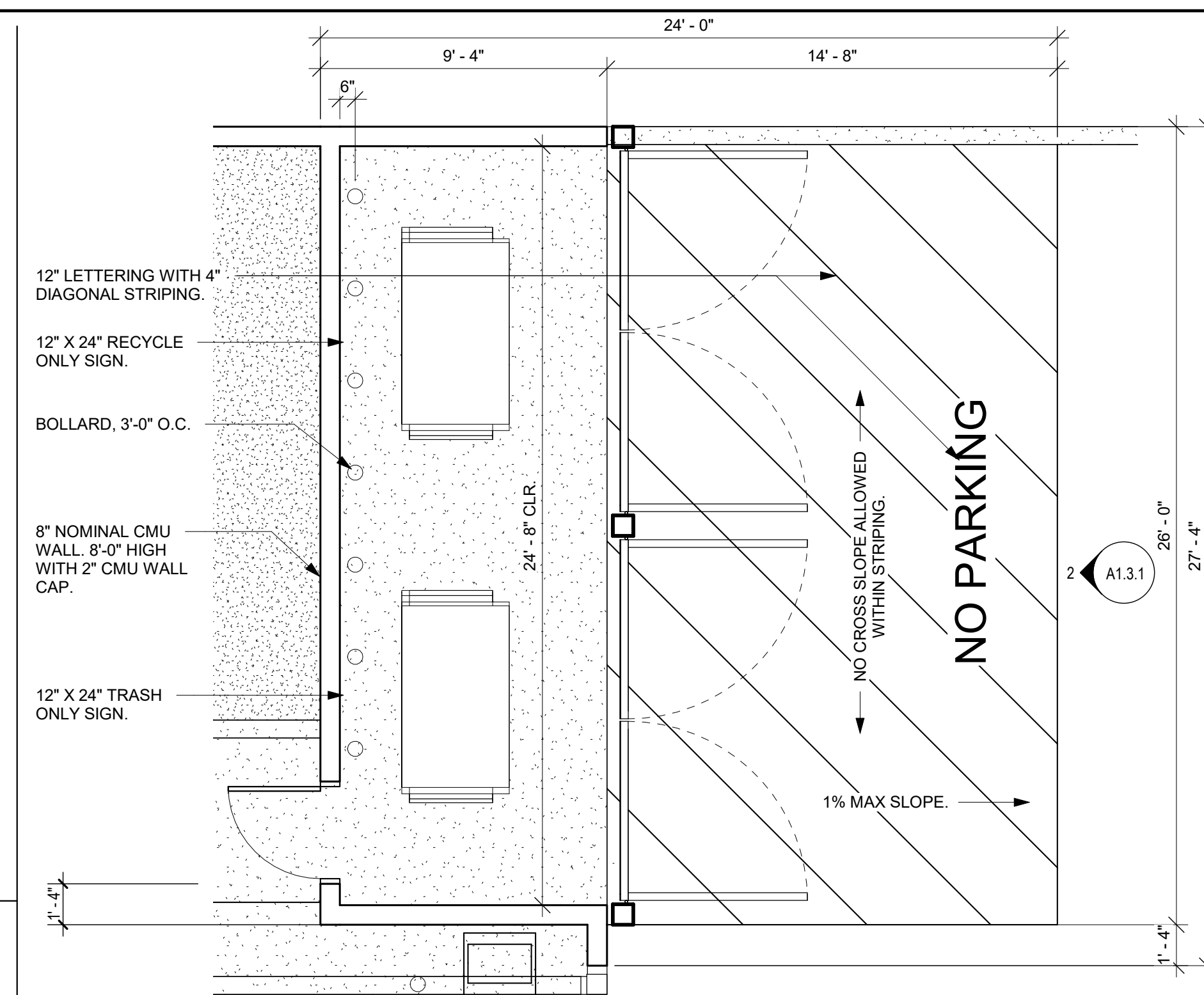
6 GATE BRACING
SCALE: 3" = 1'-0"



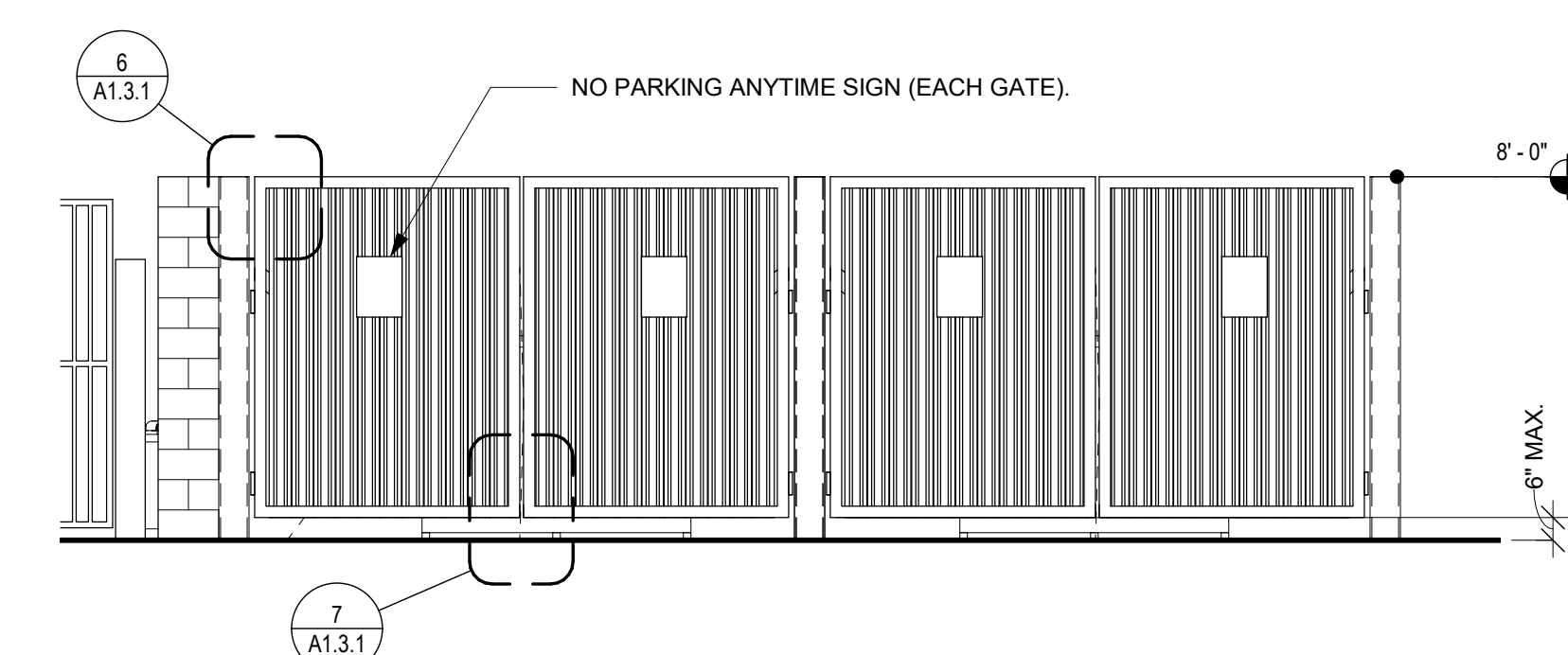
7 GATE BRACING AND LOCK
SCALE: 3" = 1'-0"



8 SURFACE BOLT STRIKE PLATE
SCALE: 3" = 1'-0"



1 ENLARGED SITE PLAN - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



2 TRASH ENCLOSURE - EAST
SCALE: 1/4" = 1'-0"

COUNTY OF PLACER NEW CORONERS FACILITY

10951 VETERAN'S DRIVE, ROSEVILLE, CA 95678

COUNTY OF PLACER

CONSULTANT

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SMITHGROUP

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SUITE 250
Phoenix, AZ 85004
602.265.2200
www.smithgroup.com

ARCHITECT

MPP RESUBMITTAL

[illegible]

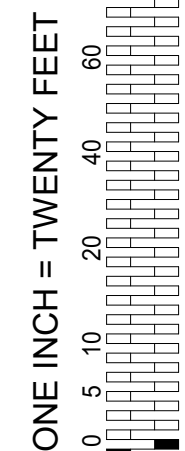
DATE	04/05/2019
JOB NO.	SP202RG4 / Y1854.00
SHEET TITLE	

ARCHITECTURAL
SITE DETAILS

SHEET NO.

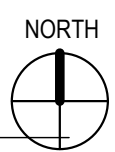
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SHEET _____ OF _____ TOTAL



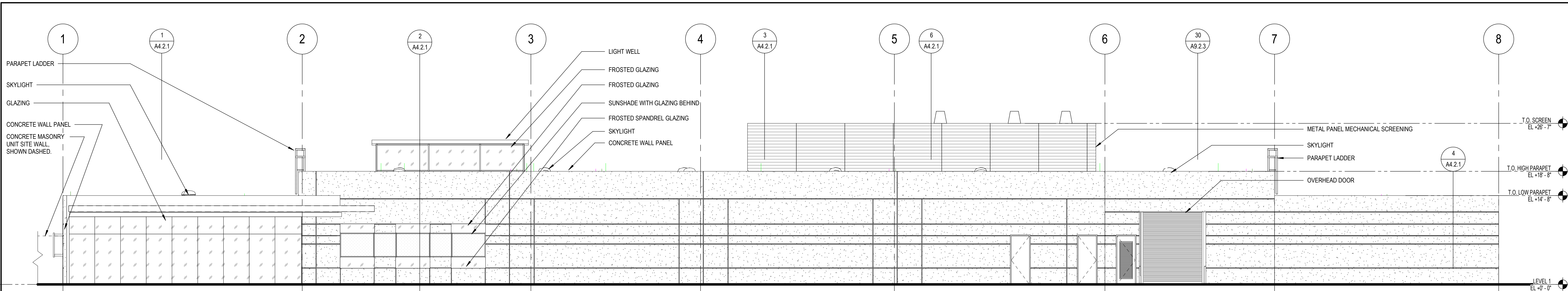
○ SHEET KEYNOTES

PROGRAM COMPARISON				
Number	ROOM NAME	NET AREA	PROGRAM	DELTA
101	PUBLIC ENTR/LOBBY	362 SF	200 SF	162 SF
102	FAMILY MEETING	207 SF	180 SF	27 SF
103	PUBLIC COR	59 SF	50 SF	9 SF
105	CHIEF CORNER	211 SF	225 SF	-14 SF
107	CHIEF PF OFFICE	215 SF	225 SF	-10 SF
108	FP OFFICE	173 SF	180 SF	-7 SF
109	FP OFFICE	173 SF	180 SF	-7 SF
110	CONFERENCE ROOM	437 SF	404 SF	33 SF
111	CONFERENCE ROOM	929 SF	850 SF	79 SF
113	BREAK ROOM	280 SF	261 SF	19 SF
114	OUTDOOR BREAK	208 SF	200 SF	8 SF
115	W RR/LOC	460 SF	428 SF	32 SF
116	LAV	225 SF	60 SF	165 SF
117	M L/OFFICE	428 SF	24 SF	404 SF
118	VEST	104 SF	100 SF	-6 SF
122	RECORDS STORE	299 SF	192 SF	107 SF
124	BUDG MAINT SUPPLY	137 SF	150 SF	-13 SF
126	SUPPLY	112 SF	180 SF	-68 SF
129	FIN	64 SF	64 SF	0 SF
130	CART CLEAN	151 SF	150 SF	1 SF
131	BODY PROCESSING	379 SF	335 SF	44 SF
133	PROP PRO	131 SF	155 SF	-34 SF
134	EV/PROP	234 SF	231 SF	3 SF
135	HSTO	233 SF	201 SF	32 SF
136	DECOMP FR	178 SF	144 SF	34 SF
137	DECOMP COOLER	363 SF	300 SF	63 SF
138	DECOMP AUTOOL	590 SF	531 SF	159 SF
139B	OPERATION LANDING	282 SF	240 SF	42 SF
141	OBVSERV	1685 SF	1400 SF	285 SF
143	X-RAY /IMAGING	269 SF	233 SF	36 SF
144	MAIN BODY BODY	961 SF	1536 SF	-575 SF
145	TOX STORE	100 SF	189 SF	-89 SF
146	TOXUS STORE	141 SF	177 SF	-36 SF
149	STORE -MAINT	125 SF	354 SF	-229 SF
150	TECH OFFICE	199 SF	280 SF	-81 SF
151	LAVBVEST RECREL	458 SF	315 SF	143 SF
153	BIO	73 SF	40 SF	33 SF
156	OW	1190 SF	1335 SF	-573 SF

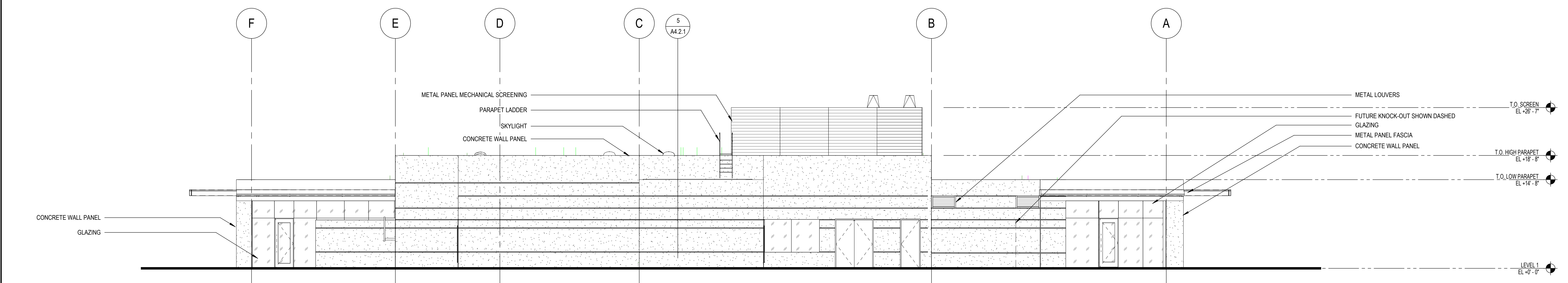


OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

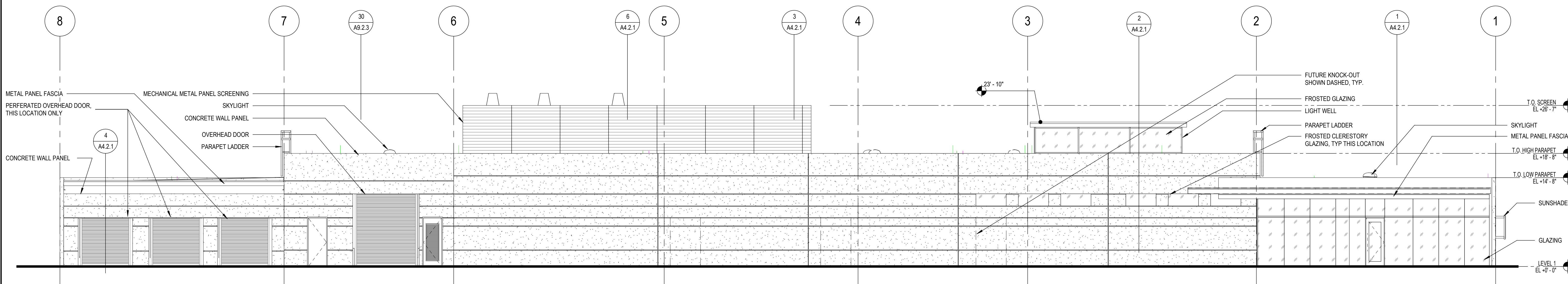
ONE AND ONE-HALF INCH = ONE FOOT
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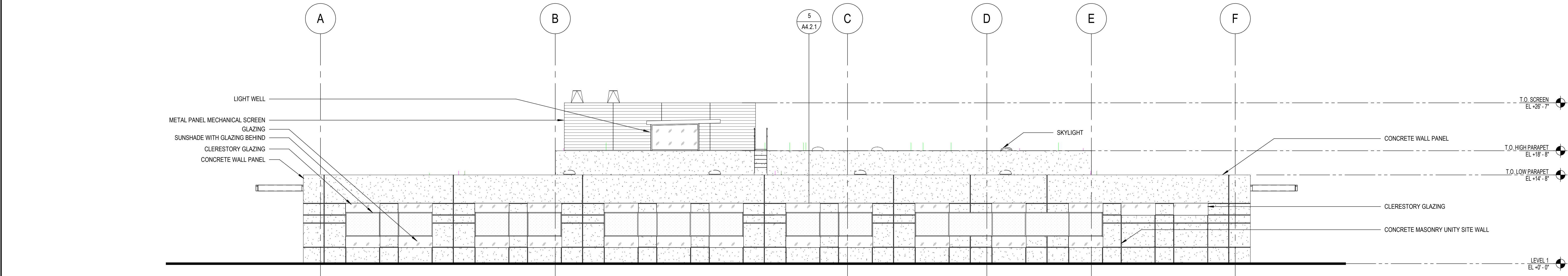
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES

- A. REFER TO THE A0 X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWINGS, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
- C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- D. REFER TO THE A4.4 X SERIES SHEETS FOR ENLARGED EXTERIOR ELEVATIONS.
- E. REFER TO THE A5.4 X SERIES SHEETS FOR EXTERIOR WINDOW AND LOUVER FRAME ELEVATIONS.

COUNTY OF PLACER NEW CORONERS FACILITY

10951 VETERAN'S DRIVE, ROSEVILLE, CA 95678

COUNTY OF PLACER

CONSULTANT

nacht&lewis

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SMITHGROUP

455 North Third St.
SUITE 250
Phoenix, AZ 85004
602.265.2200
www.smithgroup.com

ARCHITECT

MPP RESUBMITTAL

REVISIONS		
NO.	DESCRIPTION	DATE

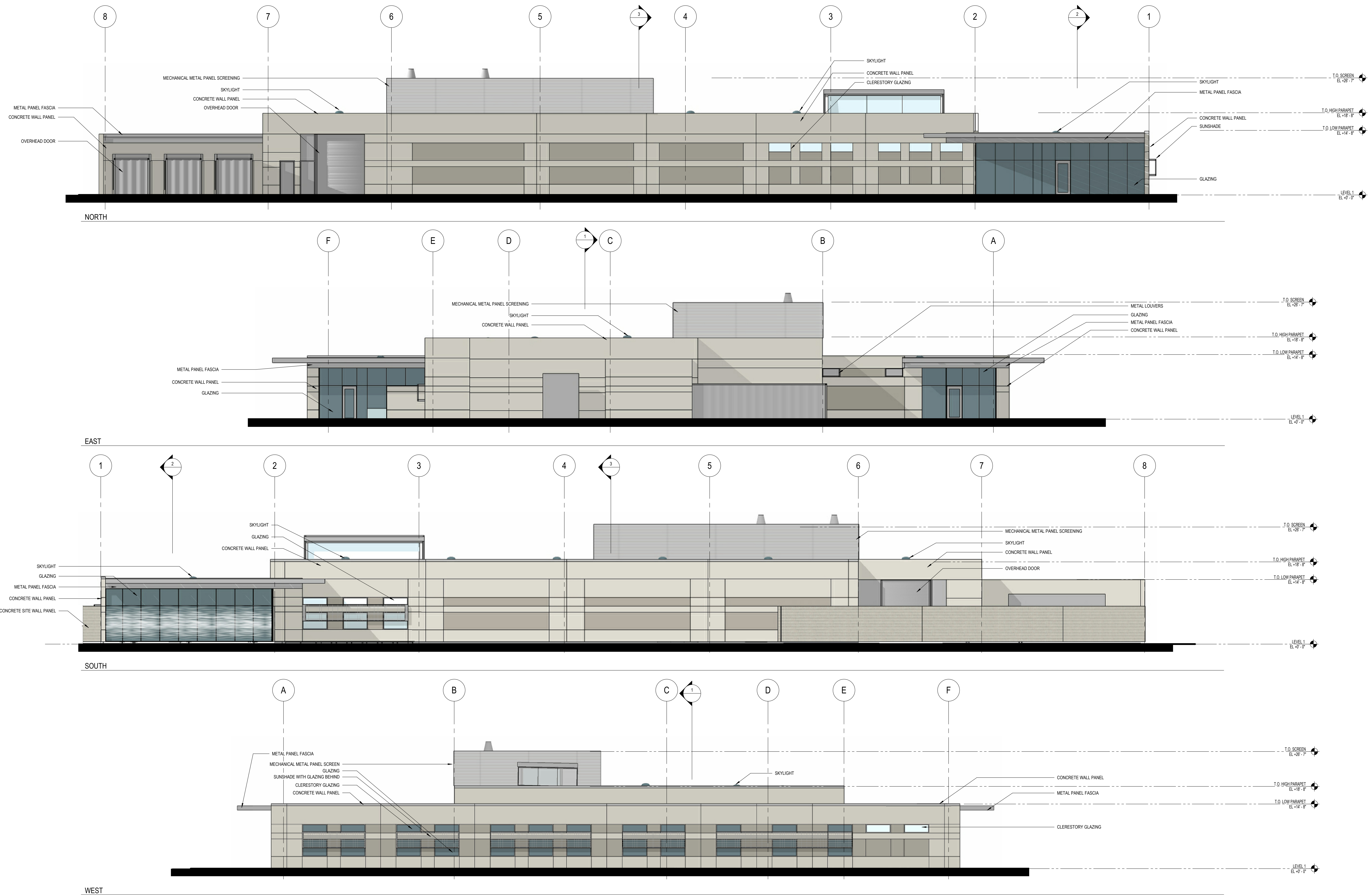
DATE 04/05/2019
JOB NO. SP202RG4 / Y1854.00
SHEET TITLE

EXTERIOR BUILDING ELEVATIONS

SHEET NO.

A4.1.1

SHEET ____ OF ____ TOTAL



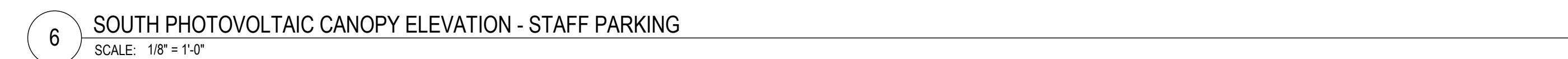
PLACER COUNTY CORONER'S FACILITY

ELEVATIONS 1/8" = 1'-0"

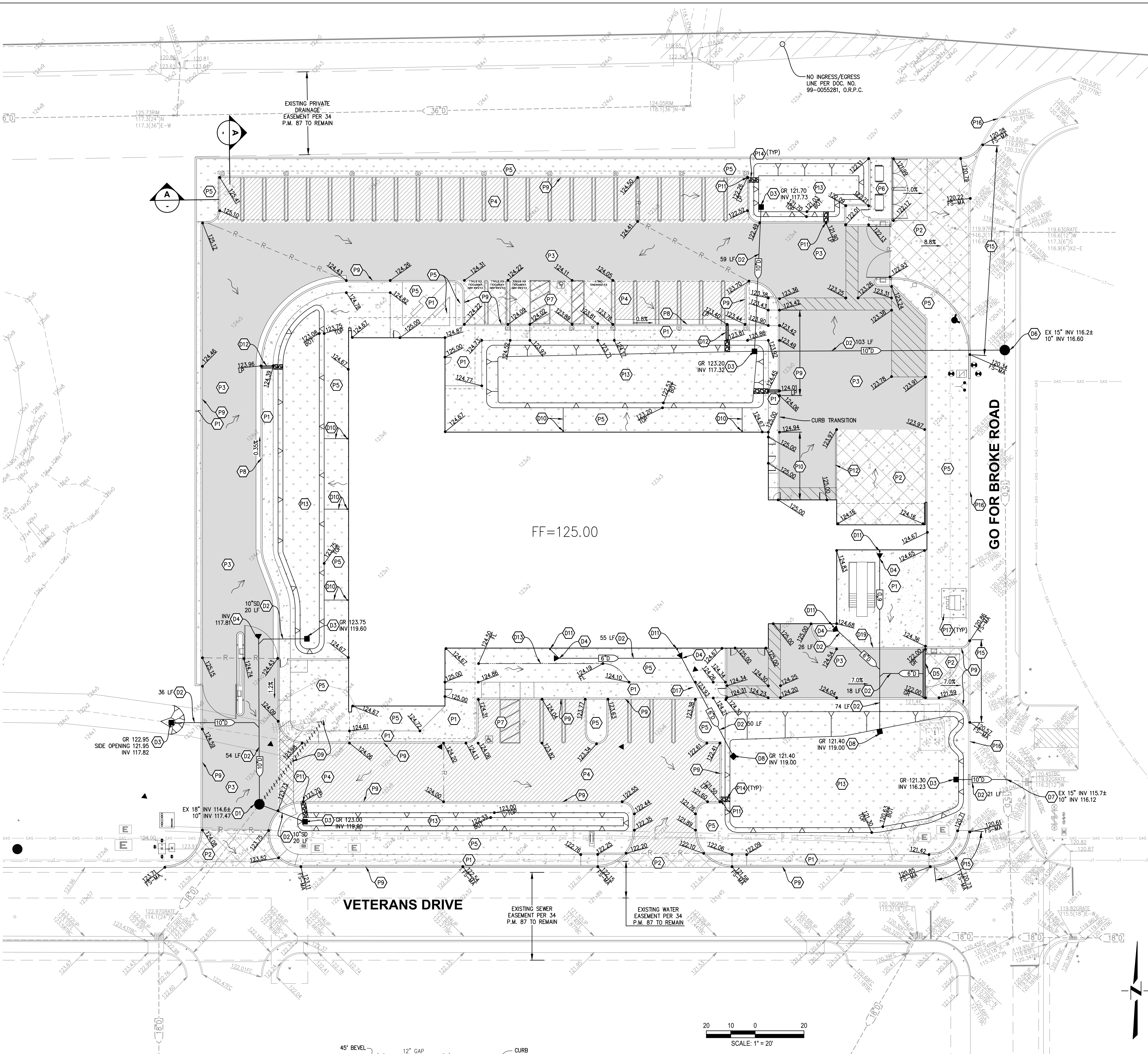
02/06/2019

roebbelen | nacht&lewis | smithgroup

SHEET _____ OF _____ TOTAL



ONE AND ONE-HALF INCH = ONE FOOT
THREE-QUARTERS INCH = ONE FOOT
ONE-HALF INCH = ONE FOOT
ONE-FOUR INCH = ONE FOOT
ONE-QUARTER INCH = ONE FOOT
ONE-EIGHTH INCH = ONE FOOT
ONE-SIXTEENTH INCH = ONE FOOT
ONE INCH = TWENTY FEET



DRAINAGE KEYNOTES

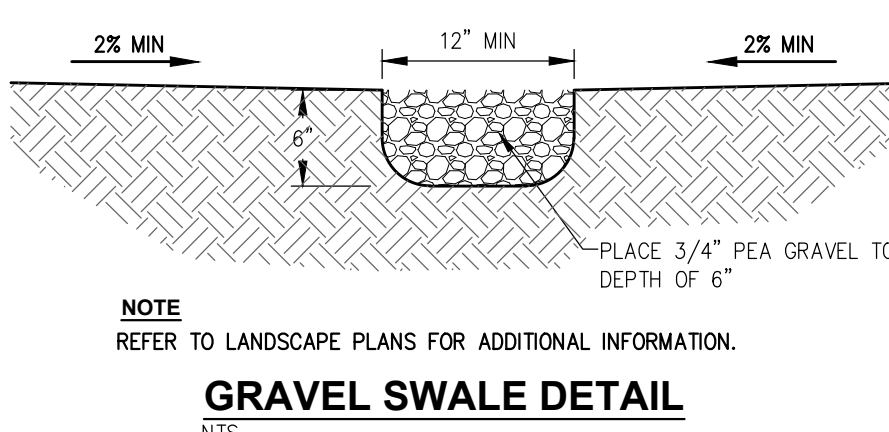
- (01) CONTRACTOR TO FIELD LOCATE EXISTING 12" STORM DRAIN SERVICE AND INSTALL A MANHOLE PER CITY OF ROSEVILLE STANDARD DETAIL DR-4 AND DR-6.
- (02) INSTALL PVC SDR-35 STORM DRAIN LINE AT S=0.005 MIN. SIZE AND LENGTH PER PLAN.
- (03) INSTALL US CONCRETE CB2424 DRAIN INLET (OR APPROVED EQUIVALENT) PER MANUFACTURE RECOMMENDATIONS.
- (04) INSTALL STORM DRAIN CLEANOUT PER DETAIL ON THIS SHEET.
- (05) INSTALL 12" WIDE ACO POWERDRAIN S300K TRENCH DRAIN WITH H20 TRAFFIC RATED GRATE.
- (06) CONTRACTOR TO CONNECT TO EXISTING 15" STORM DRAIN MAIN AND INSTALL A MANHOLE PER CITY OF ROSEVILLE STANDARD DETAIL DR-4 AND DR-6.
- (07) CONTRACTOR TO CONNECT TO EXISTING STORM DRAIN MANHOLE.
- (08) INSTALL BUBBLE UP DRAIN: CHRISTY V1 DRAIN INLET WITH OPEN BOTTOM FILLED WITH DRAIN ROCK, EXTENDING 6" MIN. BELOW STRUCTURE.
- (09) REMOVE EXISTING DRAIN INLET AND PORTION OF 18" STORM DRAIN PIPE.
- (10) CONTRACTOR TO PROVIDE GRAVEL SWALE PER DETAIL THIS SHEET, FROM BASE OF ROOF DOWNSPOUT TO ADJACENT RAIN GARDEN. REFER TO PLUMBING AND ARCHITECTURAL DRAWINGS FOR FINAL DOWNSPOUT LOCATIONS.
- (11) RAINWATER LEADER LOCATION. CONTRACTOR TO CONNECT TO PIPE AND ROUTE TO BUBBLE UP DRAIN WITHIN RAIN GARDEN.
- (12) PROVIDE 12" WIDE ACO POWERDRAIN S300K TRENCH DRAIN THROUGH SIDEWALK PER DETAIL THIS SHEET.
- (13) PROVIDE GRAVEL SWALE PER DETAIL THIS SHEET.

PAVING KEYNOTES

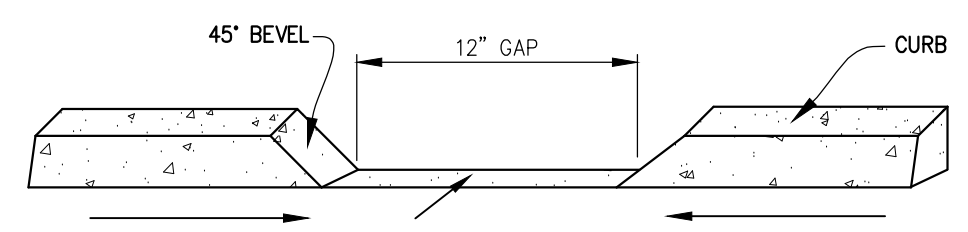
- (P1) INSTALL PEDESTRIAN CONCRETE: 6" P.C.C. OVER 8" SUBGRADE COMPACTED TO 95% R.C.
- (P2) INSTALL HEAVY VEHICLE CONCRETE: 6" P.C.C. (3,000 PSI CONCRETE) WITH NO. 4 BARS AT 12" O.C. EACH WAY, OVER 6" A.B. OVER 12" SUBGRADE COMPACTED TO 95% R.C. CONTRACTOR SHALL CONFIRM PAVEMENT SECTION WITH GEOTECHNICAL CONSULTANT PRIOR TO CONSTRUCTION.
- (P3) INSTALL HEAVY VEHICLE ASPHALT PAVEMENT (T.I.=6): 3.5" A.C. OVER 12.5" A.B. OVER 12" SUBGRADE COMPACTED TO 95% R.C.
- (P4) INSTALL LIGHT DUTY VEHICLE PAVEMENT (T.I.=5): 3" A.C. OVER 10" A.B. OVER 12" SUBGRADE COMPACTED TO 95% R.C.
- (P5) LANDSCAPE AREA. REFER TO LANDSCAPE PLANS.
- (P6) TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- (P7) ACCESSIBLE PARKING AREA. PAVEMENT SLOPES WITHIN STALL AND ACCESS AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.
- (P8) PROVIDE VERTICAL CURB AND GUTTER PER DETAIL THIS SHEET.
- (P9) PROVIDE VERTICAL CURB PER DETAIL THIS SHEET.
- (P10) PROVIDE FLUSH CURB PER DETAIL THIS SHEET.
- (P11) PROVIDE DRAINAGE OPENING IN CURB PER DETAIL THIS SHEET.
- (P12) PROVIDE VARIABLE HEIGHT CURB (FLUSH CURB AT NORTH, 8" HEIGHT AT SOUTH) PER DETAILS THIS SHEET AND GUARD RAIL PER ARCHITECTURAL PLANS.
- (P13) RAIN GARDEN, SEE SHEET C3 AND PLANTING PER LANDSCAPE PLANS.
- (P14) PROVIDE COBBLES.
- (P15) REMOVE EXISTING CURB.
- (P16) EXISTING CURB TO REMAIN.
- (P17) BOLLARD PER ARCHITECTURAL PLANS.
- (P18) PROVIDE VARIABLE HEIGHT WALL PER DETAIL ON STRUCTURAL PLANS. HEIGHT VARIES FROM FLUSH CURB AT WEST TO 2.37' HEIGHT AT EAST.

NOTES

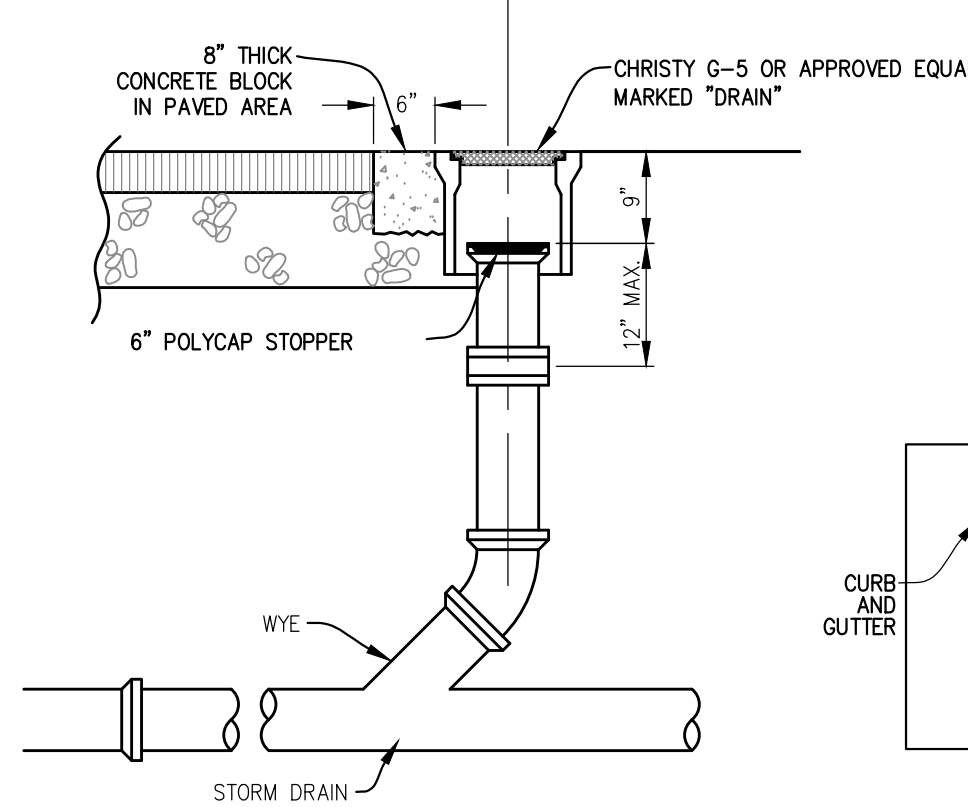
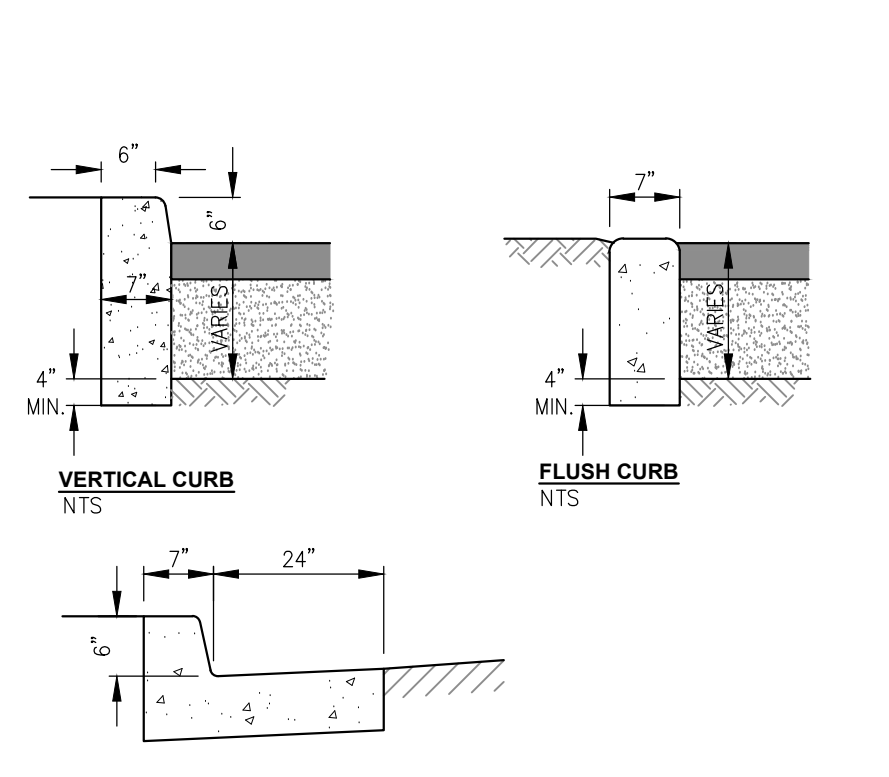
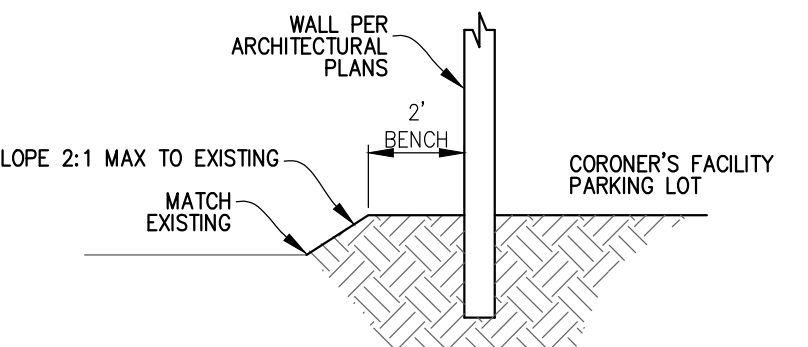
- ALL PAVEMENT AND SUBGRADE CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT. REFER TO GEOTECHNICAL REPORT PREPARED BY NVS IN JULY 2018.
- THIS CONCEPTUAL DRAINAGE PLAN WAS PREPARED TO DEPICT PROPOSED DRAINAGE CONCEPTS AS REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
- PIPE SIZES SHOWN ARE ESTIMATES ONLY. SIZES AND LOCATIONS MAY CHANGE DURING FINAL DESIGN.
- BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED JANUARY 2019.
- EXISTING STORM DRAIN IMPROVEMENTS ARE BASED ON AVAILABLE AS-BUILT IMPROVEMENT PLANS AND COUNTY BASE UTILITY MAPS. ACTUAL SIZES, TYPES AND LOCATIONS MAY VARY FROM INFORMATION SHOWN HEREON.
- REFER TO ARCHITECTURAL PLANS FOR ACCESSIBLE PATH OF TRAVEL ROUTE.
- ACCESSIBLE PATH OF TRAVEL SHALL MAINTAIN LONGITUDINAL SLOPES LESS THAN 5% AND CROSS SLOPES LESS THAN 2%.
- PROVIDE REQUIRED ACCESSIBLE LANDING AREAS AT ALL CURB RAMPS, ACCESSIBLE RAMPS, DOOR OPENINGS AND GATES IN ACCORDANCE WITH THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.
- PAVEMENT SLOPES WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- 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.
- REFER TO ARCHITECTURAL PLANS FOR PAVEMENT MARKINGS, ACCESSIBLE SIGNAGE, AND SITE SIGNAGE INFORMATION.
- CONCRETE PAVEMENT - PROVIDE THICKENED EDGE AT ALL CONCRETE PAVEMENT EDGES. THICKENED EDGE SHALL EXTEND 2" MINIMUM GREATER THAN THE CONCRETE PAVEMENT THICKNESS FOR A MINIMUM WIDTH OF 24", TAPERING TO ACTUAL PAVEMENT THICKNESS 36" INWARD FROM EDGE. CONCRETE PAVEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI.
- CONTRACTOR TO COORDINATE IRRIGATION SLEEVE LOCATIONS WITH LANDSCAPE PLANS PRIOR TO SITE PAVING.
- PROPOSED ELEVATIONS SHOWN ARE ESTIMATES ONLY. ACTUAL ELEVATIONS MAY CHANGE DURING FINAL DESIGN.
- EARTHWORK QUANTITIES PROVIDED ARE ESTIMATES ONLY. ACTUAL EARTHWORK QUANTITIES MAY CHANGE DURING FINAL DESIGN.
- POST CONSTRUCTION STORM WATER QUALITY TREATMENT STRUCTURES SHALL BE DESIGNED IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARDS.
- ALL TRENCH BACKFILL SHALL BE IN ACCORDANCE WITH THE CITY OF ROSEVILLE STANDARD SPECIFICATIONS, PROJECT GEOTECHNICAL REPORT AND PIPE MANUFACTURER RECOMMENDATIONS. IF IN CONFLICT, PROJECT GEOTECHNICAL ENGINEER SHALL DETERMINE WHICH STANDARD APPLIES.



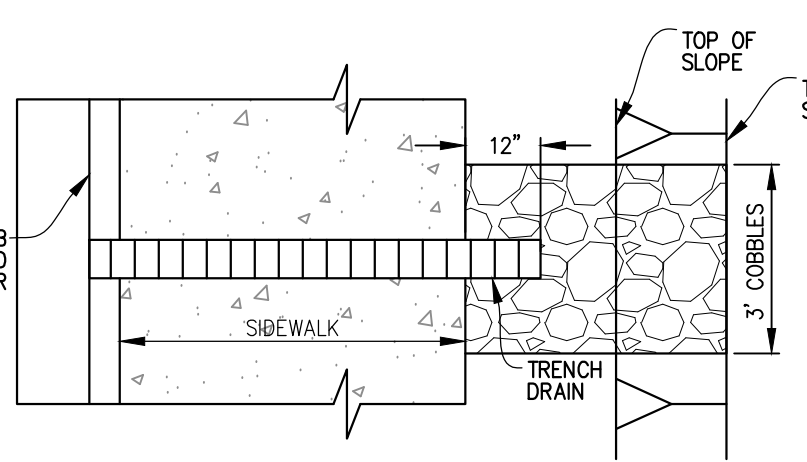
DRAINAGE OPENING IN BARRIER CURB



SECTION A-A



TRENCH DRAIN THROUGH SIDEWALK



APPROXIMATE EARTHWORK QUANTITIES

CUT:	567 CY	COMPARISON OF EXISTING
FILL:	2,954 CY	GRADE TO FINISH SURFACE

SUB-TOTAL: 2,387 CY FILL (RAW VOLUME)

PAVEMENT AREA:	138 CY CUT (6" P.C.C.)
	160 CY CUT (6" P.C.C. / 6" A.B.)
	916 CY CUT (3.5" A.C. / 12.5" A.B.)
	452 CY CUT (3" A.C. / 10" A.B.)

BUILDING PAD: 491 CY CUT (5" SLAB FOUNDATION/ 4" ROCK)
78 CY CUT (8" SLAB FOUNDATION / 6" A.B.) @ INTERIOR LOADING DOCK

TOTAL: 152 CY FILL*
* ESTIMATE ONLY. CONTRACTOR TO PERFORM INDEPENDENT CALCULATION

COUNTY OF PLACER NEW CORONERS FACILITY

10551 VETERANS DRIVE, ROSEVILLE, CA 95678

COUNTY OF PLACER

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Sacramento, CA 95811
(916) 455-2028
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Davis, CA 95618
(530) 758-2028
Project Planning - Civil Engineering - Landscape Architecture

PROFESSIONAL ENGINEER
NIGHT & LEWIS
DATE: 04/05/2019

CONSULTANT
nachtlewis
600 Q Street, Suite 100
Sacramento, CA 95811
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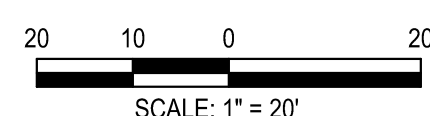
SMITHGROUP
455 North Third St.
SUITE 250
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ARCHITECT		
MPP RESUBMITTAL		
REVISIONS		
NO.	DESCRIPTION	DATE

DATE 04/05/2019
JOB NO. 1731-00-02
SHEET TITLE

PRELIMINARY
GRADING, DRAINAGE
AND PAVING PLAN

SHEET NO.
C1
SHEET ____ OF ____ TOTAL



(W1)	CONTRACTOR SHALL REMOVE EXISTING 2" TEMPORARY BLOW OFF, LOCATE EXISTING 8" WATER SERVICE AND CONNECT PROPOSED SERVICE. CONTRACTOR SHALL PROVIDE ALL EXCAVATION, TRENCHING, BACKFILL, AND SURFACE REPAIR PER CITY OF ROSEVILLE STANDARD DETAIL TB-1.
(W2)	INSTALL 3" COMMERCIAL WATER METER PER CITY OF ROSEVILLE STANDARD DETAIL W-29.
(W3)	INSTALL 3" COMMERCIAL BACKFLOW DEVICE PER CITY OF ROSEVILLE STANDARD DETAIL W-8. BACKFLOW DEVICE SHALL BE PAINTED FOREST GREEN (COLOR CODE RAL 6004) PER CITY OF ROSEVILLE STANDARDS.
(W4)	CONTRACTOR TO INSTALL 3" DOMESTIC WATER SERVICE TO WITHIN 5' OF BUILDING. CONTRACTOR SHALL CONFIRM DOMESTIC WATER SIZE AND LOCATION WITH PLUMBING PLAN PRIOR TO CONSTRUCTION. MAINTAIN 36" MINIMUM COVER AND 12" MINIMUM SEPARATION FROM OTHER UTILITIES.
(W5)	INSTALL 2" IRRIGATION METER PER CITY OF ROSEVILLE STANDARD DETAIL W-29.
(W6)	INSTALL 2" IRRIGATION SERVICE LINE AND BACKFLOW DEVICE PER CITY OF ROSEVILLE STANDARD DETAIL W-7. BACKFLOW ASSEMBLY SHALL BE PAINTED FOREST GREEN (COLOR CODE RAL 6004) PER CITY OF ROSEVILLE STANDARDS. PROVIDE IRRIGATION SERVICE STUB BEYOND LIMITS OF CONCRETE PAD.

(F1) CONTRACTOR SHALL INSTALL FIRE HYDRANT ASSEMBLY PER CITY OF ROSEVILLE STANDARD DETAIL W-13. CONTRACTOR TO INSTALL GATE VALVE PER CITY OF ROSEVILLE STANDARD DETAIL W-16.

(F2) CONTRACTOR SHALL TAP EXISTING 12" PRIVATE FIRE LINE AND INSTALL AN 8" PVC-C900 CL150 FIRE WATER LINE PER COUNTY OF PLACER STANDARDS. CONTRACTOR TO INSTALL GATE VALVE PER CITY OF ROSEVILLE STANDARD DETAIL W-16.

(F3) INSTALL FIRE DEPARTMENT CONNECTION PER CITY OF ROSEVILLE STANDARDS AND DETAIL ON SHEET C5.

(F4) INSTALL CHECK VALVE PER CITY OF ROSEVILLE STANDARDS AND DETAIL ON SHEET C5.

(F5) INSTALL 8" PVC C900 CL200 (PRESSURE RATED 200 PSI MIN) FIRE WATER LINE PER COUNTY OF PLACER STANDARDS. MAINTAIN 36" MIN COVER AND 12" MIN SEPARATION FROM OTHER UTILITIES.

(F6) INSTALL 8" DIP (PRESSURE RATED 200 PSI MIN) FIRE WATER RISER PER CITY OF ROSEVILLE STANDARDS SEE DETAIL ON SHEET C5. CONTRACTOR TO CONFIRM FIRE RISER SIZE AND LOCATION WITH FIRE SPRINKLER CONSULTANT PRIOR TO CONSTRUCTION.

(F7) EXISTING FIRE HYDRANT TO REMAIN.

(F8) INSTALL POST INDICATOR VALVE (PIV) PER DETAIL ON SHEET C5.

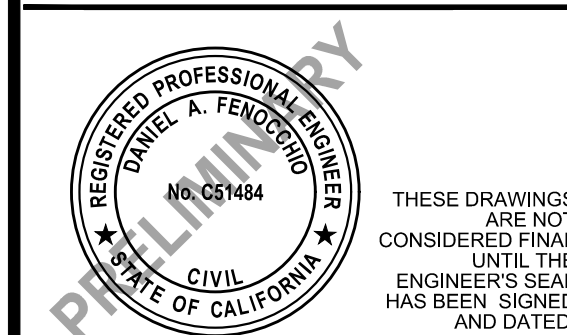
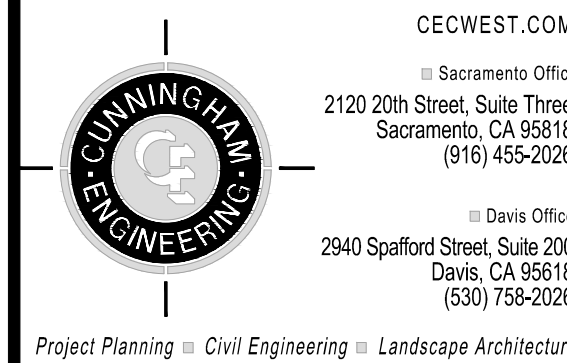
51	CONTRACTOR SHALL FIELD LOCATE EXISTING 6" SANITARY SEWER SERVICE AND INSTALL A STANDARD MANHOLE PER CITY OF ROSEVILLE STANDARD DETAILS SS-2 AND SS-3. CONTRACTOR SHALL FIELD VERIFY EXISTING SIZE, LOCATION AND INVERT AND CONTACT DESIGN ENGINEER IF ACTUAL FIELD CONDITIONS VARY FROM INFORMATION SHOWN ON PLAN PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REMOVE EXISTING SEWER PIPING AND CLEANOUT UPSTREAM OF NEW MANHOLE.
52	CONTRACTOR TO INSTALL PVC SDR 35 SANITARY SEWER PIPE PER CITY OF ROSEVILLE STANDARDS, SIZE, LENGTH AND SLOPE PER PLAN.
53	CONTRACTOR TO INSTALL SANITARY SEWER CLEANOUT PER CITY OF ROSEVILLE STANDARD DETAIL SS-5.
54	CONTRACTOR TO INSTALL SANITARY SEWER SERVICE (0.5-0.01 MIN) TO WITHIN 5' OF BUILDING WALL. CONTRACTOR TO CONFIRM SERVICE SIZE, LOCATION AND INVERT WITH PLUMBING PLAN PRIOR TO CONSTRUCTION.

- (U1) PROTECT EXISTING STREETLIGHT TO REMAIN.
- (U2) RELOCATE EXISTING STREETLIGHT PER ELECTRICAL PLANS.
- (U3) PROPOSED TRANSFORMER PER ELECTRICAL PLANS.
- (U4) EXISTING TRANSFORMER PAD & UNUSED CONDUITS TO BE REMOVED.
- (U5) PROTECT EXISTING DRY UTILITY BOX TO REMAIN.
- (U6) PROPOSED EV CHARGING DISPENSER PER ELECTRICAL PLANS.
- (U7) PROPOSED GENERATOR PER ELECTRICAL PLANS.

1. THIS CONCEPTUAL UTILITY PLAN WAS PREPARED TO DEPICT PROPOSED UTILITY CONCEPTS AS REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
2. UTILITIES AND PIPE SIZES SHOWN ARE ESTIMATES ONLY. SIZES AND LOCATIONS MAY CHANGE DURING FINAL DESIGN.
3. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED JANUARY 2019.
4. EXISTING UTILITY IMPROVEMENTS ARE BASED ON AVAILABLE AS-BUILT IMPROVEMENT PLANS AND COUNTY BASE UTILITY MAPS. ACTUAL SIZES, TYPES AND LOCATIONS MAY VARY FROM INFORMATION SHOWN HEREON.
5. REFER TO CITY OF ROSEVILLE DETAILS W-1 AND W-18 FOR WATER TRENCH AND BACKFILL DETAILS.
6. REFER TO CITY OF ROSEVILLE DETAIL SS-1 FOR SEWER MAIN TRENCH AND BACKFILL DETAIL.
7. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY IMPROVEMENTS AND POTHOLE ALL PROPOSED UTILITY CROSSINGS AND REPORT ANY CONFLICTS WITH EXISTING UTILITY INFORMATION PRIOR TO CONSTRUCTION.
8. IF EXISTING FIELD CONDITIONS VARY FROM INFORMATION SHOWN ON PLANS, CONTACT DESIGN ENGINEER.

COUNTY OF PLACER NEW CORONERS

10951 VETERANS DRIVE, ROSEVILLE, CA 95678



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ARCHITECT

MPP RESUBMITTAL

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DATE 04/05/2019

JOB NO. 1731-00-02

SHEET TITLE

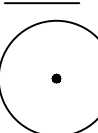
PRELIMINARY CIVIL UTILITY PLAN

SHEET NO.

C2

SHEET _____ OF _____ TOTAL



TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HWX		
		LARGE STREET TREES LARGE STATEMENT TREES THAT PROVIDE MONUMENTATION AND PLACEMAKING FOR THE DEVELOPMENT. FOR THIS PARTICULAR PROJECT TREES SHOULD BE MORE FASTIGIATE DUE TO THE SMALLER PLANTER AREAS. PISTACIA CHINENSIS 'KEITH DAVEY' QUERCUS VIRGINIANA 'CATHEDRAL' ZELKOVA SERRATA 'GREEN VASE'	KEITH DAVEY CHINESE PISTACHE CATHEDRAL LIVE OAK SAWLEAF ZELKOVA	15 GAL 15 GAL 15 GAL	L M M	30'X30' 50'X50' 60'X40'		
		ORNAMENTAL TREES COMPACT TREES VALUED FOR THEIR FLOWER AND/OR FOLIAGE COLOR. TREES SHALL BE ABOUT 20' IN HEIGHT AND WIDTH AT MATURITY. CHIONANTHUS RETUSUS LAGERSTROEMIA X 'MUSKOGEE'	CHINESE FRINGE TREE LAVENDER CRAPE MYRTLE MULTI-TRUNK	15 GAL 15 GAL	M L	15'X12' 15'X20'		
	SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HWX	SPACING
		SHADE TOLERANT SHRUBS, GRASSES AND GROUNDCOVERS SHRUBS AND GRASSES THAT SERVE AS THE BASE PLANTING AND THAT CAN TOLERATE MOSTLY SHADE CONDITIONS. FOUND WITHIN COURTYARD AND ADJACENT TO NORTHERN BUILDING EXPOSURE. 3'-4' HEIGHT AND WIDTH FOR SHRUBS/ORNAMENTAL GRASSES. 2' HEIGHT AND VARYING WIDTHS FOR GROUNDCOVERS. 1 GALLON CONTAINER MINIMUM. ASPIDISTRA ELATIOR CARPENTERIA CALIFORNICA 'ELIZABETH' LEYMUS CONDENSATUS 'CANYON PRINCE' LOMANDRA LONGIFOLIA 'BREEZE' MAHONIA EURYBRACTEATA 'SOFT CARESS' MULHENBERGIA RIGENS NANDINA DOMESTICA 'FIRE POWER' SARCOCOCCA RUSCIFOLIA SISYRINCHUM BELLUM	CAST IRON PLANT BUSH ANEMONE NATIVE BLUE RYE DWARF MATT RUSH MAHONIA SOFT CARESS DEER GRASS FIREPOWER NANDINA FRAGRANT SARCOCOCCA BLUE EYED GRASS	5 GAL 5 GAL 1 GAL 1 GAL 5 GAL 1 GAL 1 GAL 5 GAL 1 GAL	L L L L L L L M L	3X2' 5'X4' 3'X3' 3'X3' 3'X3' 3'X4' 2'X2' 3'X4' 1.5'X0.5'		
		FULL SUN SHRUBS, GRASSES, AND GROUNDCOVERS SHRUBS AND GRASSES THAT WILL SERVE AS THE BASE FOR A MAJORITY OF THE LANDSCAPE IN FULL SUN AREAS (SOUTHERN AND WESTERN EXPOSURES). 3'-4' HEIGHT AND WIDTH SHRUBS/GRASSES. 2' HEIGHT AND VARYING WIDTHS FOR GROUNDCOVERS. 1 GALLON CONTAINER MINIMUM. ACACIA REDOLENS 'LOWBOY' AGAVE ATTENUATA 'NOVA' CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' WUCOLS LOW CALLISTEMON VIMINALIS 'BETTER JOHN' COTONEASTER DAMMERI 'LOWFAST' DIETES BICOLOR WUCOLS LOW EPILOBIUM CANUM 'CARMEN'S GREY' HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM LEYMUS CONDENSATUS 'CANYON PRINCE' WUCOLS LOW MUHLENBERGIA DUBIA PENNISETUM ORIENTALE 'KARLEY ROSE' YUCCA GLORIOSA 'VARIEGATA' WUCOLS LOW	BANK CATCLAW BLUE CLONE FEATHER REED GRASS DWARF WEEPING BOTTLE BRUSH LOWFAST BEARBERRY COTONEASTER FORTNIGHT LILY CARMEN'S GREY CALIFORNIA FUCHSIA BRAKELIGHTS RED YUCCA NATIVE BLUE RYE PINE MUHLY KARLEY ROSE FOUNTAIN GRASS VARIEGATED SPANISH DAGGER	5 GAL 5 GAL 1 GAL 5 GAL 5 GAL 1 GAL 5 GAL 5 GAL 1 GAL 5 GAL 5 GAL	VL L L L L L L L L L L	2'X10' 4'X5' 3'X2.5' 3'X3' 1'X10' 3'X3' 2'X3' 2'X3' 3'X3' 3'X3' 6'X3'		
		RESPIRE AREA PLANTING ORNAMENTAL PLANTS AND GROUNDCOVERS VALUED FOR FOLIAGE AND FLOWER COLOR. MIX MEDIUM/LOW WATER USE PLANTS. LAVANDULA STOECHAS 'OTTO QUAST' LIRIOPE MUSCARI LOREPOTALUM CHINENSE 'SIZZLING PINK' PHORMIUM TENAX 'YELLOW WAVE' ROSSA X 'FLOWER CARPET WHITE' SALVIA GREGGII 'TUFMANS RED' SALVIA LEUCANTHA 'MIDNIGHT' SARCOCOCCA RUSCIFOLIA	SPANISH LAVENDER LILY TURF SIZZLING PINK FRINGE FLOWER NEW ZEALAND FLAX ROSE FURMAN'S RED SALVIA MEXICAN BUSH SAGE FRAGRANT SARCOCOCCA	5 GAL 1 GAL 5 GAL 5 GAL 2 GAL 5 GAL 5 GAL 5 GAL	L M L M L L L M	2'X3' 1.5'X1' 4'X5' 3'X4' 2'X3' 3'X3' 3'X4' 3'X4'		
		BIOSWALE SLOPES SHRUBS AND GRASSES LOCATED ON SLOPES OF BIOSWALES PROVIDING EROSION CONTROL AND SOME ADAPTATION TO SEASONAL FLOODING. 3'-4' HEIGHT FOR SHRUBS/GROUNDCOVERS. 2' HEIGHT AND VARYING WIDTHS FOR GROUNDCOVERS. 1 GALLON CONTAINER MINIMUM. CHONDROPETALUM TECTORUM COTONEASTER DAMMERI 'LOWFAST' EPILOBIUM CANUM 'CARMEN'S GREY' WUCOLS LOW LEYMUS CONDENSATUS 'CANYON PRINCE' MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM MUHLENBERGIA RIGENS	CAPE RUSH LOWFAST BEARBERRY COTONEASTER CARMEN'S GREY CALIFORNIA FUCHSIA NATIVE BLUE RYE MUHLY DEER GRASS	5 GAL 5 GAL 5 GAL 1 GAL 5 GAL 5 GAL	L L L L L L	3'X4' 1'X10' 2'X3' 3'X3' 2.5'X2.5' 3'X4'		
	GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HWX	SPACING
			BIOSWALE BOTTOM A MIXTURE OF NATIVE CLUMPING GRASSES, RUSHES, AND SEDGES THAT ARE ADAPTED TO SEASONAL INUNDATION AND DROUGHT CONDITIONS. LARGE AREAS WILL BE HYDROSEEDED. CAREX DIVULSA CHONDROPETALUM TECTORUM HYDROSEED - - BERKELEY SEDGE SAN DIEGO SEDGE CAPE RUSH NATIVE BIOSWALE HYDROSEED MIX-SEE SPECS.	PLUGS PLUGS CAPE RUSH HYDROSEED	L L L L	2'X2' 3'X3' 3'X4'		

PLANTING NOTES

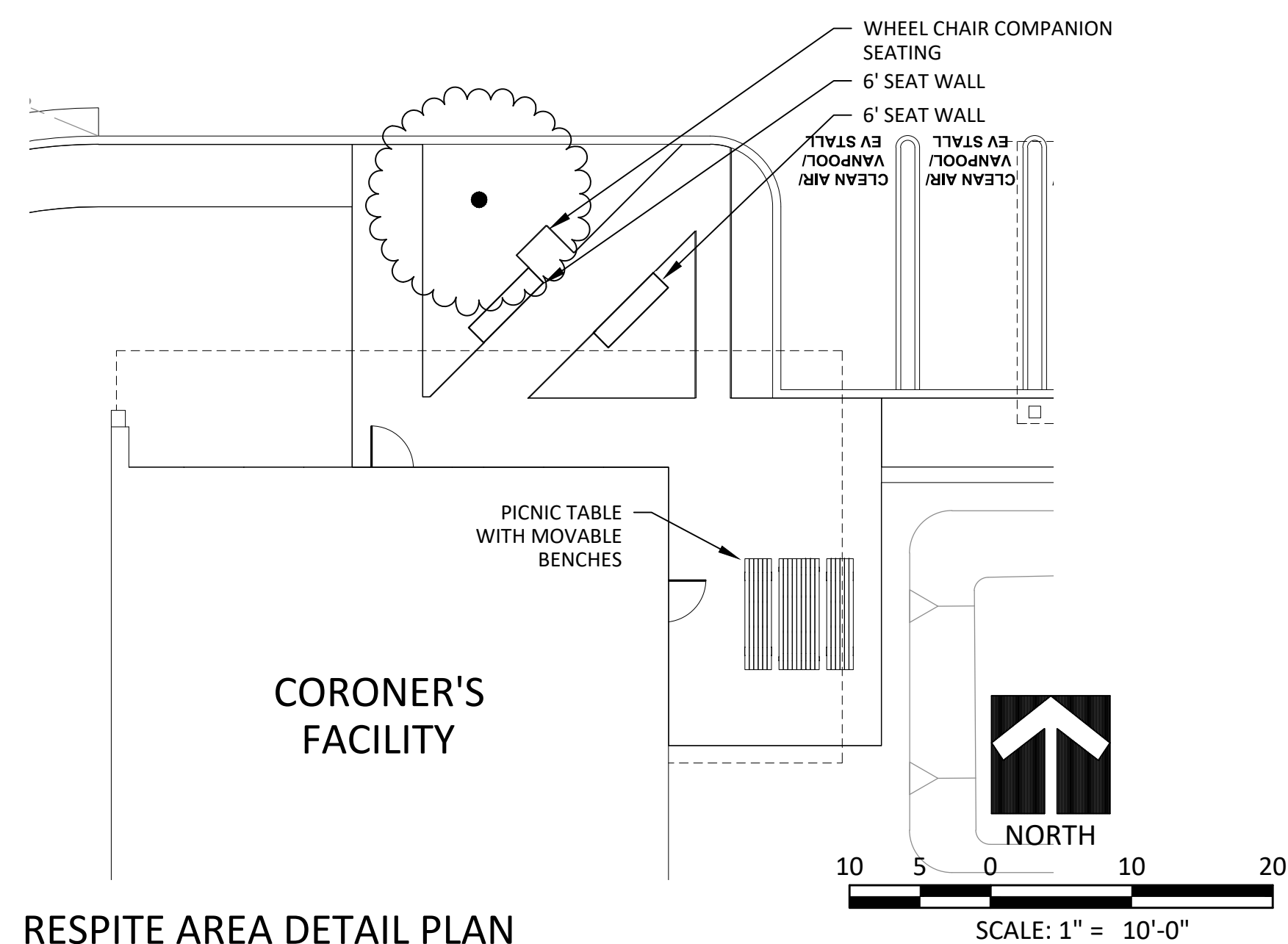
1. WORK INCLUDES ALL LABOR, MATERIAL, EQUIPMENT AND APPLIANCES NECESSARY TO COMPLETE SOIL PREPARATION AND WEED CONTROL. FINE GRADING, PLANTING, AND MAINTENANCE PERIOD.
2. ALL WORK SHOWN ON PLANTING SHEETS SHALL BE PERFORMED PER DRAWINGS AND SPECIFICATIONS.
3. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM LANDSCAPE PLAN. IF THERE IS A DISCREPANCY BETWEEN THE PLAN & THE LEGEND, THE PLAN SHALL GOVERN.
4. NO PLANTING SHALL BE STARTED UNTIL FINE GRADING AND IRRIGATION SYSTEM HAVE BEEN COMPLETED AND APPROVED BY THE PROJECT REPRESENTATIVE.
5. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN THE EVENT OF PLANT UNAVAILABILITY IMMEDIATELY AFTER BID AWARD(S). ANY SUBSTITUTIONS MUST BE REQUESTED IN WRITING AND SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
6. ALL PLANT MATERIAL SHALL MEET SIZE SPECIFICATIONS AS SHOWN ON THE PLANT LEGEND, AND SHALL BE CONTAINER GROWN, HEALTHY, FULL, AND SHALL BE OF THE FIRST RATE QUALITY FOR THE SPECIES. CLEARLY LABEL REPRESENTATIVES OF EACH PLANT SPECIES OR CULTIVAR WITH BOTANICAL NAME.
7. PRIOR TO PLANTING OR GRADING, ASCERTAIN THE LOCATION OF ALL UNDERGROUND UTILITY LINES. PROMPTLY BRING ANY CONFLICT BETWEEN THE LOCATION OF UNDERGROUND LINES AND PLANT MATERIAL TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR APPROPRIATE ADJUSTMENT.
8. THE LOCATIONS OF TREES AND SHRUBS SHALL BE ADJUSTED IN THE FIELD TO ACCOMMODATE EXISTING & NEW UTILITIES, LIGHTS, SPRINKLERS, ETC. MAINTAIN 5' MINIMUM CLEARANCE BETWEEN ALL NEW TREES AND UTILITIES (EXISTING AND PROPOSED). ALL SHRUBS AT MATURITY SHALL HAVE A CLEARANCE OF THREE FEET (3') AROUND ANY ELECTRICAL BOXES, FIRE HYDRANTS, OR OTHER UTILITY BOXES.
9. ALL PLANTER AREAS SHALL BE GRADED AND PLANTED FOR POSITIVE DRAINAGE AWAY FROM STRUCTURES, WALLS & FENCES.
10. SET FINISH SOIL GRADES AS NOTED ON DETAILS FOR SHRUBS & GROUND COVER AREAS. AFTER PLANTING, CORRECT ANY DISTURBED GRADES AND RETURN ENTIRE AREA TO FINISH GRADE.
11. CONDUCT PLANTING OPERATIONS UNDER FAVORABLE WEATHER CONDITIONS, EXCEPT WHEN GROUND IS TOO WET, AS DETERMINED BY THE LANDSCAPE ARCHITECT.
12. THOROUGHLY WATER ALL PLANTS AT TIME OF PLANTING, TAKING CARE NOT TO COVER CROWNS OF PLANTS WITH SOIL. KEEP ROOT BALLS ADEQUATELY MOIST UNTIL TIME OF ACCEPTANCE.
13. PRE-EMERGENT WEED CONTROL TO BE APPLIED TO ALL PLANTING AREAS PRIOR TO PLANTING. CONTRACTOR SHALL APPLY AS MUCH AS RECOMMENDED PER MANUFACTURER'S RECOMMENDATIONS.
14. BARK MULCH SHALL BE SPREAD IN ALL PLANTER AREAS WITHIN 24 HOURS AFTER ANY PLANTING TO UNIFORMLY COVER ENTIRE PLANTING AREA. MULCH IN BIORETENTION FACILITIES AND RAIN GARDENS SHALL BE 3" DEPTH OF ORGANIC COMPOST MULCH, AS PER THE BIORETENTION FACILITY SPECIFICATION. MULCH IN ALL OTHER LANDSCAPE AREAS SHALL BE 3" DEPTH OF WALK-ON BARK FREE OF LARGE WOOD PIECES, SOIL, SEEDS, STONES, STICKS, DEBRIS OR OTHER FOREIGN MATERIALS. CONTRACTOR SHALL SUBMIT MULCH SAMPLES FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
15. PROTECT PLANTS FROM DAMAGE OF ANY KIND, INCLUDING HEAT, DESICCATION, AND MAINTAIN PLANTS IN A HEALTHY AND VIGOROUS CONDITION FROM TIME OF ARRIVAL AT SITE THROUGH FINAL ACCEPTANCE. REPLACE ALL DEAD OR DAMAGED PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION AS DETERMINED BY THE LANDSCAPE ARCHITECT WITHOUT COST TO THE OWNER AS SOON AS SEASONAL CONDITIONS PERMIT. REPLACE WITH PLANT MATERIAL OF COMPARABLE QUALITY AND SIZE TO THAT WHICH WAS ORIGINALLY INSTALLED.
16. UPON INITIAL COMPLETION OF THE WORK, CONTACT THE LANDSCAPE ARCHITECT TO PROVIDE A PRELIMINARY REVIEW OF ALL PLANTING AND A PUNCH LIST OF INCOMPLETE OR UNSATISFACTORY ITEMS. ONLY SATISFACTORY COMPLETION OF WORK AND PUNCH LIST ITEMS AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL ESTABLISH THE BEGINNING OF THE 90-DAY MAINTENANCE PERIOD.
17. CONTINUOUSLY MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT DURING THE PROGRESS OF THE WORK, THROUGH THE 90-DAY MAINTENANCE PERIOD, AND UNTIL FINAL ACCEPTANCE OF THE WORK. WATER, PRUNE, WEED CONTROL, CULTIVATE, MULCH, PEST CONTROL, RESET PLANTS TO PROPER GRADES OR UPRIGHT POSITION, RESTORE WATERING BASINS, REMOVE DEBRIS AND PROVIDE ALL OTHER CARE NEEDED FOR PROPER GROWTH AND APPEARANCE OF THE PLANTS.
18. KEEP ALL WALKS, CURBS, AND GUTTERS CLEAR OF DEBRIS, MUD, DUST, AND STANDING WATER BY SWEEPING, MOPPING OR HOSING DOWN AS REQUIRED TO MAINTAIN CLEANLINESS THROUGHOUT. AT COMPLETION OF 90-DAY MAINTENANCE PERIOD, ALL AREAS INCLUDED IN THE CONTRACT SHALL BE CLEAN AND FREE OF DEBRIS AND WEEDS. ALL PLANT MATERIALS SHALL BE LIVE, HEALTHY, AND FREE OF INFESTATION. IF ANY ITEM OR PORTION OF THE CONTRACT WORK IS NOT ACCEPTABLE TO THE OWNER AT THE TIME OF FINAL REVIEW, MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT FOR ANY ADDITIONAL PERIOD OF TIME AS MAY BE REQUIRED TO REPAIR DEFECTIVE ITEM OR PORTION.
19. PLANT SYMBOLS AS SHOWN ON THE PLANTING PLANT ARE SIZED AND SPACED BASED ON GROWTH TO MATURE SIZE. CONTRACTOR SHALL ENSURE SPACING/OFFSETS TO OTHER SHRUBS, CONCRETE EDGES, PROPERTY LINES, ETC. ARE PER SPACING GUIDELINES SHOWN IN THE PLANTING LEGEND.

IRRIGATION SYSTEM

1. IRRIGATION EMISSION SYSTEM SHALL CONSIST OF SUBSURFACE DRIP IRRIGATION AND MULTI-STREAM OVERHEAD NOZZLES. REFER TO SHEET L2 FOR LOCATIONS.
2. IRRIGATION CONTROLLER SHALL BE "SMART" WEATHER BASED CONTROLLER PER PLACER COUNTY MAINTENANCE STANDARDS AND COMPATIBLE WITH COUNTY'S CENTRAL CONTROL SYSTEM. SYSTEM SHALL INCLUDE WEATHER SENSOR (IF REQUIRED), MASTER VALVE AND FLOW SENSOR.

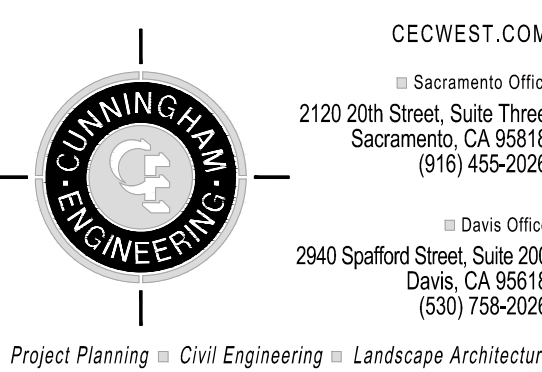
PAVING FINISH NOTE

1. ALL CONCRETE PAVING SHALL BE NATURAL GRAY AND RECEIVE A MEDIUM BROOM FINISH WITH TOOLED JOINTS UNLESS OTHERWISE CALLED OUT ON PLANS. SPACING OF JOINTS SHALL NOT EXCEED 5' O.C. WITH EXPANSION JOINTS PLACED EVERY 40' O.C.

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DATE 04/05/2019
JOB NO. 1731-00-02
SHEET TITLE

PRELIMINARY PLANTING PLAN

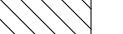
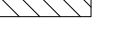
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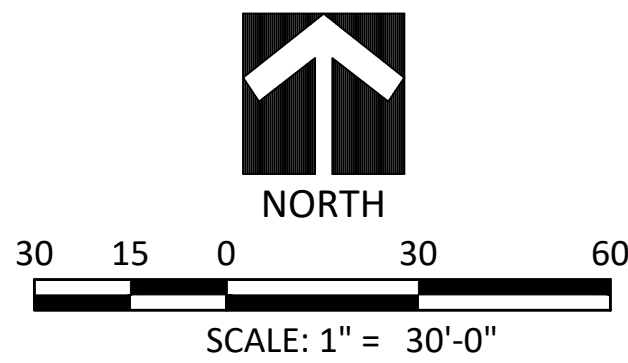
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SHEET _____ OF _____ TOTAL _____



PLACER COUNTY LANDSCAPE DESIGN GUIDELINES (OCT 2017) CALCULATION METHODOLOGY IS USED AS THE BASIS FOR THESE SHADE QUANTITIES.

	EXPOSED ASPHALT PARKING LOT PAVING AREAS INCLUDE PARKING STALLS AND BACKUP/DRIVE AISLES.
	SHADED ASPHALT PAVING AREAS INCLUDE PARKING STALLS AND BACKUP/DRIVE AISLES COVERED BY TREE CANOPIES OR COVERED PARKING STRUCTURES.
	EXEMPT AREAS AREAS EXEMPT FROM CALCULATIONS DUE TO USE FOR TRUCK DOCKING AND MOVEMENT.



PARKING LOT SHADE CALCULATION, PLACER COUNTY - VISITOR PARKING LOT						
Symbol	Botanical Name / Common Name	Tree Diameter	Quantity @	Quantity @	Quantity @	Total (sq. ft.)
			100% Shade/ Sq. Ft	50% Shade/ Sq. Ft	25% Shade/ Sq. Ft	
		35'	@ 962	@ 481	@ 240	0
		30'	1 @ 707	2 @ 354	3 @ 177	1,946
		25'	@ 491	@ 246	@ 123	0
		20'	@ 314	@ 157	@ 79	0
TOTAL TREE SHADE=						1,946

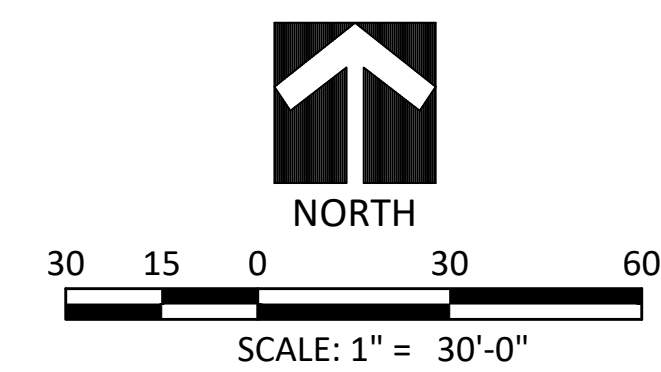
Surfaced Area:	Parking Lot	3578	TOTAL SURFACED AREA=	3,578
	Covered Stalls (garages, carports, etc.)	0		
SHADE AREA REQUIRED =				1,789
If applicable, TOTAL AUXILIARY SHADE =				0
TOTAL SHADE PROVIDED =				1,946
PERCENT SHADE =				54%

PARKING LOT SHADE CALCULATION, PLACER COUNTY - STAFF PARKING LOT						
Symbol	Botanical Name/ Common Name	Tree Diameter	Quantity @	Quantity @	Quantity @	Total (sq. ft)
			100% Shade/ Sq. Ft	50% Shade/ Sq. Ft	25% Shade/ Sq. Ft	
		35'	@ 962	@ 481	@ 240	0
		30'	@ 706	@ 354	@ 177	0
		25'	@ 491	@ 246	@ 123	0
		20'	@ 314	@ 157	@ 79	0
TOTAL TREE SHADE=						0

Surfaced Area:	Parking Lot	5654	TOTAL SURFACED AREA=	11,211
	Covered Stalls (garages, carports, etc.)	5557		
	SHADE AREA REQUIRED =		5,606	
	If applicable, SHADE =		5,557	
TOTAL SHADE PROVIDED =			5,557	
PERCENT SHADE =			50%	



	LOW WATER USE PLANTS WITH SUBSURFACE IRRIGATION
	MEDIUM WATER USE PLANTS WITH IRRIGATED USING SUBSURFACE IRRIGATION
	LOW WATER USE PLANTS IRRIGATED USING OVERHEAD ROTOR NOZZLES
	LOW WATER USE PLANTS TEMPORARILY IRRIGATED USING OVERHEAD ROTOR NOZZLES



MODEL WATER EFFICIENT LANDSCAPE ORDINANCE CALCULATIONS

Project type:	Non-residential	ETAF:	0.45
Evapotranspiration (ET _o):	52.42	City of Roseville	

Hydrozone # Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Low Water Use	0.3	Drip	0.81	0.37	21,764	8,060.74	261,977.30
Low Water Use	0.3	Multi Stream	0.75	0.40	3,653	1,461.20	47,489.58
Medium Water Use	0.5	Drip	0.81	0.62	626	386.27	12,616.86
Low Water Use	0	Rotor	0.75	0.00	3,671	0.00	0.00
Totals					26,046	9,910	322,085.87
Special Landscape Areas							
Turf				1	0	0	0.00
Edibles				1	0	0	0.00
Totals					0	0	0.00
ETWU Total							322,086
Maximum Allowed Water Allowance (MAWA)							380,927

$$\text{MAWA (Annual Gallons Allowed)} = (\text{Eto}) (0.62) [(\text{ETAF} \times \text{LA}) + ((1-\text{ETAF}) \times \text{SLA})]$$

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	9,910
Total Area	26,046
Average ETAF	0.38

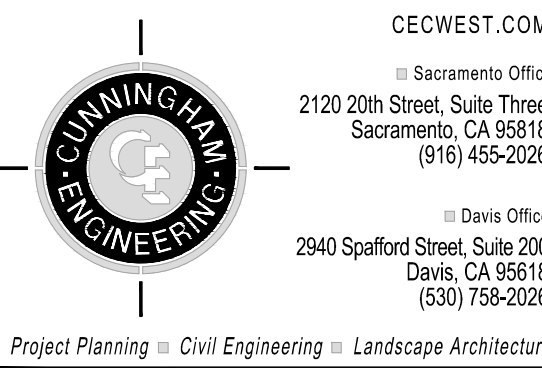
All Landscape Areas	
Total ETAF x Area	9,910
Total Area	26,046

Irrigation Method
overhead spray
drip

Irrigation Efficiency
0.75 for spray head
0.81 for drip

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PRELIMINARY SHADE AND LANDSCAPE WATER USE CALCULATIONS

SHEET NO.

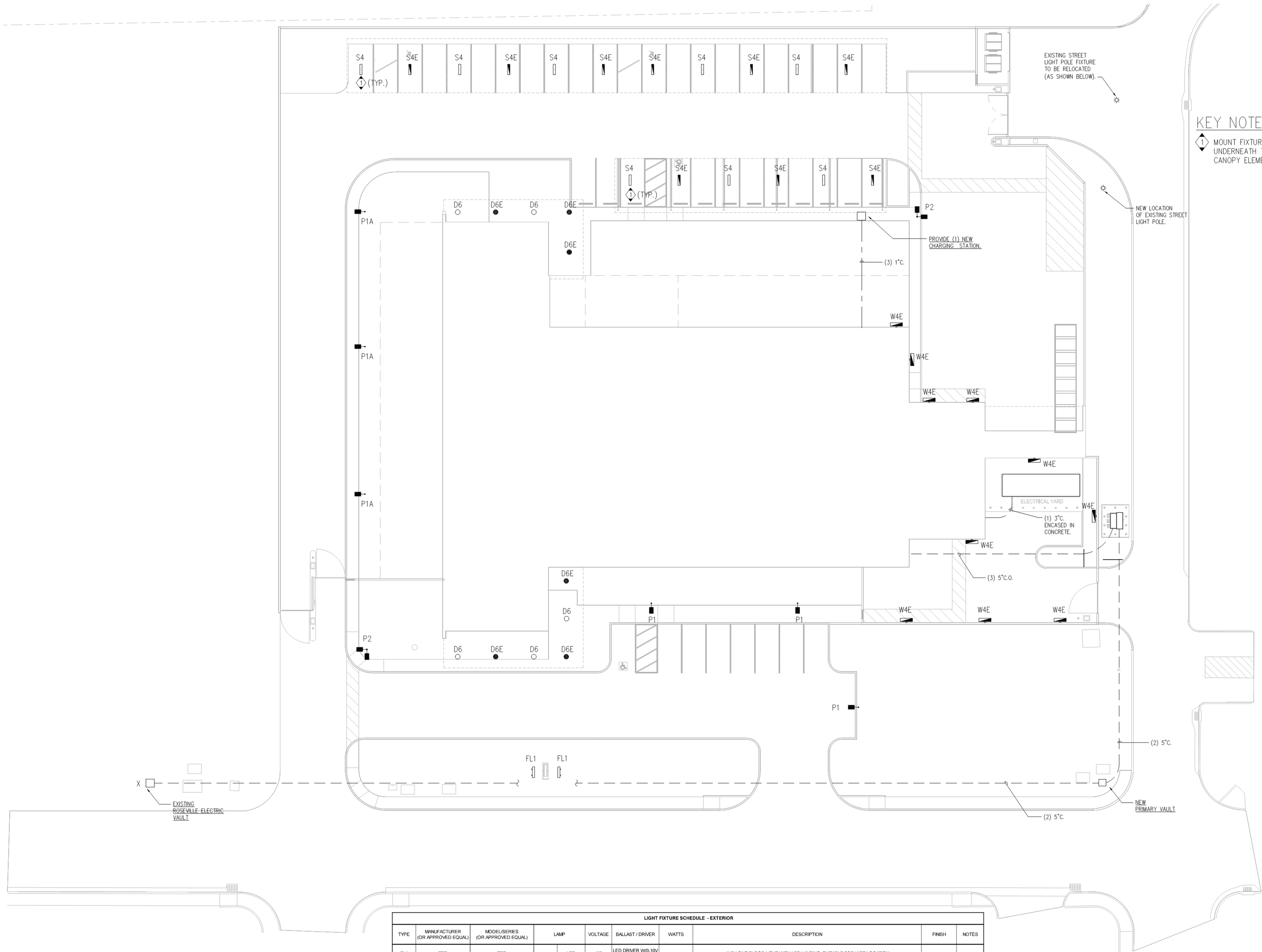
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SHEET _____ OF _____ TOTAL _____

ONE INCH = TWENTY FEET
ONE-SIXTEENTH INCH = ONE FOOT
ONE-EIGHTH INCH = ONE FOOT
ONE-FOURTH INCH = ONE FOOT
ONE-HALF INCH = ONE FOOT
THREE-QUARTERS INCH = ONE FOOT
ONE INCH = ONE FOOT
ONE AND ONE-HALF INCH = ONE FOOT

1 LIGHTING SITE PLAN

1/16" = 1' 0"



LIGHT FIXTURE SCHEDULE - EXTERIOR									
TYPE	MANUFACTURER (OR APPROVED EQUAL)	MODEL/SERIES (OR APPROVED EQUAL)	LAMP	VOLTAGE	BALLAST / DRIVER	WATTS	DESCRIPTION	FINISH	NOTES
FL1	TBD	TBD	LED	120	LED DRIVER W/0-10V DIMMING		4'-0" LONG FLOOD LIGHT WITH LED LAMPING. SUITABLE FOR WET LOCATION	-	
D6	TBD	TBD	LED	277	LED DRIVER W/0-10V DIMMING		4" DIAMETER LENSED DOWNLIGHT SUITABLE FOR WET/DAMP LOCATION AND LOWER LUMEN PACKAGE	-	
P1	TBD	TBD	LED	277	LED DRIVER W/0-10V DIMMING		POLE MOUNTED LED FIXTURE WITH SINGLE HEAD AND INTEGRAL MOTION SENSOR. FIXTURE RATED FOR WET LOCATION AND PROVIDED WITH FULL CUTOFF DISTRIBUTION. PROVIDED WITH TYPE 3 DISTRIBUTION. PROVIDE A 25 TALL POLE.	-	
P1A	TBD	TBD	LED	277	LED DRIVER W/0-10V DIMMING		SAME AS P1 FIXTURE BUT WITH A TYPE 2 DISTRIBUTION.	-	
P2	TBD	TBD	LED	277	LED DRIVER W/0-10V DIMMING		SAME AS P1 FIXTURE BUT WITH A DOUBLE HEAD AND N"U" SHAPE CONFIGURATION. TYPE 2 DISTRIBUTION.	-	
W4E	TBD	TBD	LED	277	LED DRIVER W/0-10V DIMMING		WALL MOUNTED FIXTURE WITH FULL CUTOFF OPTICS SUITABLE FOR EXTERIOR ENVIRONMENT.	-	
S4	TBD	TBD	LED	277	LED DRIVER W/0-10V DIMMING		4'-0" LONG PENDANT OR SURFACE MOUNTED VAPORLIGHT FIXTURE WITH LED LAMPING.	-	

E SUFFIX DENOTES SAME FIXTURE, SERIES TYPE, BUT ON EMERGENCY BRANCH

KEY NOTES:

1 MOUNT FIXTURE TYPE S4 UNDERNEATH THE STRUCTURAL CANOPY ELEMENT.

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REVISIONS		
NO.	DESCRIPTION	DATE

DATE 02/15/2019
JOB NO. SP202RG4
SHEET TITLE

MPP SITE LIGHTING

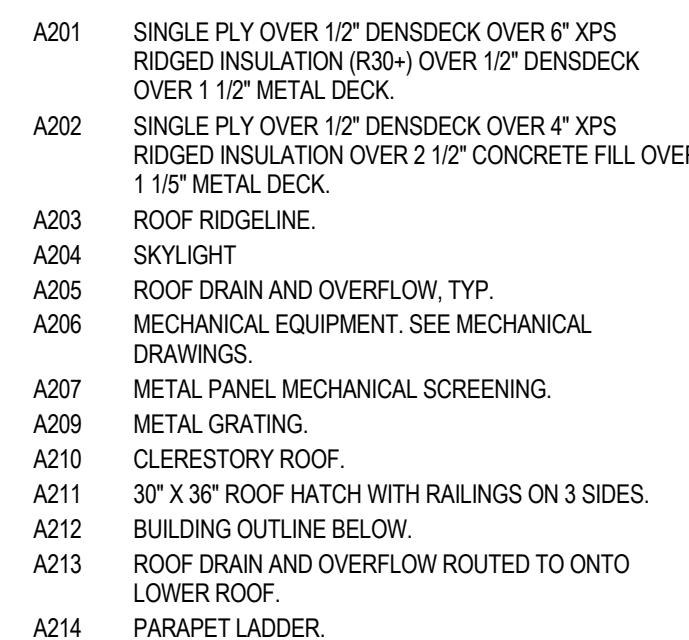
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SHEET ____ OF ____ TOTAL

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P 916.329.4000

SHEET _____ OF _____ TOTAL



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



PLANNING COMMISSION COMMUNICATION

Title: NIPA PCL 50 - Foothills 30 Major Grading Plan - 7465 Foothills Bl. - PL # 18-0414
Contact: Sean Morales, smorales@roseville.ca.us, 916-774-5282

Meeting Date: 5/9/2019
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 CVRWQCB letter

Exhibit A ISMND MMRP

Exhibit B Grading Plan

Exhibit C Arborist Report

ITEM 6.1: **MAJOR GRADING PLAN AND TREE PERMIT – NIPA PCL 50 - FOOTHILLS 30 MAJOR GRADING PLAN – 7465 FOOTHILLS BLVD – PL18-0414**

REQUEST

The applicant requests a Major Grading Plan approval to allow rough grading in two phases at the northeast corner of Foothills Blvd. and Pleasant Grove Blvd. Phase one involves removing berms along the frontages of the two roads and phase two involves using the cut from phase one as fill to create a level pad area in the southwest corner of the site for future development. A tree permit is also requested to remove three native oak trees on the site.

Applicant – Tiffany Wilson, RSC Engineering, Inc
Property Owner – Thad Johnson, Pappas Investments, For: Foothills 30 LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the three (3) findings of fact and approve the Major Grading Plan subject to thirty (30) conditions of approval; and
- C. Adopt the two (2) findings of fact and approve the Tree Permit subject to seventeen (17) 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 at 7465 Foothills Boulevard, on the northeast corner of the intersection of Foothills Boulevard and Pleasant Grove Boulevard (Figure 1). The subject property is within the North Industrial Plan Area. The site is zoned Light industrial (M1) and is currently developed with a parking lot that was constructed for the electronics manufacturing firm NEC (now TSI) but is no longer in use. The site is surrounded by the TSI Semiconductors complex to the north, commercial and residential uses to the west, a retail center to the south, and the Union Pacific railway, with industrial uses beyond, to the east.

On March 24, 1982, the City Council adopted Resolution 82-39, which granted a Conditional Use Permit to NEC Electronics to construct ten buildings on 73 acres of undeveloped land in three phases over a 10-15 year period for the construction and operation of a plant to fabricate, assemble, and test microelectronic devices. Phase one included construction of an administrative building, assembly, and water fabrication and associated facilities including employee parking on the southern portion of the site. The parking in phase one occupied roughly the western half of the currently proposed project site. An addition of approximately 150 spaces was made to the employee parking lot in 1995.

Pappas Investments recently purchased the property and proposes to prepare the former NEC/TSI employee parking lot site for future development by grading the site in two phases. Phase one involves removing berms along the frontages of Pleasant Grove Boulevard and Foothills Boulevard in order to increase visibility and phase two involves using the cut from phase one as fill to create a level pad area in

the southwest corner of the site for future development. The applicant is proposing to fill the existing drainage course on the site during phase two. The drainage course includes .27 acres of seasonal marshland. The site also includes .05 acres of seasonal wetland. A tree permit is also requested to remove three native oak trees on the site.

Figure 1: Project Area



EVALUATION – MAJOR GRADING PLAN

Grading Ordinance Section 16.20.080 stipulates that three findings must be made in order to approve a Major Grading Plan. The required findings are listed below in ***bold italics*** and are followed by an evaluation.

1. The grading plan conforms to the requirements of the city's improvement standards and the provisions of Chapter 16.20 of the Roseville Municipal Code.

The proposed grading plan was reviewed by the City's Public Works Department for conformance with the City's Improvement Standards. If the Grading Plan were to be approved by the Planning Commission, Condition #5 requires the applicant to obtain a Grading Permit before beginning work at the site. This permit will ensure the project will conform to the City's Improvement Standards.

The City's Grading Ordinance also lists conditions which may be applied to the project to protect the public interest including the following:

- Completion of work within a specified period of time;
- Hours and days of operation;
- Compliance with tree ordinance;
- Mitigation of wetlands;
- Compliance with city improvement standards; and
- Approval of appropriate permitting requirements of other agencies

Staff reviewed the Grading Plan for conformance with these measures and included them as conditions of approval for this project.

Phase one of the project involves grading portions of the property and balancing approximately 14,000 cubic yards of cut and fill on the site. The cut from the berms will be stockpiled on site on the eastern portion of the property. The stockpiles will be located away from wetlands and native oak trees in the area. No material will be brought in from outside the site to complete the project. Phase two of the project involves filling the drainage course in the western portion of the property in order to prepare for future development. The applicant is currently working with the appropriate State and Federal agencies to secure permits to fill the wetlands that exist on site. The stockpiles from phase one will be used as fill. Ultimately, approximately 945 cubic yards of earth, which was not used as fill, will be removed from the site.

As part of the Grading Permit the applicant will be required to submit a Storm Water Pollution Prevention Plan (SWPPP) prior to the commencement of work. This plan will ensure that storm water will either be contained on site or will be treated and will not impact surrounding properties and water bodies prior to discharge from the site. With the recommended conditions of approval the project will meet the requirements of the City's Improvement Standards and Grading Ordinance.

2. The grading has been designed to accommodate, and/or mitigation conditions have been imposed to compensate for any potential impacts to any of the natural features of the property or to adjacent properties, and the grading will not result in any increase in water surface elevation in any stream channel located on the property and associated with the grading as approved.

The City's Grading Ordinance and General Plan require City Staff to evaluate the impacts to wetlands and other natural resource areas and recommend changes to a project if there are opportunities to preserve these areas. Long term preservation of natural resources is best achieved through placement in Open Space areas. This site has Light Industrial land use and zoning designations and was intended for development under the NEC manufacturing facility approvals.

Any fill that will impact wetland areas will require the applicant to receive approval of an Army Corps of Engineers "404" permit and a Regional Water Quality Control Board "401" certification. As part of the approval of these permits appropriate mitigation will be required to compensate for the loss of wetlands. Condition 13 on the Major Grading Plan requires the applicant to submit the approved permits to the Planning and Engineering Divisions prior to phase two grading plan approvals. The proposed grading will not impact any stream channels or effect water surface elevations.

3. The proposed grading is necessary to allow development of the property consistent with the general plan land use allocation for the property.

The General Plan and Zoning designations on the site are Light Industrial. The General Plan assumed development of the site with a use and intensity that would be compatible with surrounding Light Industrial properties. The site was previously developed with employee parking and associated landscaping for the NEC manufacturing facility. The parking area is no longer needed for the manufacturing facility and was sold to the applicant. The berms along Foothills Blvd. and Pleasant Grove Blvd. were created to attractively screen the NEC employee parking area. It is now necessary to grade the berms in order to allow visibility on the site for future development. The applicant is proposing to remove 7.5 feet from the top of the existing berm along Foothills Blvd. (Figure 2) and 7.5 feet from the berm along Pleasant Grove Blvd. There are no project designs proposed for the future development with this permit. However, recent nearby development along Foothills Blvd. in the North Industrial Plan Area has generally included development up to the required 50-foot designated landscape corridor. The current landscape setback on the site along Foothills Blvd. is approximately 250 feet. The applicant proposes to fill the existing drainage course (Figure 3) within that area and create buildable land that will allow future project proposals to follow

current development trends. Currently, the drainage course allows water to flow from an outfall at the driveway off of Foothills Blvd to a storm drain at the southern property line along Pleasant Grove Blvd. The applicant proposes to construct a storm drain in place of the drainage course to continue to allow drainage between these two points.

Figure 2: Berm on Foothills



Figure 3: Drainage Course



As described in the Environmental Determination section of the staff report, staff prepared an Initial Study to examine the project and its potential impact on the environment. This Initial Study anticipated that the wetlands on the site would have to be filled in order to allow for development to occur. Staff has proposed Mitigation Measures that would reduce the impacts to wetlands by requiring that the applicant receive the appropriate State and Federal approvals before filling the wetland areas in phase two of the project.

This grading plan is supported by the City's General Plan policies and Grading Ordinance provisions for wetland preservation.

EVALUATION – TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. The applicant requests approval to remove three protected oak trees. The findings for a Tree Permit are as follows:

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

The Arborist Report is included as Exhibit C, which documents two protected Interior Live Oak (trees 1642 and 1643) and one protected Valley Oak (tree 1644) in the study area. The trees are 19, 10, and 7 inches in diameter at breast height (DBH), for a total removal of 36 inches DBH. These trees are located in the proposed future development area, and thus removal of the listed trees is necessary in order to undertake the project. In particular, the trees are located in close proximity to the proposed trench cut for the future drainage pipe and must be removed to complete that work. The trees were planted with construction of the NEC manufacturing facility and therefore date back roughly 35 years. Additionally, in the arborist report, two of the three trees were recommended for removal based on their poor condition. Therefore, approval of the Tree Permit will not be detrimental to public health, safety, or welfare.

The Tree Preservation Ordinance includes multiple options for mitigation, with priority given to on-site planting. In the case of the proposed project, the size and layout of future development on the site is

unknown and therefore safe locations for new trees could not be guaranteed. Where planting is not an option, the Tree Preservation Ordinance allows the payment of in-lieu fees; the applicant has proposed to mitigate via this method. Conditions of approval have been added to this staff report which list the trees authorized for removal, require the payment of in-lieu fees, and require the preservation of all other protected oak trees on site. Measures have been incorporated into the Tree Permit to mitigate impacts.

ENVIRONMENTAL DETERMINATION

An Initial Study/Mitigated Negative Declaration was prepared for the project and released for public comment on March 29, 2019 (Exhibit A). The 30-day comment period for the document ended on April 29, 2019. One letter was received from the Central Valley Regional Water Quality Control Board (Attachment 1) with general non-project-specific comments. No comments on the adequacy of the document were received. The document analyzed the potential for environmental impacts due to project implementation and determined that potentially significant impacts related to Biological Resources and Cultural Resources could be reduced to less than significant with mitigation. A Mitigation Monitoring and Reporting Program was prepared for the project and is included for adoption with this request.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on April 26, 2019 and a notice of hearing was also distributed to all property owners within 300 feet of the site, the Roseville Coalition of Neighborhood Associations, and the Pleasant Grove Neighborhood Association. To date, no comments have been received on the project.

RECOMMENDATION

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

- A. Adopt the Foothills 30 Major Grading Plan **Initial Study and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan** as shown in **Exhibit A**;
- B. Adopt the findings of fact as stated in the staff report for the **MAJOR GRADING PLAN – FOOTHILLS 30 MAJOR GRADING PLAN – 7465 FOOTHILLS BLVD – PL18-0414** subject to thirty (30) conditions of approval.
- C. Adopt the findings of fact as stated in the staff report for the **TREE PERMIT – FOOTHILLS 30 MAJOR GRADING PLAN – 7465 FOOTHILLS BLVD – PL18-0414** subject to seventeen (17) conditions of approval.

CONDITIONS OF APPROVAL FOR MAJOR GRADING PLAN

- 1. This Grading Plan approval shall be effectuated within a period of one (1) year from **May 9, 2019** and if not effectuated shall expire on **May 9, 2020**. (Planning)
- 2. The project is approved as shown in **Exhibit A-C** and as conditioned or modified below. (Planning)
- 3. The project shall comply with all required environmental mitigation identified in the **Foothills 30 Major Grading Plan Initial Study/Mitigated Negative Declaration** and shall include all applicable mitigation measures as notes on the grading plans. (Planning)

4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
5. The applicant shall not commence with any on-site improvements until such time as grading plans have been submitted for review and are approved and grading and/or encroachment permits are issued by the Development Services Department – Engineering Division. (Engineering)
6. 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)
7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF GRADING PERMIT:

8. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
9. The grading plans shall be designed in accordance with the City's Improvement Standards and Construction Standards, and shall reflect the following:
 - a) Grading shall comply with the City grading ordinance. There shall be no cut and/or fill slopes with a height exceeding five (5) feet steeper than a 4:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and all erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site; it is the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.
10. For retained native oak trees in the project area, there shall be no grading or alteration exceeding two (2) feet in height of the drainage patterns within 1.5 times the radius of the protected zone, as defined by the Tree Preservation Ordinance.
11. Grading plans shall include a fencing plan for the installation of temporary construction fencing to protect oak trees or wetland areas. The fencing plan is subject to the review and approval of the Planning Division. Prior to any onsite work, the applicant shall contact the Planning Division to inspect installed fencing and verify compliance with the fencing plan. (Planning)
12. The applicant shall submit to the Planning and Engineering Departments any applicable Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate prior to Phase 2 grading plan approvals. The permit(s) shall at a minimum provided for the 1:1 replacement of jurisdictional wetland and vernal pool habitat of equal or greater value. (Planning)
13. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO NOTICE OF COMPLETION:

14. The following note shall be added to the grading plans:

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

- a) Spray water on all exposed earth surfaces during clearing, grading, earth moving, and other site preparation activities throughout the day, to minimize dust.
- b) Use tarpaulins or other effective covers on all stockpiled earth material to minimize dust.
- c) Sweep the adjacent street frontages of Foothills Blvd. at least once a day , or as needed to remove silt and other dirt which is evident from construction activities.
- d) Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
- e) The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)

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

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

16. Existing public facilities damaged during the course of construction shall repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)

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

18. Prior to grading, the site shall be scarified and all deleterious vegetation shall be removed. (Engineering)

19. All fill shall be placed in standard lifts, and shall be compacted to a minimum of 90% relative compaction. Prior to the approval and acceptance of the grading operation as complete, the applicant shall provide a soils report generated from a registered geotechnical engineer certifying that the fill has been properly constructed. (Engineering)

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

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

22. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
23. 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, retaining walls, and structures of any type. (Electric)
24. 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)
25. The grading will provide a minimum of 4' of coverage above existing electrical utilities running along the east side of Foothills Blvd. A USA will determine the location of the trench. (Electric)
26. Minimum 3' of cover is to be maintained over the recycled water main along foothills. Any appurtenances in the area of work are to be raised to grade. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL:

27. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
28. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained. (Electric, Engineering, Environmental Utilities)
29. 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)
30. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)

CONDITIONS OF APPROVAL FOR TREE PERMIT

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

1. All recommendations contained in the Arborist Report(s) (Exhibit C) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. Tree(s) #1642, 1643, and 1644 are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 36. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)

4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. (Planning)
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)
6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)
7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)
8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to Condition 4, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)
9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)
10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans for all trees which are within 50 feet of the limits of grading. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)
11. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)

DURING CONSTRUCTION

12. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)
13. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)

14. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)
15. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

PRIOR TO ISSUANCE OF FINAL

16. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)
17. The approval of this Tree Permit shall expire on the same date as the **Grading Plan**. (Planning)

ATTACHMENT

1. Central Valley Regional Water Quality Control Board letter

EXHIBITS

- A. Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- B. Grading Plan
- C. Arborist Report

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.

GAVIN NEWSOM
GOVERNORJARED BLUMENFELD
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

22 April 2019

Sean Morales
City of Roseville
311 Vernon Street
Roseville, CA 95678

CERTIFIED MAIL
7017 2620 0001 1359 1908

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, FOOTHILLS 30 MAJOR GRADING PLAN PROJECT, SCH#2019039159, PLACER COUNTY

Pursuant to the State Clearinghouse's 29 March 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Foothills 30 Major Grading Plan Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

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the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:
https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

For more information on the Water Quality Certification, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: https://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/regulatory_information/for_growers/coalition_groups/ or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 11-100 acres are currently \$1,277 + \$8.53/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order.

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A

complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:

<https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4812 or Jordan.Hensley@waterboards.ca.gov.

A handwritten signature in black ink, appearing to read 'JHensley', with a stylized flourish at the end.

Jordan Hensley
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

**MITIGATED NEGATIVE DECLARATION**

Project Title/File Number: NIPA PCL 50; Foothills 30 Major Grading Plan; PL18-0414
Project Location: 7465 Foothills Blvd., Roseville, Placer County, CA
APN: 017-232-022-000
Project Applicant: Tiffany Wilson, RSC Engineering, Inc.; (916) 788-2884; 2250 Douglas Blvd., Suite 150, Roseville, CA 95661
Property Owner: Thad Johnson, Pappas Investments; (916) 447-7100; 555 University Avenue Suite 200, Roseville, CA 95825
Lead Agency Contact Person: Sean Morales, Assistant Planner - City of Roseville; (916) 774-5279
Date: March 29, 2018

Project Description:

The applicant requests a Major Grading Plan approval to allow rough grading in two phases at the northeast corner of Foothills Blvd. and Pleasant Grove Blvd. Phase one involves removing berms along the frontages of the two roads and phase two involves using the cut from phase one as fill to create a level pad area in the southwest corner of the site for future development. A tree permit is also requested to remove three native oak trees on the site.

DECLARATION

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

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

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number:	NIPA PCL 50; Foothills 30 Major Grading Plan; PL18-0414
Project Location:	7465 Foothills Blvd., Roseville, Placer County, CA APN: 017-232-022-000
Project Description:	The applicant requests a Major Grading Plan approval to allow rough grading in two phases at the northeast corner of Foothills Blvd. and Pleasant Grove Blvd. Phase one involves removing berms along the frontages of the two roads and phase two involves using the cut from phase one as fill to create a level pad area in the southwest corner of the site for future development. A tree permit is also requested to remove three native oak trees on the site.
Project Applicant:	Tiffany Wilson, RSC Engineering, Inc.
Property Owner:	Thad Johnson, Pappas Investments For: Foothills 30 LLC
Lead Agency Contact:	Sean Morales, Assistant Planner, (916) 774-5282

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

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

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

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PROJECT DESCRIPTION

Project Location

The project site is located at 7465 Foothills Boulevard, on the northeast corner of the intersection of Foothills Boulevard and Pleasant Grove Boulevard (Figure 1). The subject property is within the North Industrial Plan Area. The site is zoned M1 (Light industrial) and is currently developed with a parking lot that was constructed for the electronics manufacturing firm NEC (now TSI) but is no longer in use. The site is surrounded by the TSI Semiconductors complex to the north, commercial and residential uses to the west, a retail center to the south, and a Union Pacific railway with industrial uses beyond to the east. See Table 1 for the land use designations and uses of the subject and surrounding properties.

Figure 1. Project Location



Table 1: Site and Vicinity Land Use Designations

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	M1	LI	Vacant parking lot
North	M1	LI	TSI Semiconductors Manufacturing
South	CC/SA-NW, BP/SA-NW	CC/BP, BP	Shopping Center, Business Park
East	M1	LI	Railway lines with light industrial uses beyond
West	R3,CC/SA-NW	CC, MDR-8	Vacant

Background

The project is located within the North Industrial Plan Area (NIPA). The NIPA, while not subject to a specific plan, is a recognized planning subarea of the City. The area consists of 2,046 gross acres west of Washington Boulevard and north of the Northwest Roseville Specific Plan. Devoted primarily to industrial uses, the area is intended to provide a major employment/ industrial center for the South Placer region. The project site was initially developed with the NEC Electronics, Inc. (NEC) campus. In 1981, Electronic Arrays, a division of NEC Electronics Inc., requested an environmental assessment of a plan concept involving the construction and operation of a plant to fabricate, assemble, and test microelectronic devices. The project was proposed as 10 buildings on 73 acres of undeveloped land. Buildout was to occur in three phases over a 10-15 year period. An EIR was prepared and certified for the project on December 10, 1981.

Environmental Setting

The project site is developed with the former employee parking area of the NEC campus. The vast majority of the site was levelled and artificially contoured for the construction of the NEC facility to the north and the construction of parking lots, an athletic field, and open grassland on the project site. The western and southern boundaries along Foothills and Pleasant Grove Boulevards were contoured to create berms that limit visibility into the site. There is a drainage course associated with a slope seasonal marsh wetland in the western portion of the site. The remainder of the site is relatively level, except the rear portion of the property which slopes down to the rail lines to the east of the property. The vegetation on the site include California annual grassland, depressional seasonal wetlands, and seasonal marshland. There are a range of ornamental plantings on the site and numerous protected oak trees.

Proposed Project

The project consists of a request to allow rough grading in two phases on the property. The first phase is to remove three (3) existing berms to create better site visibility into the property. Two (2) stockpiles will be placed onsite within unpaved areas internal to the site next to the existing parking lot. The stockpiles will range in height from 2' to 4' with a maximum 4:1 slope. The approximate amount of earthwork being moved is 14,000 +/- cubic yards of material. The second phase of the grading permit will use the stockpile to fill the existing seasonal marsh and wetlands onsite. A new storm drain ranging in size from 18" to 36" will be constructed to take the drainage from the existing storm drain outfall at the northern end of the marsh area and connect to an existing storm drain at Pleasant Grove Blvd. Filling the drainage course will provide developable land at the corner. A Tree Permit is also requested to remove three protected oak trees. The requested City of Roseville entitlements include a Major Grading Plan and a Tree Permit.

CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

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

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

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- Amoruso Ranch Specific Plan Final Environmental Impact Report

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

EXPLANATION OF INITIAL STUDY CHECKLIST

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

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

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

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

INITIAL STUDY CHECKLIST

I. Aesthetics

The project site is a previously disturbed property that is developed with a vacant parking lot, a drainage course, and surrounding native and non-native vegetation. The site is adjacent to the TSI Semiconductors manufacturing facility to the north. The primary viewer groups of the site are drivers on Pleasant Grove Blvd. and Foothills Blvd. The proposed project involves grading existing berms on the western and southern edges of the property in the first phase and filling the existing drainage course in the second phase. The two phases will result in 945 cubic yards of earth being removed from the site. Elimination of the berms will alter the view into the project site from

some angles. Existing landscaping will also be removed with the proposed grading activities. The new view into the site will be largely the same as no new construction is proposed.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

c) The project site is in an urban setting, and as a result lacks any prominent or high-quality natural features which could be negatively impacted by development. The City of Roseville has adopted Community Design Guidelines (CDG) for the purpose of creating building and community designs which are a visual asset to the community. The CDG includes guidelines for building design, site design and landscape design, which will result in a project that enhances the existing urban visual environment. When buildings and associated site improvements are proposed for the site they will be reviewed for consistency with these guidelines. Accordingly, the aesthetic impacts of the project are less than significant.

d) There is no lighting proposed with the current grading project. There are existing lights in the existing vacant parking lot, but they are not currently functioning.

II. Agricultural & Forestry Resources

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

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

III. Air Quality

The City of Roseville, along with the south Placer County area, is located in the Sacramento Valley Air Basin (SVAB). The SVAB is within the Sacramento Federal Ozone Non-Attainment Area. Under the Clean Air Act, Placer County has been designated a "serious non-attainment" area for the federal 8-hour ozone standard, "non-attainment" for the state ozone standard, and a "non-attainment" area for the federal and state PM₁₀ standard (particulate matter less than 10 microns in diameter). Within Placer County, the Placer County Air Pollution Control District (PCAPCD) is responsible for ensuring that emission standards are not violated. Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

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

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

Construction activities will result in emissions of criteria pollutants for which the area is in non-attainment. The proposed project is for grading only on the site, therefore there will be no operational impacts. Consistent with PCAPCD’s published guidance, the project’s construction and operational emissions (NOX, ROG, and PM) were quantified using the California Emissions Estimator Model (CalEEMod) (Attachment 1: Air Quality Impact and Greenhouse Gas Analysis, Foothills 30 Major Grading Plan, February 2019). The CalEEMod was run using the model defaults as well as project specific information such as land use and density. The PCAPCD rules 202, 218, 228, and Regulation 3 were accounted for in the modeling. The results are detailed in Table 2 below. The modeled emissions for the project do not exceed PCAPCD’s construction and operational thresholds of significance.

Table 2: CalEEMod Results

Maximum Unmitigated Construction-Related Emissions			
Pollutant	Project Emissions (lbs/day)	PCAPCD Significance Threshold (lbs/day)	Exceeds Threshold?
ROG	4.4	55	No
NO _x	45.6	55	No
PM ₁₀	20.6	82	No
Source: CalEEMod, February 2019			

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

Biological communities on the site include annual grassland, disturbed/developed areas, landscaped areas, and slope seasonal marsh wetland. Within portions of the grasslands are scattered native oak trees.

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

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

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

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

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

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

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

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

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

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

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

Discussion of Checklist Answers:

a-b) The project site is located within Section 28, Township 11 north, Range 6 East, of the USGS 7.5-minute series Roseville quadrangle. The project applicant has prepared a Biological Survey, which is included as Attachment 1 to this initial study. The survey identifies the potential biological resources that could occur on the

site and the appropriate mitigation measures to reduce potential impacts to the resources. Prior to the site survey, existing information, including the previously prepared wetland delineation, soil maps were reviewed and the results of the database records search and five-mile radius California Natural Diversity Data Base (CNNDDB) query were summarized in a table (Attachment 1). The results identified the special status plant wildlife species with known occurrences in the region. Many of the identified special status species are associated with habitat types that are not present on the site. Only those species known to be present and those that are associated with habitat on and adjacent to the site are discussed further.

The special status species surveys that were conducted identified potential habitat was present onsite for four special-status plant species, six special-status bird species, and three special-status bat species. There was a low potential of occurrence for all species except for the three bird species; Northern harrier, Sharp-shinned hawk, and Cooper's hawk. Therefore, consistent with the mitigation measure listed below, pre-construction surveys shall be conducted to confirm the presence or absence of special status wildlife. With the mitigation measure the impact is considered less than significant.

The project will result in the removal of three onsite oak trees which provide habitat, and construction activities have potential to disrupt offsite nesting species. A pre-construction special status plants species survey, **Mitigation Measure BIO-1** is required in order to ensure that special status plant species are not harmed during construction and **Mitigation Measure BIO-2** is required to ensure that special status animal species are not harmed. Ground disturbing activities shall not occur during the active nesting season, if it is necessary to conduct such activities during the nesting season, pre-construction surveys and mitigation as described in **Mitigation Measure BIO-2**, would be required. Compliance with **Mitigation Measure BIO-1 and BIO-2** will ensure that potential impacts to special status species are less than significant. If species are identified on the site the applicant is directed to cease all construction activities, contact the City, and to apply the appropriate measures. With implementation of these measures impacts to special status species are less than significant.

c) The project involves minor grading activities that will fill wetlands on the site. **Mitigation Measure BIO-3** is required to ensure that the applicant obtains the appropriate wetland permits. Grading activities will impact wetland features.

The City's General Plan Implementation Measures for wetland resources (pg.V-22) require avoidance as a first priority, with compensation or mitigation implemented when avoidance is not feasible. The measures also identify no net loss of wetland acreage, values, or function. The project will provide wetland mitigation as required by the US Army Corps of Engineers. With the proposed mitigation the project will not conflict with local policies regarding protection of biological resources.

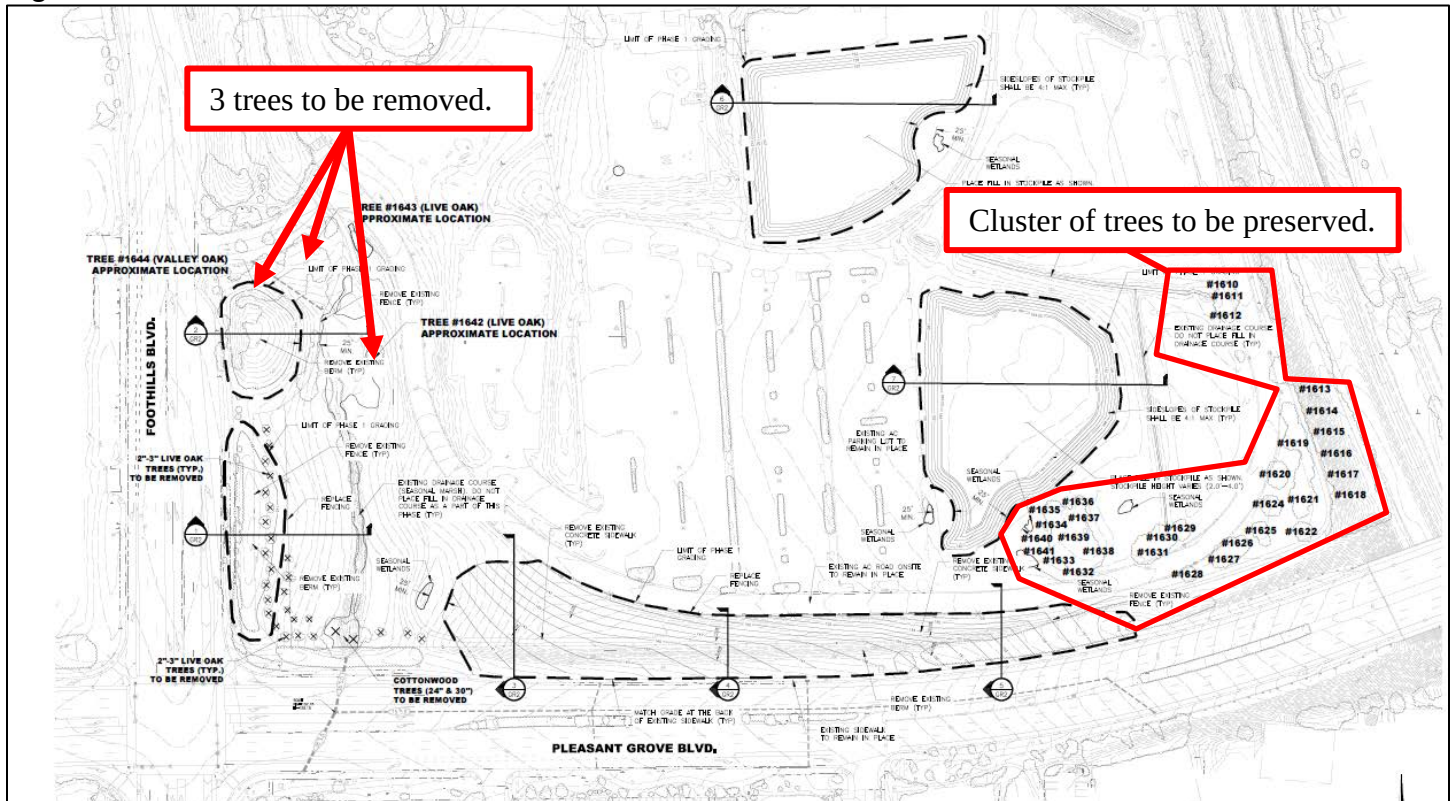
Implementation of the **Mitigation Measure BIO-3** would ensure that permits are obtained from federal agencies and adherence to the permit would further ensure that the project will result in "no net loss" of wetlands/waters, and that discharge into the waters is regulated. Therefore, with mitigation measures, impacts to wetlands/waters and potential loss of associated habitat are considered less than significant with mitigation.

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) An arborist report was prepared for the site by Sierra Nevada Arborists, February, 2018 (Attachment 2). The report identified all protected trees located within or overhanging the project site. In total 35 protected oak trees were identified with a total of 363 aggregate diameter inches. Of the 35 trees identified, three will be

removed to facilitate development and the rest are located in the south east corner of the site and will not be impacted by the proposed grading. The locations of the affected trees are shown on Figure 2.

Figure 2. Protected Tree Locations



In order to evaluate the project's impacts on these trees, the arborist reviewed the site grading plans and measured the diameter at breast height of the protected trees proposed for removal. The size of each tree proposed for removal is detailed in Table 4. The total inches of diameter at breast height represents the direct impact to the trees given their removal and compliance with the City's Tree Ordinance as conditioned through a tree permit.

Table 3. Trees to be removed.

Tree Number	Common Name	DBH*
1642	Interior Live Oak	19
1643	Interior Live Oak	10
1644	Valley Oak	7

As required by the Tree Preservation Ordinance, the applicant is requesting a Tree Permit to allow removal of three protected oak trees. If approved, the Tree Permit would contain measures to compensate for oak tree encroachment and removal. Any deviation from the approved permit would require a Tree Permit Modification, which would require approval by the City's Planning Commission. Consistency with the requirements of the Tree Permit will ensure that impacts are less than significant.

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

BIO-1: Implement Measures to Protect Special Status Plant Species: Prior to the initiation of construction a qualified botanist should conduct one botanical survey in May within the annual grassland and slope seasonal marsh habitats which will overlap with the typical identification period of all five potentially occurring special-status plant species. The disturbed/developed and landscaped areas do not provide habitat for potentially occurring special-status plant species and therefore would not be covered by the plant survey recommendation. It should be noted that weather conditions during any given survey year may require surveys to be conducted earlier or later in the typical blooming period in order to conduct the survey during the appropriate weather conditions for the survey year. This timing may result in the need to conduct more than one round of plant surveys to adequately survey for all potentially occurring special-status plant species. The results of these surveys should be documented in a letter report to the City of Roseville. If no special-status plants are observed during the recommended botanical surveys, no additional measures are recommended.

If any of the non-listed special-status plants are identified within areas of potential construction disturbance, the plants and/or the seedbank should be transplanted to suitable habitat near the project site since the entire site is slated for development. A qualified biologist should prepare an avoidance and mitigation plan detailing protection and avoidance measures, transplanting procedures, success criteria, and long-term monitoring protocols. In addition, a pre-construction worker awareness training should be conducted alerting workers to the presence of and protections for special-status plants in the vicinity of the work area.

If any State-listed plants occur within the project footprint, an Incidental Take Permit (ITP) would be required from the CDFW as the proposed project does not allow for avoidance of plants should they occur within the Study Area.

BIO-2: Implement Measures to Protect Special Status Animal Species Prior to project construction, special status species surveys shall be conducted to establish the presence/absence of these species, including burrowing owls, nesting birds, and bats on the site. These studies shall be conducted via the appropriate federal and state protocols.

If burrowing owls are observed on or within 500 feet of the project site, an impact assessment should be prepared and submitted to the CDFW, in accordance with the 2012 Staff Report. If it is determined that project activities may result in impacts to occupied western burrowing owl habitat, the City should consult with CDFW and develop a detailed mitigation plan establishing appropriate avoidance and mitigation measures based on the requirements set forth in

Several species of raptors and other migratory birds may forage and nest in the Study Area, including the special-status species white-tailed kite, Cooper's hawk, sharp-shinned hawk, and Swainson's hawk. If nests are found and considered to be active, the project biologist should establish appropriate buffer zones to prohibit construction activities and minimize nest disturbance until the young have successfully fledged or until the nest is determined to be inactive. Buffer width will depend on the species in question, surrounding existing disturbances, and specific site characteristics, but may range from 20 feet for some songbirds to 250 feet for most raptors or up to 500 feet or more for Swainson's hawk nests. If active nests are found within any trees slated for removal, then an appropriate buffer should be established around the trees and the trees should not be removed until a biologist determines that the nestlings have successfully fledged or the nest is no longer active. In addition, a pre-construction worker awareness training should be conducted alerting workers to the presence of and protections for the active avian nests within or adjacent to the work area.

If construction activities begin during the non-breeding season (September 1 through January 31), a nesting bird survey and training are not required, and no further studies are necessary.

If special-status bat species are present and roosting on or within 100 feet of the project footprint, then the biologist should establish an appropriate buffer around the roost site. At a minimum, no trees should be removed until the biologist has determined that the bat is no longer roosting in the tree. Additional mitigation measures for

bat species, such as installation of bat boxes or alternate roost structures, would be recommended only if special-status bat species are found to be roosting within the project area. In addition, a pre-construction worker awareness training should be conducted alerting workers to the presence of and protections for various bat species.

BIO-3: Implement Measures to Protect Special Status Animal Species Prior to grading permit the project shall obtain an Army Corps of Engineers wetland fill or discharge "Section 404" permit. The project will be required to purchase credits in an approved wetland mitigation fund or other mitigation required by the 404 permit to ensure no net loss of wetlands.

V. Cultural Resources

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

also contains specific sections, other than the checklist items, related to the treatment of effects on historic resources.

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

Discussion of Checklist Answers:

a–c) A Cultural Resources Assessment was prepared for the project by Foothill Associates, Inc. (November, 2018). The report documented the findings of a field survey, record search, and sacred lands search that was done for the site. The report states that no cultural resources are known to exist on the project site; however, a standard mitigation measure, **CUL-1**, was applied 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; therefore project-specific impacts are less than significant.

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

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

Discussion of Checklist Answers:

a & b) The project would consume energy during project construction. The project would not consume energy during operation as this is a grading-only project.

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 project is consistent with the existing land use designation of Light Industrial. The General Plan EIR included an assessment of energy impacts for the entire City. 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. 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	

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

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

prepared a map of the state which shows the earthquake shaking potential of areas throughout California based primarily on an area's distance from known active faults. The map shows that the City lies in a relatively low-intensity ground-shaking zone. Commercial, institutional, and residential buildings as well as all related infrastructure are required, in conformance with Chapter 16, *Structural Design Requirements*, Division IV, *Earthquake Design* of the California Building Code, to lessen the exposure to potentially damaging vibrations through seismic-resistant design. In compliance with the Code, all structures in the Project area would be well-built to withstand ground shaking from possible earthquakes in the region; impacts are less than significant.

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

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

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

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

VIII. Greenhouse Gases

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

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

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

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

³ Includes Pavely and Renewables Portfolio Standard reduction

Table 1: GHG Significance Thresholds

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

Discussion of Checklist Answers:

a–b) Buildout of the project would contribute to increases of GHG emissions in that area associated with global climate change during construction and operation. As detailed in Attachment 1, CalEEMod (version 2016.3.2) was used to model the project's construction related GHG emissions (CO₂e). Because no building is proposed at this time, there are no operational emissions associated with the project. Construction related GHG emissions occur at one point in time and are, therefore, not typically expected to significantly contribute to climate change. Climate change is a cumulative effect that occurs over time, and emissions increase on a year-to-year basis due to increases in developed area and other factors. However, the proposed project's construction related GHG has been estimated and compared to the PCAPCD thresholds. The project's maximum construction related emissions is 20.0866 MT CO₂e in the most active construction year. The project's construction related emissions are below the de minimis threshold of 1,100 MT CO₂e.

The proposed project does not include any operational characteristics as it is a grading-only project. Thus, project-generated GHG emissions would not conflict with, and are consistent with, the State goals listed in AB32 and policies and regulation adopted by the California Air Resources Board pursuant to AB32. This impact is considered less than significant.

IX. Hazards and Hazardous Materials

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

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hazardous materials is based directly on the CEQA Guidelines checklist items a–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 65962.5⁴; 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

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

than significant impact to the City's Emergency Response or Management Plans. Furthermore, the project will be required to comply with all local, State and federal requirements for the handling of hazardous materials, which will ensure less-than-significant impacts. These will require the following programs:

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

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

X. Hydrology and Water Quality

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hydrology and water quality is based directly on the CEQA Guidelines checklist items a–e listed above. For checklist item a, c (i), d, and e, the Findings of the Implementing Procedures indicate that compliance with the City of Roseville Design/Construction Standards (Resolution 07-107), Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20), and Stormwater Quality Design Manual (Resolution 16-152) will prevent significant impacts related to water quality or erosion. The standards require preparation of an erosion and sediment control plan for construction activities and includes designs to control pollutants within post-construction urban water runoff. Likewise, it is indicated that the Drainage Fees for the Dry Creek and Pleasant Grove Watersheds (RMC Ch.4.48) and City of Roseville Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist items c (ii) and c (iii). The ordinance and standards require the collection of drainage fees to fund improvements that mitigate potential flooding impacts, and require the design of a water drainage system that will adequately convey anticipated stormwater flows without increasing the rate or amount of surface runoff. These same ordinances and standards prevent impacts related to groundwater (items a and d), because developers are required to treat and detain all stormwater onsite using stormwater swales and other methods which slow flows and preserve infiltration. Finally, it is indicated that compliance with the Flood Damage Prevention Ordinance (RMC Ch. 9.80) will prevent significant impacts related to items c (iv) and e. The Ordinance includes standard requirements for all new construction, including regulation of development with the potential to impede or redirect flood flows, and

prohibits development within flood hazard areas. Impacts from tsunamis and seiches were screened out of the analysis (item e) because the project is not located near a water body or other feature that would pose a risk of such an event.

Discussion of Checklist Answers:

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

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

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

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

XI. Land Use and Planning

The project site has a General Plan Designation of LI (Light Industrial) and is zoned M1 (Light Industrial). The site is surrounded by the TSI Semiconductors complex to the north, retail and residential uses to the west, a retail center to the south, and railroad tracks with industrial uses beyond to the east.

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 project proposes grading activities only. This grading does not conflict with the General Plan designation or Zoning Ordinance designation.

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

In the General Plan, the project site is identified as being within the future 2035 60 dB Ldn contour line of Foothills Blvd. and Pleasant Grove Blvd. The project site is also located within the 60 dB Ldn noise contour of the Union Pacific railroad line.

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	

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The proposed project includes grading only. With this project, there will be no operations after construction and therefore no permanent noise sources.

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 North Industrial Plan Area and has a land use designation of M1 (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, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

b) The project site is 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 Roseville Joint Union High School District. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which

could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

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

Thresholds of Significance and Regulatory Setting:

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

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) Although this project is grading only, sales taxes and property taxes resulting from any future 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) 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) 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

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 proposed project involves grading only and will not lead to an increase in park usage in the area of the project.
- b) No additional facilities are required as a result of this project. The project will not cause any unforeseen or new impacts related to the construction or expansion of recreational facilities.

XVII. Transportation

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	

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

Thresholds of Significance and Regulatory Setting:

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

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

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

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

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

Discussion of Checklist Answers:

a,b) 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 proposed project involves grading only. It is expected short term traffic impacts will be minor with grading equipment to be brought to the site. Traffic and transportation impacts from the project are consistent with the impacts analyzed in the General Plan EIR and the impact is 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 General 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. Additionally, a cultural resources report for the site was prepared by Foothills Associates in November 2018. No items of significance to Tribal Cultural Resources were found during the study. The study cited a previous archeological survey completed by Daniel Foster in 1981. Foster identified four isolated artifacts in an area of study that roughly matches the proposed project area. The four artifacts included two broken disk blades and two manos or handstones. Foster did not record the location of the artifacts, and since his project site was larger than the current project site, the artifacts may have been outside project area. Furthermore, finds of isolated Native American artifacts, especially those used for pulverizing, are not uncommon on the plains between Roseville and Lincoln. To be eligible for listing on the California Register of Historical Resources, the artifact must be shown to be significant under one of the four criteria of eligibility – for its association with important events, people, design, or informational potential. No such connections could be made for the artifacts discovered by Foster. However, standard mitigation measures apply which are designed to reduce impacts to any previously undiscovered resources, should any be found on-site. The measures require pre-construction inspections, unpaid tribal observation, contractor awareness training, and outline post-review discovery procedures including an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The four measures **TCR-1**, **TCR-2**, **TCR-3**, and **TCR-4** are listed below. The project will not result in any new impacts beyond those already discussed and disclosed in the General Plan EIR; project-specific impacts are less than significant.

b) Notice of the proposed project was mailed to tribes which had requested such notice pursuant to AB 52. A request for consultation was received from the United Auburn Indian Community (UAIC). As discussed in item a, above, no significant 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 measures require pre-construction inspections, unpaid tribal observation, contractor awareness training, and outline post-review discovery procedures including an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the General Plan EIR; project-specific impacts are less than significant.

TCR-1: Pre-Construction Inspections. A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the contractor or project developer shall notify the City of the proposed earthwork start-date, in order to provide the City representative sufficient time to contact the United Auburn Indian Community. A tribal representative shall be invited to, at its discretion, voluntarily inspect the project location, including any soil piles, trenches, or other disturbed areas, within the first five days of ground breaking activity. Construction activity may be ongoing during this time. Should the tribe choose not to perform a field visit within the first five days, construction activities may continue as scheduled, as long as the notification was made.

TCR-2: Unpaid Tribal Observation. A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the contractor or project developer shall notify the City of the proposed earthwork start-date, in order to provide the City representative sufficient time to contact the United Auburn Indian Community. A tribal representative shall be invited to, at its discretion, voluntarily observe any or all ground-disturbing activities during construction. The tribe shall be provided 72 hours to accept or decline observation and shall provide the names of all tribal personnel who will be present to observe activity. All tribal observers shall be required to comply with all job site safety requirements and shall sign a waiver of liability prior to entering the job site. Should the tribe choose not to observe any or all of the activity, the City shall deem the mitigation measure completed in good faith without tribal observation as long as the notification was made and documented.

TCR-3: Contractor Awareness Training. The developer shall ensure that a Contractor Awareness Training Program is developed and delivered to train equipment operators about cultural resources and tribal cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the City of any occurrences; and project-specific requirements; and enforcement of penalties and repercussions for non-compliance with the program.

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

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

TCR-4: Post-Review Discovery Procedures. If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 50-foot radius of the discovery, and the developer shall immediately notify the City of Roseville Development Services Director. The City of Roseville will notify the tribes of the discovery, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within five days of notification, the City will deem this portion of the measure completed in good faith as long as the

notification was made and documented. The developer shall retain a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations. All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and approved by the City, this may include modification of the no-work radius. The following notifications shall apply, depending on the nature of the find, subject to the review and approval of the City:

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

XIX. Utilities and Service Systems

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The project will involve minor storm water infrastructure to be constructed within the project site. However, these facilities will be constructed in locations where site development was expected to occur and existing drainage facilities are adequately sized to accommodate the storm water flows from the project site. There are no additional impacts to the storm drain improvements.

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

c) The proposed project would be served by the 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 capacity⁷ to treat 12 million gallons per day (mgd) and is currently treating 7.0⁸ mgd. The volume of wastewater generated by the proposed project could be accommodated by the facility; the proposed project will not contribute to an exceedance of applicable wastewater treatment requirements. The impact would be less than significant.

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

⁷ Waste Discharge Requirements/Monitoring & Reporting Program/NPDES Permit No. CA0079502, Adopted on 28 March 2014

⁸ Dave Samuelson, City of Roseville Environmental Utilities, Personal communication, July 6, 2016.

XX. Wildfire

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

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

XXI. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that 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 General Plan EIR, and mitigation measures have already been incorporated via the General Plan EIR. With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this chapter, and permit conditions, the proposed project will not have a significant impact on the habitat of any plant or animal species. Based on the foregoing, the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings.

ENVIRONMENTAL DETERMINATION:

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

[X] I find that the proposed project COULD, but with mitigation agreed to by the applicant, clearly will not have a significant effect on the environment and a *MITIGATED NEGATIVE DECLARATION* has been prepared.

Initial Study Prepared by:



3/28/19

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

Attachments:

1. Foothill Associates, Biological Resources Assessment, 2018
2. Sierra Nevada Arborists, Arborist Report and Tree Inventory, 2018
3. CalEEMod (version 2016.3.1) Modeling
4. Mitigation Monitoring Program

Biological Resources Assessment

±29.5-Acre Pleasant Grove Boulevard/Foothills Boulevard Property
City of Roseville, California

Prepared for:

Pappas Investments

November 26, 2018

Prepared by:



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Executive Summary

Foothill Associates' biologists conducted a biological resources assessment and aquatic resource delineation on August 7, August 22, September 24, and September 28, 2018 on the Pleasant Grove Boulevard/Foothills Boulevard Project located within the City of Roseville, California. The Study Area is located immediately northeast of the intersection of Pleasant Grove Boulevard and Foothills Boulevard. The Study Area is in an area that is generally developed with an industrial/commercial complex to the north, commercial properties and a railroad track to the east, commercial property to the south, and residential developments and residential construction to the west. The purpose of this document is to summarize the general biological resources on the site, to assess the suitability of the site to support special-status species and sensitive habitat types, and to provide recommendations for regulatory permitting or further analysis that may be required prior to development activities occurring on the site.

The Pleasant Grove Boulevard/Foothills Boulevard site (Study Area) consists of ±29.5 acres of land that has been previously partially developed and includes a completed parking lot and partially constructed commercial infrastructure.

Known or potential biological constraints in the Study Area include the following:

- Potential habitat for special-status plant species (Boggs Lake hedge-hyssop, Ahart's dwarf rush, Red Bluff dwarf rush, Sanford's arrowhead, and stinkbells);
- Marginal potential nesting habitat and foraging habitat for western burrowing owl;
- Potential nesting habitat for raptors and other bird species protected by the Migratory Bird Treaty Act, including Cooper's hawk, Swainson's hawk, and sharp-shinned hawk;
- Potential roosting habitat for special-status bats (pallid bat, silver-haired bat, and western red bat);
- Sensitive habitats including potentially jurisdictional waters of the U.S. (depressional seasonal wetlands and slope seasonal marsh wetland); and
- Protected trees regulated by the City of Roseville.

1.0 INTRODUCTION

This report summarizes the findings of a biological resources assessment and an aquatic resources delineation completed for the ±29.5-acre Study Area, located within the City of Roseville, California. This document addresses the onsite physical features, as well as plant communities present and the common plant and wildlife species occurring, or potentially occurring, in the Study Area. Furthermore, the suitability of habitats to support special-status species and sensitive habitats are analyzed and recommendations are provided for any regulatory permitting or further analysis required prior to development activities occurring on the site.

1.1. Project Description

The proposed project includes development of commercial/office, retail, and light industrial land uses, including areas for general parking, truck parking, and storage, and associated infrastructure on the approximately 29.5-acre Study Area. The proposed project will facilitate infill/redevelopment and provide local services for Placer County residents, especially those residing in the City of Roseville and nearby communities, including the City of Rocklin and Lincoln.

It is anticipated the project site will have multiple points of access. A traffic signal is proposed to serve as the main driveway for office/light industrial on Pleasant Grove Boulevard. A right in- and right-out access driveway is proposed on Pleasant Grove Boulevard near the intersection of Foothills Boulevard to serve commercial/retail uses. Two access driveways are also proposed along Foothills Boulevard.

Proposed commercial land uses on the subject property are consistent with the *City of Roseville General Plan* "Light Industrial" land use designation.

Mass grading of the project site is planned to commence following issuance of required permits and certifications during summer 2019 and will be completed in approximately four months.

2.0 REGULATORY FRAMEWORK

Federal, State, and local environmental laws, regulations, and policies relevant to the California Environmental Quality Act (CEQA) review process are summarized below. The CEQA significance criteria are also included in this section.

2.1. Federal Regulations

2.1.1. Federal Endangered Species Act

The U.S. Congress passed the Federal Endangered Species Act (FESA) in 1973 to protect those species that are endangered or threatened with extinction. FESA is intended to operate in conjunction with the National Environmental Policy Act (NEPA) to help protect the ecosystems upon which endangered and threatened species depend.

FESA prohibits the “take” of endangered or threatened wildlife species. “Take” is defined to include harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting wildlife species or any attempt to engage in such conduct (FESA Section 3 [(3) (19)]). Harm is further defined to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns (50 CFR §17.3). Harass is defined as actions that create the likelihood of injury to listed species to such an extent as to significantly disrupt normal behavior patterns (50 CFR §17.3). Actions that result in take can result in civil or criminal penalties.

In the context of the proposed project, FESA consultation with the U.S. Fish and Wildlife Service (USFWS) or the National Marine Fisheries Service (NMFS) would be initiated if development resulted in take of a threatened or endangered species or if issuance of a Section 404 permit or other federal agency action could result in take of an endangered species or adversely modify critical habitat of such a species.

2.1.2. Migratory Bird Treaty Act

Raptors (birds of prey), migratory birds, and other avian species are protected by a number of State and federal laws. The federal Migratory Bird Treaty Act (MBTA) prohibits the killing, possessing, or trading of migratory birds except in accordance with regulations prescribed by the Secretary of Interior.

2.1.3. The Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (Eagle Act) prohibits the taking or possession of and commerce in bald and golden eagles with limited exceptions. Under the Eagle Act, it is a violation to *“take, possess, sell, purchase, barter, offer to sell, transport, export or import, at any time or in any manner, any bald eagle commonly known as the American eagle, or golden eagle, alive or dead, or any part, nest, or egg, thereof.”* Take is defined to include pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, destroy, molest, and disturb. Disturb is further defined in 50 CFR Part 22.3 as *“to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available (1) injury to*

an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.”

2.2. State Jurisdiction

2.2.1. California Endangered Species Act

The State of California enacted the California Endangered Species Act (CESA) in 1984. CESA is similar to the FESA but pertains to State-listed endangered and threatened species. CESA requires state agencies to consult with the California Department of Fish and Wildlife (CDFW), when preparing CEQA documents. The purpose is to ensure that the State lead agency actions do not jeopardize the continued existence of a listed species or result in the destruction, or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternatives available (Fish and Game Code §2080). CESA directs agencies to consult with CDFW on projects or actions that could affect listed species, directs CDFW to determine whether jeopardy would occur and allows CDFW to identify “reasonable and prudent alternatives” to the project consistent with conserving the species. CESA allows CDFW to authorize exceptions to the State’s prohibition against take of a listed species if the “take” of a listed species is incidental to carrying out an otherwise lawful project that has been approved under CEQA (Fish & Game Code § 2081).

2.2.2. California Department of Fish and Game Codes

A number of species have been designated “fully protected” species under Sections 5515, 5050, 3511, and 4700 of the Fish and Game Code, but are not listed as endangered (Section 2062) or threatened (Section 2067) species under CESA. Except for take related to scientific research, all take of fully protected species is prohibited. The California Fish and Game Code defines take as “*hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill.*” Additionally, Section 3503 of the California Fish and Game Code prohibits the killing of birds or the destruction of bird nests.

2.2.3. Native Plant Protection Act

The Native Plant Protection Act (NPPA), enacted in 1977, allows the Fish and Game Commission to designate plants as rare or endangered. There are 64 species, subspecies, and varieties of plants protected under the NPPA. The NPPA prohibits take of endangered or rare native plants, with some exceptions for agricultural and nursery operations and emergencies. Vegetation removal from canals, roads, and other sites, changes in land use, and certain other situations require proper advance notification to CDFW.

2.3. Jurisdictional Waters

2.3.1. Federal Jurisdiction

The U.S. Army Corps of Engineers (Corps) regulates discharge of dredge or fill material into waters of the U.S. under Section 404 of the Clean Water Act (CWA). “Discharges of fill material”

is defined as the addition of fill material into waters of the U.S., including, but not limited to the following: placement of fill that is necessary for the construction of any structure, or impoundment requiring rock, sand, dirt, or other material for its construction; site-development fills for recreational, industrial, commercial, residential, and other uses; causeways or road fills; fill for intake and outfall pipes and subaqueous utility lines [33 C.F.R. §328.2(f)].

Waters of the U.S. include a range of wet environments such as lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, and wet meadows. Boundaries between jurisdictional waters and uplands are determined in a variety of ways depending on which type of waters is present. Methods for delineating wetlands and non-tidal waters are described below.

- Wetlands are defined as *“those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions”* [33 C.F.R. §328.3(b)]. Presently, to be a wetland, a site must exhibit three wetland criteria: hydrophytic vegetation, hydric soils, and wetland hydrology existing under the “normal circumstances” for the site.
- The lateral extent of non-tidal waters is determined by delineating the ordinary high-water mark (OHWM) [33 C.F.R. §328.4(c)(1)]. The OHWM is defined by the Corps as *“that line on shore established by the fluctuations of water and indicated by physical character of the soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas”* [33 C.F.R. §328.3(e)].

An aquatic feature is determined to be a water of the U.S. based on nexus with a traditionally navigable water pursuant to the Supreme Court’s decision in the consolidated cases *Rapanos v. United States* and *Carabell v. United States* (126 S. Ct. 2208) and agency guidance subsequent to this decision. Under these rules, the Corps asserts jurisdiction over wetlands adjacent to traditional navigable waters, relatively permanent non-navigable tributaries (i.e., waters that have a continuous flow at least three months out of the year), and wetlands that abut relatively permanent tributaries. The Corps determines jurisdiction over waters that are non-navigable tributaries that are not relatively permanent, and wetlands adjacent to these tributaries, by making a determination whether such waters “significantly affect the chemical, physical, and biological integrity of other jurisdictional waters more readily understood as “navigable.” Finally, the Corps generally does not consider the following to be “waters of the United States”: swales or erosional features (e.g., gullies, small washes characterized by low volume, infrequent or short duration flow) and ditches “wholly in and draining only uplands...which do not carry a relatively permanent flow of water.” Navigable waters of the United States are defined as waters that have been used in the past, are now used, or are susceptible to use as a means to transport interstate or foreign commerce up to the head of navigation.

2.3.2. State Jurisdiction

Regional Water Quality Control Boards

Discharges of fill or waste material to waters of the State are regulated by the State Water Resources Control Board (SWRCB) through its Regional Water Quality Control Boards (RWQCB) under Section 401 of the CWA and the Porter-Cologne Water Quality Control Act (contained in the California Water Code). All waters of the U.S. are also considered waters of the State. In addition, other aquatic features that are not subject to Corps' jurisdiction, such as roadside ditches or isolated wetlands, may be considered waters of the State. This determination will be made by RWQCB staff on a case-by-case basis.

Section 401 of the CWA requires an applicant to obtain "water quality certification" to ensure compliance with State water quality standards before certain federal licenses or permits may be issued. Section 13260(a) of the Porter-Cologne Water Quality Control Act requires any person discharging waste, including dredged or fill material, or proposing to discharge waste, other than to a community sewer system, within any region that could affect the quality of the waters of the State (all surface and subsurface waters) to file a report of waste discharge. The permits subject to Section 401 include CWA Section 404 permits issued by the Corps. Waste discharge requirements under the Porter-Cologne Water Quality Control Act were typically waived for projects that required certification. Discharges to waters of the State that are not subject to a CWA Section 404 permit rely on the report of waste discharge process.

California Department of Fish and Wildlife

The CDFW is a trustee agency that has jurisdiction under Section 1600 *et seq.* of the California Fish and Game Code. Under Sections 1602 and 1603, a private party must notify CDFW if a proposed project will "*substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake designated by the department, or use any material from the streambeds...except when the department has been notified pursuant to Section 1601.*" Additionally, CDFW asserts jurisdiction over native riparian habitat adjacent to aquatic features, including native trees over 4-inches in diameter at breast height (DBH). If an existing fish or wildlife resource may be substantially adversely affected by the activity, CDFW may propose reasonable measures that will allow protection of those resources. If these measures are agreeable to the parties involved, they may enter into an agreement with CDFW identifying the approved activities and associated mitigation measures. Generally, CDFW recommends submitting an application for a Streambed Alteration Agreement (SAA) for any work done within the lateral limit of water flow or the edge of riparian vegetation, whichever is greater.

2.4. CEQA Significance

Section 15064.7 of the CEQA Guidelines encourages local agencies to develop and publish the thresholds that the agency uses in determining the significance of environmental effects caused by projects under its review. However, agencies may also rely upon the guidance provided by the expanded Initial Study Checklist contained in Appendix G of the CEQA Guidelines. Appendix G provides examples of impacts that would normally be considered significant. Based on these

examples, impacts to biological resources would normally be considered significant if the project would:

- 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 CDFW or USFWS;
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS;
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- 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;
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and
- Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional or state habitat conservation plan.

An evaluation of whether or not an impact on biological resources would be substantial must consider both the resource itself and how that resource fits into a regional or local context. Substantial impacts would be those that would diminish, or result in the loss of, an important biological resource, or those that would obviously conflict with local, State, or federal resource conservation plans, goals, or regulations. Impacts are sometimes locally important but not significant according to CEQA. The reason for this is that although the impacts would result in an adverse alteration of existing conditions, they would not substantially diminish, or result in the permanent loss of, an important resource on a population-wide or region-wide basis.

2.4.1. California Native Plant Society

The California Native Plant Society (CNPS) maintains a rank of plant species native to California that have low population numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the *Inventory of Rare and Endangered Vascular Plants of California*. Potential impacts to populations of CNPS-ranked plants receive consideration under CEQA review. The following identifies the definitions of the CNPS ranks:

- Rank 1A: Plants presumed Extinct in California
- Rank 1B: Plants Rare, Threatened, or Endangered in California and elsewhere
- Rank 2: Plants Rare, Threatened, or Endangered in California, but more numerous elsewhere

- Rank 3: Plants about which we need more information – A Review List
- Rank 4: Plants of limited distribution – A Watch List

All plants appearing on CNPS Rank 1 or 2 are considered to meet CEQA Guidelines Section 15380 criteria. While only some of the plants ranked 3 and 4 meet the definitions of threatened or endangered species, the CNPS recommends that all Rank 3 and Rank 4 plants be evaluated for consideration under CEQA.

2.4.2. California Department of Fish and Wildlife Species of Concern

Some additional fish, amphibian, reptile, bird, and mammal species may receive consideration by CDFW and lead agencies during the CEQA process, in addition to species that are formally listed under FESA and CESA or are fully protected. These species are included on the *Special Animals List*, which is maintained by CDFW. This list tracks species in California whose numbers, reproductive success, or habitat may be in decline. In addition to “Species of Special Concern” (SSC), the *Special Animals List* includes species that are tracked in the California Natural Diversity Database (CNDDDB), but warrant no legal protection. These species are identified as “California Special Animals” (CSA).

2.5. City of Roseville Policies and Regulations

2.5.1. City of Roseville General Plan

The *City of Roseville’s General Plan, Open Space and Conservation Element* outlines specific goals, policies, and implementation measures pertaining to the protection of vegetation and wildlife (City of Roseville 2004). The three primary goals are:

Goal 1: Preserve, protect, and enhance a significant system of interconnected natural habitat areas, including creek and riparian corridors, oak woodlands, wetlands, and adjacent grassland areas.

Goal 2: Maintain healthy and well-managed habitat areas in conjunction with one-another, maximizing the potential for compatible open space, recreation, and visual experiences.

Goal 3: Protect special-status species and other species that are sensitive to human activities.

2.5.2. City of Roseville Tree Ordinance

The City of Roseville regulates the removal of or impact to protected trees under Chapter 19.66 of the Roseville Municipal Code. Protected trees are defined as any native oak tree [valley oak (*Quercus lobata*), interior live oak (*Quercus wislizeni*), blue oak (*Quercus douglasii*)], or hybrid of these species, with a trunk diameter equal to or greater than six inches at breast height (DBH), which is at 54” above grade. No work that might impact the tree, including grading, trenching, or irrigation, is allowed within the protected zone of a protected tree, defined as the dripline radius plus one foot, without a Tree Permit. No permit is required for the removal of a protected tree under the following situations:

1. Trees damaged by thunderstorm, windstorm, flood, earthquake, fire or other natural cause and determined by a peace officer, fire fighter, public utility official, civil defense official or city code enforcement officer, acting in his or her official capacity, to present a danger to persons or property. Upon discovery of a condition justifying removal, the officer or official making the determination shall immediately provide written notification of the condition and action taken to the Planning Director.
2. When removal is determined to be necessary by fire department personnel actively engaged in fighting a fire.
3. When compliance would interfere with activities of a public utility necessary to comply with applicable safety regulations and/or necessary to repair or avoid the interruptions of services provided by such a utility. Unless there is an imminent threat to the public health, safety or welfare, the Planning Director shall be notified prior to the removal by a public utility of a protected tree.
4. The Planning Director may allow removal of a protected tree which has been certified by an arborist to be a dead tree. An arborist-certified dead tree may be removed without any replacement or mitigation requirements.
5. A protected tree located on property developed with a single-family or two-family dwelling which has been granted occupancy.
6. When a protected living tree presents a hazard to health and safety or structures due to its structural condition and location, the tree may be removed without any replacement or mitigation requirements. The hazardous condition of the tree must be determined by an arborist. The Planning Director must review the arborist's determination and consider the location of the protected tree prior to approving removal.

3.0 METHODS

Available information pertaining to the natural resources of the region was reviewed. All references reviewed for this assessment are listed in the **References** section. The following site-specific information was reviewed:

- California Department of Fish and Wildlife (CDFW). 2018. *California Natural Diversity Data Base* (CNDDDB: *Sheridan, Lincoln, Gold Hill, Rocklin, Roseville, Pleasant Grove, Rio Linda, Citrus Heights, and Folsom* U.S. Geological Survey (USGS) 7.5-minute series quadrangles), Sacramento, CA. [Accessed on 09/20/2018] (**Appendix A**);
- California Native Plant Society (CNPS). 2018. *Inventory of Rare and Endangered Plants* (online edition, v8-02) (CNPS: *Sheridan, Lincoln, Gold Hill, Rocklin, Roseville, Pleasant Grove, Rio Linda, Citrus Heights, and Folsom* quadrangles). [Accessed on 09/20/2018] (**Appendix A**);
- U.S. Fish and Wildlife Service (USFWS). 2018. *Information for Planning and Conservation (IPaC) Trust Resource Report: Pleasant Grove/Foothills, Roseville, California*. [Accessed on 09/20/2018] (**Appendix A**);
- U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS). 2018. *Web Soil Survey*. Available online: <https://websoilsurvey.sc.egov.usda.gov>. [Accessed on 8/6/2018]; and
- U.S. Geological Survey (USGS). 1992. *Roseville, California* 7.5-minute series topographic quadrangle. U.S. Department of the Interior.

Prior to the site survey, existing information, including the previously prepared wetland delineation, and soil maps were reviewed and the results of the database records search and five-mile radius CNDDDB query were summarized in a table (**Appendix A**). Field surveys of the Study Area were conducted on August 7, August 22, September 24, and September 28, 2018. The Study Area was systematically surveyed on foot with binoculars to ensure total search coverage, with special attention given to identifying those portions of the Study Area with the potential for supporting special-status species and sensitive habitats. During the field surveys, biologists recorded plant and wildlife species observed (**Appendix B**), as well as characterized biological communities occurring onsite. Biological features, such as wetlands, were mapped using a hand-held GPS unit with sub-meter accuracy. Following the site survey, the potential for each special-status species identified in the records search to occur in the Study Area was determined based on the site surveys, soils, and species-specific information and habitat requirements, as shown in **Appendix A**.

As part of this assessment, wetlands were mapped utilizing the Corps' 1987 three-parameter methodology to delineate potentially jurisdictional waters of the U.S. This methodology requires the collection of hydric soils, hydrophytic vegetation, and hydrologic data at several locations to establish the jurisdictional edge of waters of the U.S. The formal aquatic resources delineation is contained under separate cover, but the results are summarized in this report.

The aquatic resources delineation was submitted to the Corps with a request for preliminary jurisdictional determination on September 18, 2018.

4.0 RESULTS

4.1. *Site Location and Description*

The Study Area is located in the City of Roseville immediately northeast of the intersection of Pleasant Grove Boulevard and Foothills Boulevard. The Study Area is located in an area of Roseville that has been generally developed. The Study Area itself contains existing parking lots and other facilities that were presumably utilized by the industrial facility located immediately to the north of the Study Area. Land uses surrounding the Study Area include a commercial/industrial complex to the north, commercial properties and a railroad track to the east, commercial property and Pleasant Grove Boulevard to the south, and Foothills Boulevard, residential developments, and residential construction to the west. The Study Area is located within Section 28, Township 11 North, Range 6 East, of the USGS 7.5-minute series *Roseville* quadrangle. The approximate location of the center of the Study Area is 38° 46' 26.224" North, 121° 18' 36.096" West (**Figure 1**).

The Study Area consists of ±29.5 acres of land that is currently a mix of previously developed or disturbed areas with remnant annual grassland and a slope seasonal marsh wetland feature located in the western portion of the Study Area.

4.2. *Physical Features*

4.2.1. Topography and Drainage

The vast majority of the Study Area was levelled and artificially contoured in preparation for the construction of expansion of the existing TSI Semiconductors facility to the north of the Study Area and the construction of parking lots, an athletic field, and open grassland within the Study Area. Raised berms have been constructed on the southern and western boundaries of the Study Area so that the visibility of Pleasant Grove Boulevard and Foothills Boulevard is largely obstructed when viewed from the Study Area. The eastern boundary of the Study Area is a relatively steep east-facing slope approximately 45 feet wide, dropping approximately 10 vertical feet to the adjacent railroad tracks. A portion of the open field in the northeastern portion of the Study Area has been artificially elevated by a few feet. There is a drainage associated with a slope seasonal marsh wetland within a topographic fold in the western portion of the Study Area. The remainder of the Study Area is level. Site elevations range from approximately 150 feet above mean sea level (MSL) along the eastern boundary of the Study Area to 130 feet above MSL in the southwest corner to the Study Area.

According to an analysis of the USGS *Roseville, California* 7.5-minute map, series topographic quadrangle, the slope seasonal marsh wetland in the western portion of the Study Area is tributary to the south branch of Pleasant Grove Creek. The south branch of Pleasant Grove Creek is tributary to Pleasant Grove Creek. Pleasant Grove Creek is tributary to the Sacramento River, a traditionally navigable water.

4.2.2. Soils

The Natural Resources Conservation Service (NRCS) has mapped one soil unit in the Study Area (**Figure 2**). The soil unit that occurs onsite includes **Cometa-Fiddymment Complex, 1 to 5 percent slopes**. General characteristics associated with this soil type are described below.

- **Cometa-Fiddymment Complex, 1 to 5 Percent Slopes:** This soil type occurs on low terraces between elevations of 75 and 200 feet above MSL. The main components of this complex consist of 35 percent Cometa and 35 percent Fiddymment soil. Cometa soil is a deep, well-drained claypan soil that formed in alluvium mainly from granitic sources. Permeability is very slow, and available water capacity is very low. Fiddymment soil is a moderately deep, well-drained soil over a hardpan formed in old valley siltstone. Permeability is very slow, and the available water capacity is low. Inclusions within this soil unit consist of 10 percent San Joaquin sandy loam, 10 percent Kaseberg loam, 5 percent Ramona sandy loam on scattered narrow ridges, and 5 percent Alamo clay in some drainageways and basins. This soil unit is often used for winter grains and rice in level areas, and limited rangeland. Typically, vegetation on this soil unit consists mainly of non-native grasses and herbaceous plant species. The hydric soils list for Placer County identifies one hydric inclusion occurring within this soil type: Alamo, within depressions.

4.3. *Biological Communities*

Four major biological communities occur in the Study Area including annual grassland, disturbed/developed, landscaped areas, and slope seasonal marsh wetland. Within portions of the annual grassland community are scattered native oak trees that do not constitute enough canopy coverage to warrant classifying them as a separate vegetation community. The Study Area also includes small scattered depressional seasonal wetlands that appear to be associated with previous site disturbance that created hydrology to support these features and constructed upland ditches (**Figure 3**).

These communities may provide habitat to a number of common species of wildlife and may provide suitable habitat for special-status species. Dominant vegetation observed within each biological community is discussed in detail below. A comprehensive list of plants observed within the Study Area is provided in **Appendix B**. The location and extent of each biological community are depicted in **Figure 3**.

4.3.1. Annual Grassland

California annual grassland areas occur throughout the majority of the Study Area and comprises approximately 11.02 acres of the Study Area (**Figure 3**). California annual grassland consists of a myriad of native and non-native annual plant species and occurs in a majority of the State at elevations from sea level to approximately 4,000 feet above MSL. Composition of this vegetation community varies depending on distribution, geographic location and land use. Additional major influences on this vegetation community include soil type, annual precipitation, and fall temperatures.

The annual grassland within the Study Area is a remnant community from previous development that has occurred within the Study Area. Annual grassland comprises approximately 11 acres within the Study Area and is located primarily in the southern and eastern portions of the Study Area (**Figure 3**). This community also includes some constructed upland ditches and low-quality seasonal wetlands that appear to have formed as a result of previous grading that occurred within the Study Area associated with development activities. Commonly observed plant species within the California annual grassland in the Study Area include the following: slender oats (*Avena barbata*), soft brome (*Bromus hordeaceus*), ripgut brome (*Bromus diandrus*), Italian rye grass (*Festuca perennis*), medusa head (*Elymus caput-medusae*), brome fescue (*Festuca bromoides*), yellow star thistle (*Centaurea solstitialis*), rose clover (*Trifolium hirtum*), narrow tar plant (*Holocarpha virgata* ssp. *virgata*), and hairy vetch (*Vicia villosa*).

4.3.2. Disturbed/Developed

Disturbed/developed areas occur throughout the majority of the Study Area and comprise approximately 15.85 acres of the Study Area (**Figure 3**). Disturbed/developed areas include a paved parking lot, access roads, and abandoned facilities associated with previous construction. Unpaved areas of this habitat include some non-native annuals and ruderal (weedy) species on the margins similar to the vegetation described in **Section 4.3.1**.

4.3.3. Landscaped Areas

Portions of the eastern and western parts of the Study Area are dominated by ornamental, planted trees and shrubs associated with previous site development. These landscaped areas comprise approximately 2.28 acres within the Study Area (**Figure 3**). The southwestern landscaped community is dominated by planted coast redwood (*Sequoia sempervirens*) trees. The eastern landscaped area is comprised primarily of an overstory of Lombardy poplar (*Populus nigra*), Chinese pistachio (*Pistacia chinensis*), Chinese tallow (*Triadica sebifera*), and ornamental pears (*Pyrus* sp.). Understory species in this area include annual grasses as summarized in **Section 4.3.1**.

4.3.4. Slope Seasonal Marsh Wetland

Slope seasonal marsh wetlands are those wetlands that occur in association with the discharge of groundwater to the land surface or sites with saturated overflow with no channel formation. They normally occur on sloping land ranging from slight to steep. The predominant source of water for the marsh wetland within the Study Area is discharge from the industrial facility located immediately to the north of the Study Area. Precipitation is often a secondary contributing source of water. Hydrodynamics are dominated by downslope unidirectional water flow. Slope seasonal marsh wetlands lose water primarily by saturated subsurface flows, and by evapotranspiration. Slope seasonal marsh wetland may develop channels, but the channels serve only to convey water away from the slope seasonal marsh wetland. Slope seasonal marsh wetlands are distinguished from depressional wetlands by the lack of a closed topographic depression and the predominance of groundwater/interflow water source. Within the Central Valley, these features are typically located along the fringes of slow moving, low gradient

riverine systems or at the lower extents of the downstream terminus of riverine seasonal features.

Slope seasonal marsh wetlands comprises approximately 0.27 acres of the Study Area and is located in the western portion of the Study Area (**Figure 3**). Commonly observed plant species within the slope seasonal marsh wetlands in the Study Area include sandbar willow (*Salix exigua*), Gooding's willow (*Salix gooddingii*), Pacific willow (*Salix lasiandra*), Fremont's cottonwood, Himalayan blackberry (*Rubus armeniacus*), western vervain (*Verbena lasiostachys*), pennyroyal (*Mentha pulegium*), spikeweed (*Centromadia fitchii*), common rush (*Juncus effusus*), Mediterranean beard grass (*Polypogon maritimus*), and little rattlesnake grass (*Briza minor*).

4.3.5. Depressional Seasonal Wetland

A total of 0.05 acres of depressional seasonal wetlands have been mapped within the Study Area (**Figure 3**). Depressional seasonal wetlands were identified in the Study Area as depressions within the topography with a hydrologic regime dominated by saturation and capable of supporting hydrophytic plant species and hydric soils. Plant species in depressional seasonal wetlands are adapted to withstand short periods of saturation or saturated soils conditions but will not withstand prolonged periods of inundation, as is common in vernal pools.

Plant species observed occurring within the depressional seasonal wetlands in the Study Area include Italian rye grass, stink wort (*Dittrichia graveolens*), Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*), vinegar weed (*Trichostema lanceolatum*), common toad rush (*Juncus bufonius*), and turkey-mullein (*Croton setiger*). The depressional seasonal wetlands in the Study Area appear to be associated with, and formed as a result of, previous site disturbance and development. The features are small and shallow and based on plant composition do not appear to inundate for significant periods of time.

4.3.6. Upland Ditches

The Study Area contains approximately 0.06 acres of excavated upland ditches that appear to have been constructed to assist with drainage associated with landscaping and previous development that has occurred within the Study Area (**Figure 3**). The ditches are dominated by upland plant species, namely slender oat, soft brome, and ripgut brome. The ditches do not have an OHWM.

4.4. *Special-Status Species*

Special-status species are plant and wildlife species that have been afforded special recognition by federal, State, or local resource agencies or organizations. Listed and special-status species are of relatively limited distribution and may require specialized habitat conditions. Special-status species are defined as meeting one or more of the following criteria:

- Listed or proposed for listing under CESA or FESA;
- Protected under other regulations (e.g. Migratory Bird Treaty Act);
- Included on the CDFW Special Animals List;
- Identified as Rank 1-4 by CNPS; or
- Receive consideration during environmental review under CEQA.

Special-status species considered for this analysis are based on queries of the CNDDDB, the USFWS, and CNPS ranked species (online versions) for the *Roseville* and eight surrounding quadrangles. **Appendix A** includes the common name and scientific name for each species, regulatory status (federal, State, local, CNPS), habitat descriptions, and potential for occurrence in the Study Area. The following set of criteria has been used to determine each species' potential for occurrence in the Study Area:

- **Present:** Species known to occur within the Study Area based on CNDDDB records and/or observed within the Study Area during the biological surveys.
- **High:** Species known to occur on or in the vicinity of the Study Area (based on CNDDDB records within five miles and/or based on professional expertise specific to the Study Area or species) and there is suitable habitat within the Study Area.
- **Low:** Species known to occur in the vicinity of the Study Area and there is marginal habitat within the Study Area **-OR-** Species is not known to occur in the vicinity of the Study Area, however, there is suitable habitat on the Study Area.
- **None:** Species is not known to occur on or in the vicinity of the Study Area and there is no suitable habitat within the Study Area **-OR-** Species was surveyed for during the appropriate season with negative results **-OR-** The Study Area occurs outside of the known elevation or geographic ranges.

Only those species that are known to be *present* or have a *high* or *low* potential for occurrence are discussed further in the following sections.

4.4.1. Listed and Special-Status Plants

According to the records search, 15 special-status plant species have the potential to occur on or in the vicinity of the Study Area. Based on field observations and literature review, five special-status plant species were determined to have the potential to occur within the Study Area. No special-status plant species were considered to have a *high* potential to occur within the Study Area due to the high level of disturbance and development that has previously occurred within the Study Area. The species that are considered to have a *low* potential to occur within the Study Area include Boggs Lake hedge-hyssop (*Gratiola heterosepala*), Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*), Red Bluff dwarf rush (*Juncus leiospermus* var. *leiospermus*), Sanford's arrowhead (*Sagittaria sanfordii*), and stinkbells (*Fritillaria agrestis*).

Special-Status Plant Species with a Low Potential for Occurrence

Boggs Lake Hedge-Hyssop – California Endangered – CNPS 1B

Boggs Lake hedge-hyssop is an annual herbaceous plant species native to California and Oregon. It is listed as endangered under the CESA and classified as a CNPS 1B species which means that it is considered threatened or endangered in California and elsewhere. This species typically occurs below 5,300 feet in vernal pools, along lake margins, reservoir margins, and similar mudflats in wet clay soil. The bloom period for this species is typically from April through August. This species was not observed during the August and September site visits although a focused plant survey was not conducted and the site surveys that were conducted within the Study Area occurred at the very end of the potential identification period. The seasonal marsh habitat within the Study Area provides marginal habitat for this species. However, the level of disturbance within the Study Area and the relatively small amount of suitable habitat for this species within the Study Area lowers the potential for this species to occur. There are five records of occurrence in the CNDDDB for this species within five miles of the Study Area (CDFW 2018). Based on the limited extent of suitable habitat within the Study Area and the high level of disturbance, this species has a *low* potential to occur within the Study Area.

Ahart's Dwarf Rush – CNPS 1B

Ahart's dwarf rush is classified as a CNPS 1B species. It is found in mesic areas within chaparral, cismontane woodland, and valley and foothill grasslands in Placer County. The bloom period for this species is typically from March through May. There are no documented occurrences of this species in the CNDDDB within five miles of the Study Area (CDFW 2018). The grasslands on the margins of the slope seasonal marsh wetland contain marginally suitable habitat for this species. This species was not observed during the August and September site visits although the field surveys were not performed during the typical identification period for this species. The high level of disturbance and relatively small amount of suitable habitat within the Study Area reduces the potential for this species to occur. Therefore, this species is considered to have a *low* potential to occur within the Study Area.

Red Bluff Dwarf Rush – CNPS 1B

Red Bluff dwarf rush is classified as a CNPS 1B species. Red Bluff dwarf rush is an annual herb that blooms from March through June. Red Bluff dwarf rush occurs in mesic areas in a wide variety of habitats including chaparral, cismontane woodland, meadows, seeps, valley and foothill grassland, and vernal pools. There is one documented occurrence in the CNDDDB within five miles of the Study Area (CDFW 2018). This species was not observed during the August and September site visits although the field surveys were not performed during the typical identification period of this species. The high level of disturbance and relatively small amount of suitable habitat within the Study Area reduces the potential for this species to occur. Therefore, this species is considered to have a *low* potential to occur within the Study Area.

Sanford's Arrowhead – CNPS 1B

Sanford's arrowhead is classified as a CNPS 1B species. Sanford's arrowhead is an aquatic perennial herb that occurs in shallow, freshwater wetland features such as marshes, swamps,

ponds, ditches, and streams within California. This species blooms from May through October. There are two documented occurrences in the CNDDDB within five miles of the Study Area (CDFW 2018). This species was not observed during the August and September site visits. The field visits were conducted during the potential identification period although the field surveys did not include focused plant surveys. The level of disturbance and relatively small amount of suitable habitat within the Study Area along with the lack of observations of this species during the 2018 site visits reduces the potential for this species to occur. Therefore, this species is considered to have a *low* potential to occur within the Study Area.

Stinkbells – CNPS 4

Stinkbells are ranked as a CNPS 4 species which means they have a limited distribution in California. It is a perennial herb found in chaparral, cismontane woodland, pinyon and juniper grassland and valley and foothill grasslands. This species blooms from March through June. There is one documented occurrence in the CNDDDB within five miles of the Study Area (CDFW 2018). This species was not observed during the August and September site visits although the field surveys were not performed during the typical identification period of this species. The level of disturbance and relatively small amount of suitable habitat within the Study Area reduces the potential for this species to occur. Therefore, this species is considered to have a *low* potential to occur within the Study Area.

4.4.2. Listed and Special-Status Wildlife

According to the records search, 40 special-status wildlife species have the potential to occur onsite or in the vicinity. Based on field observations and literature review, nine special-status wildlife species were determined to have the potential for occurrence to occur in the Study Area. Some protected migratory birds and raptors such as Cooper's hawk (*Accipiter cooperi*), northern harrier (*Circus cyaneus*), and sharp-shinned hawk (*Accipiter striatus*) that are acclimated to developed areas were determined to have a *high* potential to occur within the Study Area. No additional special-status wildlife species were determined to have a *high* potential to occur within the Study Area due to the high level of development and disturbance within and adjacent to the Study Area. Special-status wildlife species that are considered to have a *low* potential to occur within the Study Area include Swainson's hawk (*Buteo swainsoni*), white-tailed kite (*Elanus leucurus*), western burrowing owl (*Athene cunicularia*), pallid bat (*Antrozous pallidus*), silver-haired bat (*Lasionycteris noctivagans*), and western red bat (*Lasiurus blossevillii*).

Wildlife Species with a High Potential for Occurrence

Nesting Birds and Raptors

The nests of raptors and most other birds are protected under the MBTA. Raptors are also protected by Section 3503.5 of the California Fish and Game Code, which makes it illegal to destroy any active raptor nest. Additionally, the USFWS and CDFW identify a number of avian species of conservation concern that do not have specific statutory protection. Avian species forage and nest in a variety of habitats throughout the City of Roseville and greater Placer County. As shown in **Appendix A**, the annual grassland and oak trees within the Study Area may

provide nesting and foraging habitat for raptors and other protected birds, including: Cooper's hawk, northern harrier, and sharp-shinned hawk. Raptors such as those referenced above have a relatively *low* potential to occur within the Study Area due to the high level of development within and surrounding the Study Area and limited opportunities for foraging. Other protected migratory birds that are adapted to a high level of disturbance have a *higher* potential to nest and forage within the Study Area.

Wildlife Species with a Low Potential for Occurrence

Swainson's Hawk – State Listed Threatened

Swainson's hawk is a long-distance migrant with nesting grounds in western North America. The Swainson's hawk population that nests in the Central Valley winters primarily in Mexico, while the population that nests in the interior portions of North America winters in South America (Bradbury *et al.* in prep.). Swainson's hawks arrive in the Central Valley between March and early April to establish breeding territories. Breeding occurs from late March to late August, peaking in late May through July (Zeiner *et al.* 1990). In the Central Valley, Swainson's hawks nest in isolated trees, small groves, or large woodlands next to open grasslands or agricultural fields. This species typically nests near riparian areas; however, it has been known to nest in urban areas as well. Nest locations are usually in close proximity to suitable foraging habitats, which include fallow fields, annual grasslands, irrigated pastures, alfalfa and other hay crops, and low-growing row crops. Swainson's hawks leave their breeding grounds to return to their wintering grounds in late August or early September (Bloom and De Water 1994). There are three records in the CNDDDB of this species within five miles of the Study Area (CDFW 2018). This species was not observed in the Study Area or in the vicinity during the field survey. There are a limited number of suitable nesting trees for this species within the Study Area. Most trees within the Study Area are not of a sufficient size to support nesting habitat for this species. In addition, given the high level of disturbance and development within and surrounding the Study Area, it is not expected that this species would forage within the Study Area. Therefore, the potential for this species to occur within the Study Area is *low*.

White-Tailed Kite – Fully Protected Species

The white-tailed kite is a locally common resident throughout California where there is suitable habitat. Their population is scattered widely throughout California during the non-breeding season. They occur in low elevation grassland, agricultural, wetland, oak-woodland, and oak-savannah habitats, and riparian areas adjacent to open areas (Small 1994). Nests are placed in trees and large shrubs. This species is considered both a California State Species of Special Concern and a Fully Protected Species. It is known to occur as a resident in the local area (Small 1994). There is one documented occurrence in the CNDDDB within five miles of the Study Area (CDFW 2018). Suitable nesting locations occur within the Study Area for this species although foraging habitat is limited by previous development within and adjacent to the Study Area. Therefore, the potential for this species to occur within the Study Area is *low*.

Western Burrowing Owl – State Species of Concern

Western burrowing owl is a small ground-dwelling owl that occurs in western North America from Canada to Mexico, and east to Texas and Louisiana. Although in certain areas of its range western burrowing owls are migratory, these owls are predominantly non-migratory in California (Zeiner *et. al.* 1990). The breeding season for western burrowing owls occurs from February to August, peaking in April and May (Zeiner *et. al.* 1990). Western burrowing owls nest in burrows in the ground, often in old ground squirrel burrows. This owl is also known to use artificial burrows including pipes, culverts, and nest boxes. There is one documented occurrence in the CNDDDB records for this species within five miles of the Study Area (CDFW 2018). No western burrowing owls were observed within the Study Area during the biological assessment. However, the remnant grassland habitats in the Study Area provide marginal potential nesting and foraging habitat for this species. Suitable burrows for this species were not observed during the biological assessment and the frequency of disturbance in the Study Area significantly lowers the potential for this species to occur within the Study Area. Therefore, the potential for burrowing owls to occur in the Study Area is *low*.

Pallid Bat – California Species of Special Concern

The pallid bat is a California Species of Special Concern. This species is mostly found in desert habitats, including scrub and canyons with rocky outcrops, but is also found in oak woodland, savannah, and grassland riparian habitats generally below 2,000 meters (6,562 feet). Maternity roosts occur in rock crevices, in buildings, and in other man-made structures. Day roosting sites include caves, crevices, mines, and occasionally in hollow trees and buildings, while nighttime roosts may occur in more open areas, such as porches or open buildings (Zeiner *et. al.* 1990). The species was not observed onsite during the August and September 2018 site visits. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area (CDFW 2018). The remnant annual grassland provides suitable foraging habitat for this species and there are some limited potential day roost sites within the scattered trees and buildings within and adjacent to the Study Area. Therefore, this species has a *low* potential to occur within the Study Area.

Silver-Haired Bat – California Species of Special Concern

The silver-haired bat is a California Species of Special Concern. This species occurs primarily in coniferous forested habitats which are adjacent to lakes, ponds, or streams, including areas altered by human disturbance. During migration and summer, females roost alone or in maternity colonies, while males roost alone. Breeding occurs in late summer and early fall, and the young are born from June to July. Summer roosts and nursery sites occur in coniferous or deciduous tree foliage, within tree cavities, or under loose bark, and sometimes in buildings. Overwintering sites can include caves, mines, houses, rock crevices, under loose bark and in hollow trees. The species was not observed onsite during the August and September 2018 biological surveys. There are no documented occurrences for this species in the CNDDDB within five miles of the Study Area (CDFW 2018). The remnant annual grassland provides suitable foraging habitat for this species and there are some limited potential day roost sites within the scattered trees and buildings within and adjacent to the Study Area. Therefore, this species has a *low* potential to occur within the Study Area.

Western Red Bat – California Species of Special Concern

The western red bat is a California Species of Special Concern. This species is typically solitary and roosts in the foliage of trees and shrubs. This species will sometimes roost in urban areas. It typically forages in edge habitats or along riparian corridors. The species was not observed onsite during the August and September 2018 biological surveys. There are no documented occurrences for this species in the CNDDDB within five miles of the Study Area (CDFW 2018). The remnant annual grassland provides suitable foraging habitat for this species and there are some limited potential day roost sites within the scattered trees within and adjacent to the Study Area. Therefore, this species has a *low* potential to occur within the Study Area.

4.5. Sensitive Habitats

Sensitive habitats include those that are of special concern to resource agencies or those that are protected under CEQA, Section 1600 of the California Fish and Game Code, and/or Sections 401 and 404 of the Clean Water Act. Additionally, sensitive habitats are protected under the specific policies outlined in the *City of Roseville General Plan* (City of Roseville 2004). Sensitive habitats known to occur within the Study Area include slope seasonal marsh wetland, depressional seasonal wetlands, and protected oak trees (**Figure 3**). The following sections provide details on these sensitive habitats within the Study Area.

4.5.1. Jurisdictional Waters of the U.S. and State

Jurisdictional waters of the U.S. and State located in the Study Area total approximately 0.32 acres. This acreage includes 0.05 acres of depressional seasonal wetlands and 0.27 acres of slope seasonal marsh wetland (**Figure 3**). There are also approximately 0.06 acres of excavated upland ditch features within the Study Area. On November 20, 2018, the Corps issued a concurrence letter, verifying the 0.32 acre of waters of the U.S. as shown on the Aquatic Resources Delineation Map dated October 19, 2018. As discussed in **Section 2.3**, jurisdictional waters of the U.S. and State are subject to Sections 404 and 401 of CWA and are regulated by the Corps and RWQCB.

4.5.2. Protected Oak Trees

As mentioned previously, the Study Area contains scattered oak trees including blue oaks, interior live oaks, and valley oaks within the annual grassland community. The majority of oak trees within the Study Area are located in the southeastern portion of the Study Area and scattered within the landscaped community of the eastern portion of the Study Area. An arborist survey was not conducted for the proposed project by Foothill Associates. However, oak trees within the Study Area are tagged, so presumably a formal arborist survey was conducted previously. Oak trees are regulated by the *City of Roseville General Plan*. Any protected oak trees subject to removal by the project will require mitigation in accordance with the Roseville Tree Ordinance framework (refer to **Section 2.5**).

4.5.3. Wildlife Migration Corridors

Wildlife corridors link together areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space

areas by urbanization creates isolated "islands" of wildlife habitat. Fragmentation can also occur when a portion of one or more habitats is converted into another habitat, such as when woodland or scrub habitat is altered or converted into grasslands after a disturbance such as fire, mudslide, or grading activities. Wildlife corridors mitigate the effects of this fragmentation by: (1) allowing animals to move between remaining habitats, thereby permitting depleted populations to be replenished and promoting genetic exchange; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk of catastrophic events (such as fire or disease) on population or local species extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs. The Study Area is located in an area that is generally developed. Therefore, it does not link two significant natural areas and is surrounded by similar habitat types; therefore, it is not considered a wildlife migration corridor.

5.0 CONCLUSIONS AND RECOMMENDATIONS

As discussed, the Study Area consists of land that supports primarily disturbed/developed areas, annual grassland, landscaped areas, and slope seasonal marsh wetland. There are also scattered depressional seasonal wetlands and constructed upland ditches within the Study Area. **Table 1** below summarizes the biological communities and expected impacts from the proposed project. Proposed Project Impacts are shown in **Figure 4**.

TABLE 1 — IMPACTS TO BIOLOGICAL COMMUNITIES

Biological Communities	Impacted Acreage	Avoided Acreage	Total Acreage
Annual Grassland	10.70	0.32	11.02
Disturbed/Developed	15.67	0.18	15.85
Landscaped	1.26	1.02	2.28
Depressional Seasonal Wetland	0.05	—	0.05
Slope Seasonal Marsh Wetland	0.27	—	0.27
Upland Ditch	0.06	<0.01	0.06
Total	28.01	1.52	29.53

Known or potential biological constraints in the Study Area include the following:

- Potential habitat for special-status plant species (Boggs Lake hedge-hyssop, Ahart's dwarf rush, Red Bluff dwarf rush, Sanford's arrowhead, and stinkbells);
- Marginal potential nesting habitat and foraging habitat for western burrowing owl;
- Potential nesting habitat for raptors and other bird species protected by the MBTA, including Cooper's hawk, Swainson's hawk, and sharp-shinned hawk;
- Potential roosting habitat for special-status bats (pallid bat, silver-haired bat, and western red bat);
- Sensitive habitats including potentially jurisdictional waters of the U.S. (depressional seasonal wetlands and slope seasonal marsh wetland); and
- Protected trees regulated by the City of Roseville.

5.1. *Special-Status Plant Species*

As discussed previously, the slope seasonal marsh wetland provides potentially suitable habitat for four special-status plant species (Boggs Lake hedge-hyssop, Ahart's dwarf rush, Red Bluff dwarf rush, and Sanford's arrowhead) and the annual grassland habitat provides potential habitat for one special-status plant species (stinkbells) that are known to occur in the vicinity. The only State listed plant species that has potential to occur within the Study Area is Boggs Lake hedge-hyssop. Non-listed special-status plant species include Ahart's dwarf rush, Red Bluff

dwarf rush, Sanford's arrowhead and stinkbells. Ground disturbance associated with the project would result in the permanent removal of 10.70 acres of annual grassland and 0.27 acres of slope seasonal marsh wetland, which provides habitat for potentially occurring listed and non-listed special-status plants. Temporary disturbance and permanent removal would impact special-status plants, if present, through removal of individuals and elimination of their habitat.

Since the biological assessment was not conducted during the bloom period when most of these species are identifiable and a focused plant survey was not conducted during site visits, prior to the initiation of construction a qualified botanist should conduct one botanical survey in May within the annual grassland and slope seasonal marsh habitats which will overlap with the typical identification period of all five potentially occurring special-status plant species. The disturbed/developed and landscaped areas do not provide habitat for potentially occurring special-status plant species and therefore would not be covered by the plant survey recommendation. It should be noted that weather conditions during any given survey year may require surveys to be conducted earlier or later in the typical blooming period in order to conduct the survey during the appropriate weather conditions for the survey year. This timing may result in the need to conduct more than one round of plant surveys to adequately survey for all potentially occurring special-status plant species. The results of these surveys should be documented in a letter report to the City of Roseville. If no special-status plants are observed during the recommended botanical surveys, no additional measures are recommended.

If any of the non-listed special-status plants are identified within areas of potential construction disturbance, the plants and/or the seedbank should be transplanted to suitable habitat near the project site since the entire site is slated for development. A qualified biologist should prepare an avoidance and mitigation plan detailing protection and avoidance measures, transplanting procedures, success criteria, and long-term monitoring protocols. In addition, a pre-construction worker awareness training should be conducted alerting workers to the presence of and protections for special-status plants in the vicinity of the work area.

If any State-listed plants occur within the project footprint, an Incidental Take Permit (ITP) would be required from the CDFW as the proposed project does not allow for avoidance of plants should they occur within the Study Area. Additional measures may be required through the consultation process with the CDFW, including compensatory mitigation or transplanting and monitoring.

5.2. *Western Burrowing Owl*

Although burrowing owls were not observed during the biological surveys, the Study Area contains remnant annual grassland that is potentially suitable habitat for burrowing owls. Since no suitable burrows for this species were observed within the Study Area during site visits and development within the Study Area is extensive, which reduces the potential for this species to occupy the Study Area. However, there remains some limited potential for this species to occupy and utilize the Study Area in the intervening period between the August and September 2018 site visits and when construction is expected to commence. Vegetation clearing activities within the Study Area could impact potential nest sites for this species if present. In addition,

noise and vibration associated with construction activities in the vicinity of active burrows could result in nest abandonment.

Given the high degree of disturbance and relatively low value habitat within the Study Area, it is recommended that a pre-construction clearance survey be conducted for burrowing owl rather than a multiple-round protocol survey. Burrowing owls can be present throughout the year, so this pre-construction clearance survey is recommended regardless of the timing of the initiation of construction. The survey area should include an approximately 500-foot (150-meter) buffer around the project footprint where access is permitted. The results of the survey should be submitted to the City of Roseville and CDFW. If the surveys are negative, then no additional measures are recommended.

If burrowing owls are observed on or within 500 feet of the project site, an impact assessment should be prepared and submitted to the CDFW, in accordance with the 2012 Staff Report. If it is determined that project activities may result in impacts to occupied western burrowing owl habitat, the City should consult with CDFW and develop a detailed mitigation plan establishing appropriate avoidance and mitigation measures based on the requirements set forth in Appendix A of the 2012 Staff Report (CDFW 2012).

5.3. Swainson's Hawk

Although no Swainson's Hawks were observed on the property, the Study Area contains some suitable nesting trees for this species. Active nest sites require avoidance and protection during the nesting season (see **Section 5.4** below). The limited size of the remnant annual grassland within the Study Area and the extensive surrounding development within and adjacent to the Study Area makes it unlikely that the Study Area would be utilized as foraging habitat for this species. Therefore, no mitigation for impacts to Swainson's hawk foraging habitat is expected to be necessary for the proposed project.

5.4. Other Raptors and Migratory Birds

Several species of raptors and other migratory birds may forage and nest in the Study Area, including the special-status species white-tailed kite, Cooper's hawk, sharp-shinned hawk, and Swainson's hawk. Active nests are protected by the California Fish and Game Code Section 3503.5 and the MBTA. Construction activities could result in disturbance of nest sites through temporary increases in ambient noise levels and increased human activity. In addition, vegetation clearing operations, including pruning or removal of trees and shrubs, could impact nesting birds if these activities occur during the nesting season (February 1 to August 31). All vegetation clearing including removal of trees and shrubs should be completed between September 1 and January 31, if feasible.

If construction activities within the Study Area begin during the nesting season (February 1 to August 31), a qualified biologist should conduct a pre-construction survey of the project footprint, where accessible, for active nests. Additionally, the surrounding 500 feet should be surveyed for active raptor nests, where accessible. Binoculars may be needed in order to survey areas outside of the Study Area and to remain within the property boundaries. The pre-

construction survey should be conducted within 14 days prior to commencement of ground-disturbing activities. If the pre-construction survey shows no evidence of active nests, a letter report should be prepared to document the results of the survey, and no additional measures are recommended. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional survey is required prior to starting work.

If nests are found and considered to be active, the project biologist should establish appropriate buffer zones to prohibit construction activities and minimize nest disturbance until the young have successfully fledged or until the nest is determined to be inactive. Buffer width will depend on the species in question, surrounding existing disturbances, and specific site characteristics, but may range from 20 feet for some songbirds to 250 feet for most raptors or up to 500 feet or more for Swainson's hawk nests. If active nests are found within any trees slated for removal, then an appropriate buffer should be established around the trees and the trees should not be removed until a biologist determines that the nestlings have successfully fledged or the nest is no longer active. In addition, a pre-construction worker awareness training should be conducted alerting workers to the presence of and protections for the active avian nests within or adjacent to the work area.

If construction activities begin during the non-breeding season (September 1 through January 31), a nesting bird survey and training are not required, and no further studies are necessary.

5.5. Special-Status Bat Species

The existing oak trees within the Study Area provide potential roosting habitat for various bat species that are known to occur in the vicinity. Removal of trees could impact bats should they be roosting in trees proposed for removal or if a roost is present in the vicinity of construction activity.

A qualified biologist should conduct a preconstruction survey in the early evening, when target species may be emerging, within 14 days prior to clearing or grading operations and removal of trees. If no bats are observed, a letter report should be prepared to document the survey, and no additional measures are recommended. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional survey is required prior to starting work.

If special-status bat species are present and roosting on or within 100 feet of the project footprint, then the biologist should establish an appropriate buffer around the roost site. At a minimum, no trees should be removed until the biologist has determined that the bat is no longer roosting in the tree. Additional mitigation measures for bat species, such as installation of bat boxes or alternate roost structures, would be recommended only if special-status bat species are found to be roosting within the project area. In addition, a pre-construction worker awareness training should be conducted alerting workers to the presence of and protections for various bat species.

5.6. Sensitive Habitats

Table 2 summarizes the biological communities and expected impacts from the proposed project. Proposed project impacts to sensitive habitats are shown in **Figure 4**.

TABLE 2 — IMPACTS TO SENSITIVE HABITATS

Sensitive Habitats	Impacted Acreage	Avoided Acreage	Total Acreage
Slope Seasonal Marsh Wetland	0.27	—	0.27
Depressional Seasonal Wetland	0.05	—	0.05
Total	0.32	—	0.32

5.6.1. Jurisdictional Waters

Proposed construction activities will impact 0.32 acres of aquatic features located in the Study Area (**Figure 4**). Construction activities will also result in fill of approximately 0.06 acres of upland ditch features. At this time, it is assumed that the ditch features are not subject to regulation under the CWA as they are classified as ditches excavated in uplands although the Corps will make a final determination as the extent of regulated aquatic features within the Study Area. A Section 404 permit should be obtained from the Corps and a Section 401 Water Quality Certification should be obtained for the RWQCB prior to the start of construction that will impact any water of the U.S, and water of the state. Any waters of the U.S. or jurisdictional wetlands that would be lost or disturbed should be replaced or rehabilitated on a “no-net-loss” basis in accordance with the Corps mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement should be at a location and by methods agreeable to the agencies.

If a 404 permit is required for the proposed project, water quality concerns during construction would be addressed in a Section 401 water quality certification from the RWQCB. A Storm Water Pollution Prevention Plan (SWPPP) would also be required during construction activities. SWPPPs are required in issuance of a National Pollutant Discharge Elimination System (NPDES) construction discharge permit by the U.S. Environmental Protection Agency (EPA). Implementation of Best Management Practices (BMPs) during construction is standard in most SWPPPs and water quality certifications. Examples of BMPs include stockpiling of debris away from regulated wetlands and waterways; immediate removal of debris piles from the site during the rainy season; use of silt fencing and construction fencing around regulated waterways; and use of drip pans under work vehicles and containment of fuel waste throughout the site during construction.

Impacts to the slope seasonal marsh wetland within the Study Area may also require a Streambed Alteration Agreement (SAA) from the CDFW. A SAA should be prepared and submitted to the CDFW to determine if a SAA is required. The proposed project will be required to comply with all conditions contained within the 404/401 and SAA permits.

5.6.2. Protected Oak Trees

The Study Area contains scattered oak trees that are protected under the City of Roseville Tree Ordinance. If protected oak trees are expected to be removed by the proposed project, an arborist survey should be conducted and impacts to protected trees should be assessed. As noted previously, the oak trees within the Study Area have been previously tagged, so an arborist survey may have been conducted previously. Impacts to protected trees will require issuance of a Tree Permit and mitigation according to City of Roseville guidelines.

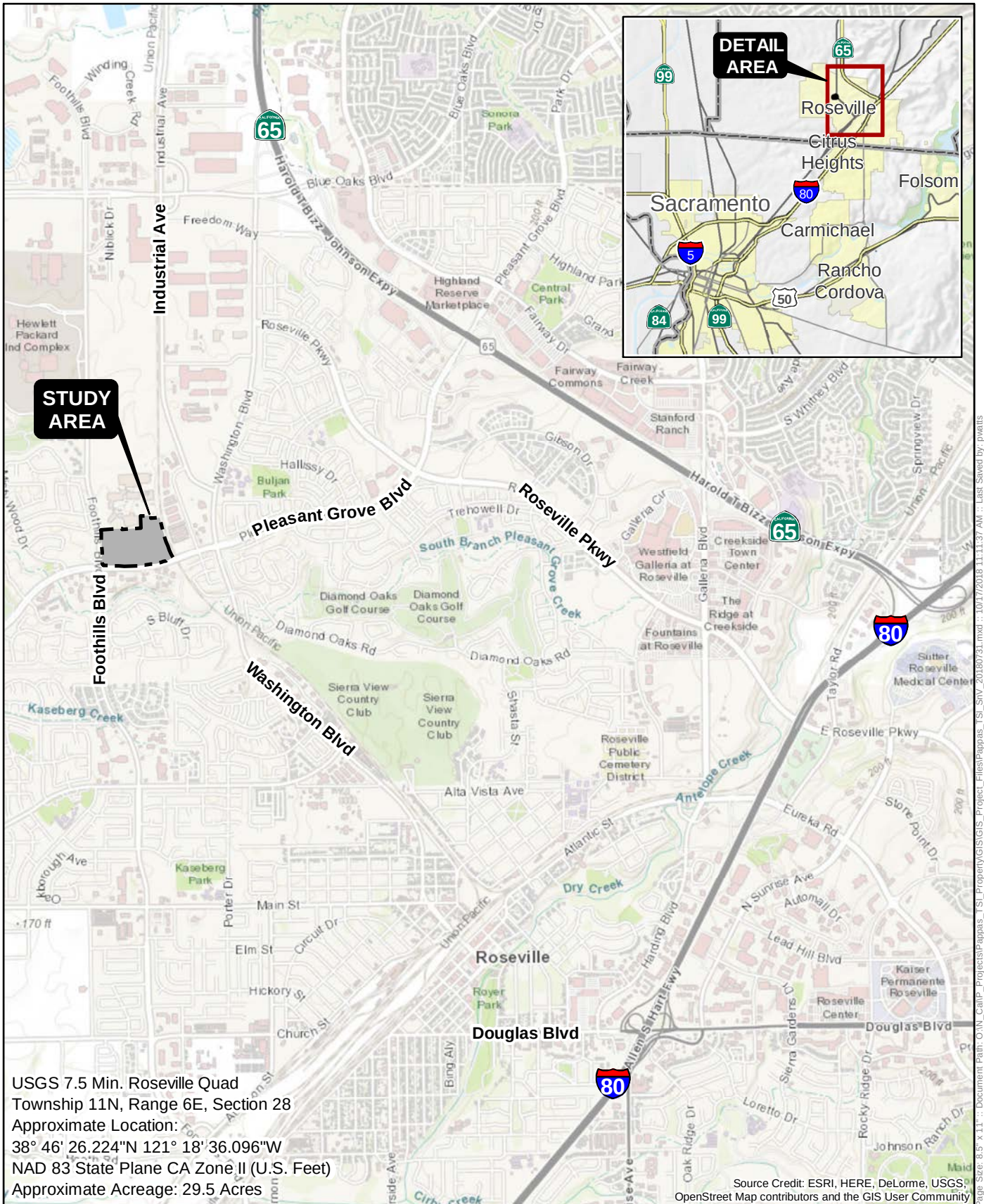
5.7. *Summary of Avoidance and Minimization Measures*

- Submit aquatic resources delineation report to Corps and obtain Preliminary Jurisdictional Determination;
- Obtain a 404 Permit, 401 Water Quality Certification, and SAA as necessary prior to the start of construction;
- Conduct pre-construction burrowing owl pre-construction clearance survey prior to the initiation of construction;
- Conduct special-status plant surveys in May or as specified by weather conditions within suitable habitat (slope seasonal marsh and annual grassland);
- Conduct a pre-construction survey for nesting birds within 14 days prior to the start of construction if construction occurs between February 1 and August 31;
- Conduct a roosting bat survey within 14 days prior to the start of construction or removal of trees that could potentially support bat roosts;
- Conduct an arborist survey, if required and obtain a Tree Permit and implement any oak tree mitigation for impacted native oak trees as required by the City of Roseville and
- Conduct worker awareness training at the start of construction as applicable.

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SITE AND VICINITY



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 QA/QC: AMP
 Date: 10/17/2018

FIGURE 1



SOILS





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BIOLOGICAL COMMUNITIES





IMPACTS TO BIOLOGICAL COMMUNITIES

Appendix A — Regionally Occurring Listed and Special-Status Species

Regulatory Status Legend

FE = Federal endangered FT = Federal threatened FC = Federal candidate FT = Federal proposed threatened FPD = Federal proposed for delisting FD = Federal delisted FSC = Federal Species of Concern	CE = California state endangered CT = California state threatened CFP = California fully protected CSC = California species of special concern CSA = California special animals list CR = California state rare CCE = Candidate California state endangered	1A = plants presumed extinct in California 1B = plants rare, threatened, or endangered in California and elsewhere 2 = plants rare, threatened, or endangered in California, but common elsewhere 3 = plants about which we need more information 4 = plants of limited distribution
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Table 1 — Legally Protected Species

Special-Status Species	Regulatory Status	Habitat Requirements	Identification/ Survey Period	Potential for Occurrence
Plants				
Boggs Lake hedge-hyssop <i>Gratiola heterosepala</i>	CE; 1B	Annual herb found on clay soils in marshes, swamps (lake margins), and vernal pools from 10 to 2375 meters. Known from approximately 96 occurrences in Fresno, Lake, Lassen, Madera, Merced, Modoc, Placer, Sacramento, Shasta, Siskiyou, San Joaquin, Solano, Sonoma and Tehama counties in California and in Oregon.	April – August	Low. Seasonal marsh habitat provides marginal habitat for this species. There are five documented occurrences in the CNDDB for this species within five miles of the Study Area.
Sacramento Orcutt grass <i>Orcuttia viscida</i>	FE; CE; 1B	Annual herb found in vernal pools from 30 to 100 meters. Known from 12 occurrences in Sacramento county.	April – July (Sept.)	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDB for this species within five miles of the Study Area.
Invertebrates				
Conservancy fairy shrimp <i>Branchinecta conservatio</i>	FE	Freshwater fairy shrimp found in large, clay-bottomed vernal pool playas, usually with turbid water.	November – April	None. Study Area does not provide suitable habitat for this species. Seasonal wetland features onsite are very small, shallow and associated with previous site disturbance. They are not natural features that would support this species. There are no documented occurrences in the CNDDB for this species within five miles of the Study Area.
Valley elderberry longhorn beetle <i>Desmocerus californicus dimorphus</i>	FT	Found among elderberry shrubs within riparian habitats. Presence can be indicated by bore-holes in stems of elderberries.	March – June (Adults) Year – round (Larvae)	None. Study Area does not provide suitable habitat for this species. No elderberry shrubs were observed in the Study Area. There is one documented occurrence in the CNDDB for this species within five miles of the Study Area.
Vernal pool fairy shrimp <i>Branchinecta lynchi</i>	FT	Freshwater fairy shrimp found in vernal pools and other ephemeral wetlands.	December – May	None. Study Area does not provide suitable habitat for this species. Seasonal wetland features onsite are very small, shallow and associated with previous site disturbance. They are not natural features that would support this species. There are numerous documented occurrences in the CNDDB for this species within five miles of the Study Area.
Vernal pool tadpole shrimp <i>Lepidurus packardii</i>	FE	Freshwater fairy shrimp found in vernal pools and other ephemeral wetlands.	December – May	None. Study Area does not provide suitable habitat for this species. Seasonal wetland features onsite are very small, shallow and associated with previous site disturbance. They are not natural features that would support this species. There is one documented occurrence in the CNDDB for this species within five miles of the Study Area.
Fish				
Chinook salmon - Central Valley spring-run ESU <i>Oncorhynchus tshawytscha</i> pop. 6	FT; CT	Found at sea and in riverine pools and channels.	Spring	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDB for this species within five miles of the Study Area.
Delta smelt <i>Hypomesus transpacificus</i>	FT; CE	Found in open waters of bays, tidal rivers, channels, and sloughs.	Year – Round	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDB for this species within five miles of the Study Area.

Special-Status Species	Regulatory Status	Habitat Requirements	Identification/ Survey Period	Potential for Occurrence
Steelhead - Central Valley DPS <i>Oncorhynchus mykiss irideus</i>	FT	Found in the ocean, rivers and creeks, and large inland lakes.	Year – Round	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Amphibians/ Reptiles				
California red-legged frog <i>Rana draytonii</i>	FT; CSC	Found near quiet, permanent pools of streams, marshes, and ponds with extensive vegetation below 1200 meters, though individuals may disperse considerable distances between pools during rain events. Breeds in permanent pools from January through July.	Year – Round	None. Study Area does not provide suitable habitat for this species and the Study Area is outside of the current known range of this species. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Giant garter snake <i>Thamnophis gigas</i>	FT; CT	Found in slow-moving aquatic environments with emergent vegetation such as marshes, sloughs, creeks, and agricultural ditches.	March – October	None. Study Area is not within the current known range of this species. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Birds				
Bank swallow <i>Riparia riparia</i>	CT Nesting	Found primarily over open riparian areas, but also over grassland, brushland, wetlands, and cropland. Nests near water in colonies of tunnels dug into sandy banks or cliffs.	February – October	None. Study Area does not provide suitable nesting habitat for this species. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
California black rail <i>Laterallus jamaicensis coturniculus</i>	FSC; CT	Found within upper zones of saline, brackish, and freshwater emergent wetlands. Nest in dense vegetation at or slightly above ground level.	Year – Round	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Tricolored blackbird <i>Agelaius tricolor</i>	FSC; CCE Nesting Colony	Found near fresh water, usually in emergent wetland with tall, dense cattails or tule, but also in thickets of willow, blackberry, wild rose, and tall herbs. Nests in colonies in dense cattails, tule, or similar vegetation within a few feet of fresh water.	Year – Round	None. Study Area does not provide suitable aquatic nesting habitat for this species. There is not significant emergent wetland habitat associated with the seasonal marsh within the Study Area. There is one documented occurrence in the CNDDDB for this species within five miles of the Study Area.
Swainson's hawk <i>Buteo swainsoni</i>	FSC; CT Nesting	Found in open desert, grassland, or cropland containing scattered, large trees or small groves. Nests in a tree, bush, or utility pole up to 100 feet above ground.	February – October	Low. Study Area contains some marginally suitable nesting trees for this species although most trees are too small to support nesting. Level of development within and surrounding the Study Area lowers the potential for this species to utilize the Study Area. There are three documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Western yellow-billed cuckoo <i>Coccyzus americanus occidentalis</i>	FT; CE Nesting	Found in extensive deciduous riparian thickets or forest along slow-moving watercourses dominated by willow. Nests in dense cover on horizontal limbs up to 25 feet above the ground.	February – October	None. There is no suitable habitat for this species within the Study Area. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
White-tailed kite <i>Elanus leucurus</i>	CFP Nesting	Found in herbaceous lowlands with variable tree growth and a dense vole population. Nests near open areas near the top of dense tree stand from 20 to 100 feet above the ground.	February – October	Low. Study Area contains some suitable nesting trees for this species. Level of development within and surrounding the Study Area lowers the potential for this species to utilize the Study Area. There is one documented occurrence in the CNDDDB for this species within five miles of the Study Area.

Table 1 includes federal threatened or endangered species and eagles, and State threatened, endangered, or fully protected species.

Table 2 — Species Subject to CEQA Review

Special-Status Species	Regulatory Status	Habitat Requirements	Identification/ Survey Period	Potential for Occurrence
Plants				
Ahart’s dwarf rush <i>Juncus leiospermus</i> var. <i>ahartii</i>	1B	Annual herb found in mesic areas in valley and foothill grassland from 30 to 229 meters. Known from approximately 13 occurrences in Butte, Calaveras, Placer, Sacramento, Tehama and Yuba counties.	March – May	Low. Grassland on the margins of seasonal marsh habitat provides marginal habitat for this species. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Big scale balsamroot <i>Balsamorhiza macrolepis</i>	1B	Perennial herb found in chaparral, cismontane woodland, valley and foothill grassland, sometimes on serpentinite, from 45 to 1,555 meters. Known from approximately 50 occurrences in Alameda, Amador, Butte, Colusa, El Dorado, Lake, Mariposa, Napa, Placer, Santa Clara, Shasta, Solano, Sonoma, Tehama, and Tuolumne counties.	March – June	None. There is no suitable habitat for this species within the Study Area. There is one documented occurrence in the CNDDDB for this species within five miles of the Study Area.
Dwarf downingia <i>Downingia pusilla</i>	2B	Found in mesic valley and foothill grassland and vernal pools, and roadside ditches from 1 to 445 meters. Known from approximately 126 occurrences in Amador, Fresno, Merced, Napa, Placer, Sacramento, San Joaquin, Solano, Sonoma, Stanislaus, Tehama, and Yuba counties.	March – May	None. There is no suitable habitat for this species within the Study Area. There are several documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Hispid salty bird's-beak <i>Chloropyron molle</i> ssp. <i>hispidum</i>	1B	Annual herb found on alkaline soil in meadows and seeps, playas, and valley and foothill grassland from 1 to 155 meters. Known from 35 occurrences in Alameda, Fresno, Kern, Merced, Placer, and Solano counties.	June – September	None. Study Area does not provide suitable habitat for this species. There is one documented occurrence in the CNDDDB for this species within five miles of the Study Area.
Legenere <i>Legenere limosa</i>	1B	Annual herb found in vernal pools from 1 to 880 meters. Known from 78 occurrences in many counties.	April – June	None. Study Area does not provide suitable habitat for this species. There are two documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Pincushion navarretia <i>Navarretia myersii</i> ssp. <i>myersii</i>	1B	Annual herb found in vernal pools from 20 to 330 meters. Known from 14 occurrences in Amador, Calavera, Merced, Placer, and Sacramento counties.	April – May	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Red Bluff dwarf rush <i>Juncus leiospermus</i> var. <i>leiospermus</i>	1B	Annual herb found on vernal mesic sites in chaparral, cismontane woodland, meadows, seeps, vernal pools, and valley and foothill grassland from 35 to 1,250 meters. Known from approximately 62 occurrences in Butte, Placer, Shasta, and Tehama counties.	March – June	Low. Grassland on the margins of seasonal marsh habitat provides marginal habitat for this species. There is one documented occurrence in the CNDDDB for this species within five miles of the Study Area.
Sanford's arrowhead <i>Sagittaria sanfordii</i>	1B	Perennial rhizomatous emergent herb found in marshes and swamps and in assorted shallow freshwater areas (such as ditches and ponds) from 0 to 650 meters. Known from approximately 108 occurrences in many counties. Extirpated from Southern California, and mostly extirpated from the Central Valley.	May – October	Low. Seasonal marsh habitat within the Study Area provides marginal habitat for this species. There are two documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Amphibians/ Reptiles				
Coast horned lizard <i>Phrynosoma blainvillii</i>	CSC	Found in open, sandy areas of valley-foothill woodland and grassland habitats up to 1800 meters. Feeds primarily on ants.	Spring – Fall	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.

Special-Status Species	Regulatory Status	Habitat Requirements	Identification/ Survey Period	Potential for Occurrence
Western pond turtle <i>Emys marmorata</i>	CSC	Found in or within 100 meters of permanent water in a wide variety of habitats up to 1450 meters. Nests in sandy banks and soil at least four inches deep.	Year – Round	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Western spadefoot <i>Spea hammondi</i>	CSC	Found usually in grasslands, occasionally in valley-foothill woodlands, up to 1350 meters, remaining in underground burrows for most of the year. Breeding occurs in shallow temporary pools formed by winter rains.	Fall – Spring	None. Study Area does not provide suitable habitat for this species. Seasonal wetland features are associated with previous disturbance and do not support breeding habitat for this species. There are six documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Birds				
Black-crowned night heron <i>Nycticorax</i>	CSA Nesting Colony	Found in fresh and saline emergent wetlands, feeding nocturnally. Nests in colonies in dense trees or shrubs near feeding areas.	February – October	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Burrowing owl <i>Athene cunicularia</i>	FSC; CSC Burrow sites and some wintering sites	Found in dry, open grassland and desert habitats, and in grass, forb, and open shrub stages of pinyon-juniper and ponderosa pine habitats up to 1600 meters. Nests in old burrow of ground squirrel or other small mammal.	Year – Round	Low. Annual grassland provides some potential habitat for this species. Study Area does not contain suitable burrows suitable for use by this species and level of disturbance within the Study Area reduces the potential for this species to occur. There is one documented occurrence in the CNDDDB for this species within five miles of the Study Area.
Cooper's hawk <i>Accipiter cooperii</i>	CSA Nesting	Found in stands of live oak, riparian deciduous, and other forest habitats, most frequently near water. Nests in trees up to 80 feet above the ground.	February – October	High. The Study Area provides foraging habitat and potential nesting habitat for this species. This species is also somewhat acclimated to developed areas. However, the small patch size of suitable habitat and the high level of disturbance within the Study Area reduces the potential for this species to utilize the Study Area. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Double-crested cormorant <i>Phalacrocorax auritus</i>	CSA Nesting colony	Found on inland lakes and in fresh, salt and estuarine waters. Nests on ledges and cliffs, rugged slopes, and live and dead trees at undisturbed sites near water.	Year – Round	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Grasshopper sparrow <i>Ammodramus savannarum</i>	CSC Nesting	Found in dense, dry or well-drained grassland with scattered shrubs for perches. Nests in a slight depression in ground hidden at the base of an overhanging clump of vegetation.	February – October	None. Study Area does not provide suitable habitat for this species. The grassland habitats within the Study Area are small and subject to high levels of disturbance. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Great blue heron <i>Ardea herodias</i>	CSA Nesting colony	Found in shallow estuaries and fresh and saline emergent wetlands, and less often in marine shores, croplands, pastures, and mountains above foothills. Nests in colonies in tops of secluded snags or live trees, and less often on the ground, rock ledges, sea cliffs, mats of tule, and shrubs.	Year – Round	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.

Special-Status Species	Regulatory Status	Habitat Requirements	Identification/ Survey Period	Potential for Occurrence
Great egret <i>Ardea alba</i>	CSA Nesting colony	Found in fresh and saline emergent wetlands, along the margins of estuaries, lakes, and slow-moving streams, on mudflats and salt ponds, and in irrigated croplands and pastures. Nests in colonies in large tree, usually near water.	Year – Round	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Long-eared owl <i>Asio otus</i>	CSC Nesting	Found in dense riparian and live oak thickets near meadow edges and nearby woodland and forest habitats, and occasionally in dense conifer stands at higher elevations. Nests in old crow, magpie, hawk, heron, and squirrel nests in a variety of trees with dense canopy up to 50 feet above ground.	February – October	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Merlin <i>Falco columbarius</i>	CSA Wintering	Found in open habitats such as coastlines, lakeshores, and wetlands near water and tree stands below 1500 meters. Does not breed in California.	September – April (May)	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Northern harrier <i>Circus cyaneus</i>	CSC Nesting	Found in flat, open areas of tall, dense grasses, shrubs, and edges of denser vegetation as a high as 3,000 meters. Nests on ground in shrubby vegetation, usually at marsh edge.	Year – Round	High. The Study Area provides foraging habitat and potential nesting habitat for this species. This species is also somewhat acclimated to developed areas. However, the small patch size of suitable habitat and the high level of disturbance within the Study Area reduces the potential for this species to utilize the Study Area. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Purple martin <i>Progne subis</i>	CSC Nesting	Found in old-growth, multi-layered, open forest, woodland, and riparian areas. Nests in old woodpecker cavities in tall, old, isolated tree or snag.	Year – Round	None. Study Area does not provide suitable habitat for this species. There is one documented occurrence in the CNDDDB for this species within five miles of the Study Area.
Sharp-shinned hawk <i>Accipiter striatus</i>	CSA Nesting	Found usually in riparian areas of a variety of wooded habitats including. Nests in dense stands of small-tree conifer within 90 meters of water.	Year – Round	High. The Study Area provides foraging habitat and potential nesting habitat for this species. This species is also somewhat acclimated to developed areas. However, the small patch size of suitable habitat and the high level of disturbance within the Study Area reduces the potential for this species to utilize the Study Area. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Song sparrow ("Modesto" population) <i>Melospiza melodia</i>	CSC	Found in dense riparian thickets, emergent wetland, and dense shrubland in other moist situations, possibly with a tree overstory. Nests on ground or in dense vegetation up to 4 feet above the ground.	Year – Round	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Mammals				
American badger <i>Taxidea taxus</i>	CSC	Found in drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Dens in dry, sandy soils, usually in areas with sparse overstory cover.	Year – Round	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.

Special-Status Species	Regulatory Status	Habitat Requirements	Identification/ Survey Period	Potential for Occurrence
Pallid bat <i>Antrozous pallidus</i>	CSC	Found in grasslands, shrublands, woodlands, and forest from sea level up through mixed conifer forest. Roosts in colonies usually in rock crevices, as well as caves, mines, hollow trees, and buildings.	March – October	Low. Study Area contains marginal foraging habitat for this species. Study Area contains very limited suitable roosting habitat associated with scattered trees and buildings within and adjacent to the Study Area. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Silver-haired bat <i>Lasionycteris noctivagans</i>	CSC	Found in coastal and montane coniferous forests, valley foothill woodlands, pinyon-juniper woodland, and valley foothill and montane riparian habitats below 2,750 meters. Roosts sometimes in colonies in hollow trees, snags, buildings, rock crevices, caves, and under bark.	(Feb.) March – October	Low. Study Area contains marginal foraging habitat for this species. Study Area contains very limited suitable roosting habitat associated with scattered trees and buildings within and adjacent to the Study Area. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Townsend's big-eared bat <i>Corynorhinus townsendii</i>	CSC	Found in a variety of habitats, usually mesic, featuring brush, trees, and habitat edges. Roosts in small colonies in caves, tunnels, mines, and buildings.	(Mar.) April – October	None. Study Area contains marginal foraging habitat for this species. Study Area does not contain suitable roosting habitat. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.
Western red bat <i>Lasiurus blossevillii</i>	CSC	Found in grasslands, shrublands, open woodlands and forests, and croplands from sea level through mixed conifer forests. Roosts sometimes in colonies in trees and shrubs up to 40 feet above ground.	March – October	Low. Study Area contains marginal foraging habitat for this species. Study Area contains very limited suitable roosting habitat associated with scattered trees and buildings within and adjacent to the Study Area. There are no documented occurrences in the CNDDDB for this species within five miles of the Study Area.

Table 2 includes state and federal species of concern and Rank 1 and 2 CNPS species.

Table 3 — Other Species of Interest

Special-Status Species	Regulatory Status	Habitat Requirements	Identification/ Survey Period	Potential for Occurrence
Plants				
Adobe navarretia <i>Navarretia nigelliformis</i> ssp. <i>nigelliformis</i>	4	Annual herb found on clay, sometimes serpentinite, in valley and foothill grassland and vernal pools from 100 to 1,000 meters. Known in Alameda, Butte, Contra Costa, Colusa, Fresno, Kern, Merced, Monterey, Placer, Sutter, and Tulare counties.	April – June	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDb for this species within five miles of the Study Area.
Brandegee’s clarkia <i>Clarkia biloba</i> ssp. <i>brandegeae</i>	4	Annual herb often found on roadcuts within chaparral, cismontane woodland, and lower montane coniferous forest from 75 to 915 meters. Known from approximately 89 occurrences in Butte, El Dorado, Nevada, Placer, Sacramento, Sierra, and Yuba counties.	May – July	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDb for this species within five miles of the Study Area.
Hoary navarretia <i>Navarretia eriocephala</i>	4	Annual herb found in cismontane woodland and valley and foothill grassland from 105 to 400 meters. Known in Amador, Calaveras, El Dorado, Placer, and Sacramento counties.	May – June	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDb for this species within five miles of the Study Area.
Hogwallow starfish <i>Hesperervax caulescens</i>	4	Annual herb found in valley and foothill grassland and vernal pools from 0 to 505 meters. Known in many counties.	March – June	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDb for this species within five miles of the Study Area.
Stinkbells <i>Fritillaria agrestis</i>	4	Perennial bulbiferous herb found on clay and sometimes serpentinite soils in chaparral, cismontane woodland, pinyon and juniper woodland, and valley and foothill grassland from 10 to 1,555 meters. Known from 32 occurrences in many counties.	March – June	Low. Study Area contains marginal habitat for this species within the annual grassland community. There is one documented occurrence in the CNDDb for this species within five miles of the Study Area.
Invertebrates				
An andrenid bee <i>Andrena subapasta</i>	CSA	Ground-nesting solitary bee found in grasslands near vernal pools.	Spring – Fall	None. The Study Area does not contain suitable vernal pool habitat for this species. There is one documented occurrence in the CNDDb for this species within five miles of the Study Area.
Blennosperma vernal pool andrenid bee <i>Andrena blennospermatis</i>	CSA	Ground-nesting solitary bee found in grasslands near vernal pools.	Spring – Fall	None. The Study Area does not contain suitable vernal pool habitat for this species. There are no documented occurrences in the CNDDb for this species within five miles of the Study Area.
California linderiella <i>Linderiella occidentalis</i>	CSA	Freshwater fairy shrimp found in vernal pools and other ephemeral wetlands.	December – May	None. Study Area does not provide suitable habitat for this species. Seasonal wetland features onsite are very small, shallow and associated with previous site disturbance. They are not natural features that would support this species. There are several occurrences in the CNDDb within five miles of the Study Area.
Ricksecker's water scavenger beetle <i>Hydrochara rickseckeri</i>	CSA	Aquatic beetle found in freshwater ponds and streams.	Spring – Fall	None. Study Area does not provide suitable habitat for this species. There are no documented occurrences in the CNDDb for this species within five miles of the Study Area.

Table 3 includes Rank 3 and 4 CNPS species and non-listed invertebrates, which may not be subject to CEQA review.

Appendix B — Plants and Wildlife Observed in the Study Area

Appendix B — Plants Observed in the Study Area

Family	Scientific Name	Common Name	Native (N)/ Non-Native (NN)/ Invasive (I)
Sapindaceae	<i>Acer negundo</i>	Box elder	N
Sapindaceae	<i>Acer</i> sp.	Maple (planted)	NN
Fabaceae	<i>Acemispia americanus</i> var. <i>americanus</i>	Spanish lotus	N
Poaceae	<i>Agrostis</i> sp.	Bent grass	NN/I
Amaranthaceae	<i>Amaranthus albus</i>	Tumble weed	NN
Poaceae	<i>Andropogon virginicus</i> var. <i>virginicus</i>	Broomsedge bluestem	N
Ericaceae	<i>Arbutus unedo</i>	Strawberry tree	NN
Ericaceae	<i>Arctostaphylos</i> sp.	Manzanita (planted)	N
Asclepiadaceae	<i>Asclepias fascicularis</i>	Narrow leaved milkweed	N
Poaceae	<i>Avena barbata</i>	Slender oats	NN
Asteraceae	<i>Baccharis pilularis</i> ssp. <i>consanguinea</i>	Coyote brush	N
Poaceae	<i>Briza minor</i>	Little rattlesnake grass	NN
Poaceae	<i>Bromus diandrus</i>	Ripgut brome	NN
Poaceae	<i>Bromus hordeaceus</i>	Soft brome	NN
Poaceae	<i>Bromus madritensis</i>	Foxtail chess	NN
Asteraceae	<i>Carduus pycnocephalus</i>	Italian thistle	NN/I
Pinaceae	<i>Cedrus deodora</i>	Deodar cedar	NN
Asteraceae	<i>Centaurea solstitialis</i>	Yellow star thistle	NN/I
Asteraceae	<i>Centromadia fitchii</i>	Spikeweed	N
Asteraceae	<i>Chondrilla juncea</i>	Skeleton weed	NN/I
Asteraceae	<i>Cirsium vulgare</i>	Bull thistle	NN/I
Euphorbiaceae	<i>Croton setiger</i>	Turkey-mullein	N
Poaceae	<i>Cynodon dactylon</i>	Bermuda grass	NN/I
Cyperaceae	<i>Cyperus eragrostis</i>	Tall nut sedge	N
Poaceae	<i>Dactylis glomerata</i>	Orchard grass	NN/I
Poaceae	<i>Deschampsia danthonioides</i>	Annual hair grass	N
Asteraceae	<i>Dittrichia graveolens</i>	Stink wort	NN/I
Poaceae	<i>Echinochloa</i> sp.	Barnyard grass	NN
Poaceae	<i>Elymus caput-medusae</i>	Medusa head	NN/I
Poaceae	<i>Elymus glaucus</i>	Blue wild rye	N
Onagraceae	<i>Epilobium brachycarpum</i>	Autumn willow weed	N
Asteraceae	<i>Erigeron bonariensis</i>	Horseweed	NN
Geraniaceae	<i>Erodium botrys</i>	Big heron bill	NN
Euphorbiaceae	<i>Euphorbia crenulata</i>	Chinese caps	N
Euphorbiaceae	<i>Euphorbia ocellata</i> ssp. <i>ocellata</i>	Valley spurge	N
Poaceae	<i>Festuca bromoides</i>	Brome fescue	NN
Poaceae	<i>Festuca perennis</i>	Italian rye grass	NN/I
Rhamnaceae	<i>Frangula californica</i>	Coffee berry	N
Geraniaceae	<i>Geranium dissectum</i>	Wild geranium	NN/I
Rosaceae	<i>Heteromeles arbutifolia</i>	Toyon	N
Asteraceae	<i>Holocarpha virgata</i> ssp. <i>virgata</i>	Narrow tarplant	N
Poaceae	<i>Hordeum marinum</i> ssp. <i>gussoneanum</i>	Mediterranean barley	NN
Juncaceae	<i>Juncus bufonius</i>	Toad rush	N

Appendix B — Plants Observed in the Study Area

Family	Scientific Name	Common Name	Native (N)/ Non-Native (NN)/ Invasive (I)
Juncaceae	<i>Juncus effusus</i>	Common rush	N
Juncaceae	<i>Juncus</i> sp.	Rush	N
Plantaginaceae	<i>Kickxia spuria</i>	Fluellein	NN
Asteraceae	<i>Lactuca serriola</i>	Prickly lettuce	NN
Lythraceae	<i>Lythrum hyssopifolium</i>	Hyssop loosestrife	NN/I
Lamiaceae	<i>Mentha pulegium</i>	Pennyroyal	N
Moraceae	<i>Morus alba</i>	White mulberry	NN
Poaceae	<i>Paspalum dilatatum</i>	Dallis grass	NN
Polygonaceae	<i>Persicaria lapathifolia</i>	Water smart weed	N
Solanaceae	<i>Physalis</i> sp.	Tomatillo	NN
Phytolaccaceae	<i>Phytolacca americana</i> var. <i>americana</i>	American pokeweed	NN/I
Pinaceae	<i>Pinus</i> sp.	Pine (planted)	NN
Anacardiaceae	<i>Pistacia chinensis</i>	Chinese pistacio	NN/I
Plantaginaceae	<i>Plantago lanceolata</i>	Ribwort	NN
Platanaceae	<i>Platanus</i> sp.	Plane tree (planted)	NN
Polygonaceae	<i>Polygonum aviculare</i>	Prostrate knotweed	NN
Poaceae	<i>Polypogon maritimus</i>	Mediterranean beard grass	NN
Poaceae	<i>Polypogon monspeliensis</i>	Rabbit's foot grass	NN/I
Salicaceae	<i>Populus fremontii</i> ssp. <i>fremontii</i>	Fremont's cottonwood	N
Salicaceae	<i>Populus</i> sp.	Poplar (planted)	N
Portulacaceae	<i>Portulaca oleracea</i>	Common purslane	NN
Asteraceae	<i>Pseudognaphalium luteoalbum</i>	Jersey cudweed	NN
Rosaceae	<i>Pyracantha</i> sp.	Firethorn	NN
Rosaceae	<i>Pyrus</i> sp.	Ornamental pear species (planted)	NN
Fagaceae	<i>Quercus agrifolia</i> var. <i>agrifolia</i>	Coast live oak	N
Fagaceae	<i>Quercus douglasii</i>	Blue oak	N
Fagaceae	<i>Quercus lobata</i>	Valley oak	N
Fagaceae	<i>Quercus wislizeni</i> var. <i>wislizeni</i>	Interior live oak	N
Rosaceae	<i>Rubus armeniacus</i>	Himalayan blackberry	NN/I
Polygonaceae	<i>Rumex crispus</i>	Curly dock	NN/I
Polygonaceae	<i>Rumex pulcher</i>	Fiddle dock	NN
Salicaceae	<i>Salix exigua</i>	Sandbar willow	N
Salicaceae	<i>Salix gooddingii</i>	Gooding's willow	N
Salicaceae	<i>Salix lasiandra</i>	Pacific willow	N
Anacardiaceae	<i>Schinus</i> sp.	Pepper tree	NN/I
Cupressaceae	<i>Sequoia sempervirens</i>	Coast redwood (planted)	N (out of native range)
Asteraceae	<i>Sonchus oleraceus</i>	Sow thistle	NN
Caryophyllaceae	<i>Spergularia rubra</i>	Purple sand spurrey	N
Euphorbiaceae	<i>Triadica sebifera</i>	Chinese tallow tree	NN/I
Lamiaceae	<i>Trichostema lanceolatum</i>	Vinegar weed	N
Fabaceae	<i>Trifolium hirtum</i>	Rose clover	NN

Appendix B — Plants Observed in the Study Area

Family	Scientific Name	Common Name	Native (N)/ Non-Native (NN)/ Invasive (I)
Typhaceae	<i>Typha angustifolia</i>	Cattail	N
Verbenaceae	<i>Verbena lasiostachys</i>	Western vervain	N
Fabaceae	<i>Vicia villosa</i>	Hairy vetch	N
Arecaceae	<i>Washingtonia robusta</i>	Mexican fan palm	NN
Fabaceae	<i>Wisteria</i> sp.	Wisteria	NN
Gentianaceae	<i>Zeltnera muehlenbergii</i>	Muehlenberg's centaury	N

Appendix B — Wildlife Observed in the Study Area

Scientific Name	Common Name
<i>Aphelocoma californica</i>	Western scrub jay
<i>Buteo jamaicensis</i>	Red-tailed hawk
<i>Cathartes aura</i>	Turkey vulture
<i>Corvus brachyrhynchos</i>	American crow
<i>Mimus polyglottos</i>	Northern mockingbird
<i>Psaltirparus minimus</i>	Bushtit
<i>Sayornis nigricans</i>	Black phoebe
<i>Sayornis saya</i>	Say's phoebe
<i>Sceloporus occidentalis</i>	Western fence lizard

ARBORIST REPORT AND TREE INVENTORY SUMMARY

FOOTHILLS BLVD. PROPERTY PROJECT SITE City of Roseville, California

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February 5, 2018

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APPENDICES:

- A. Tree Inventory Summary (sorted by tree number)
- B. Tree Inventory Exhibit

COPYRIGHT STATEMENT

This consultant's report, dated February 5, 2018, is for the exclusive and confidential use of Foothills 30 concerning potential development of the Foothills Blvd. Property Project Site, located in the City of Roseville, California. Any use of this report, the accompanying appendices, or portions thereof, other than for project review and approval by appropriate governmental authorities, shall be subject to and require the written permission of Sierra Nevada Arborists. Unauthorized modification, distribution and/or use of this report, including the data or portions thereof contained within the accompanying appendices, is strictly prohibited.

QUALIFICATION STATEMENT

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

INTRODUCTION

Sierra Nevada Arborists is pleased to present this Arborist Report and Tree Inventory Summary for the trees located within and/or overhanging the Foothills 30 property located at the northeast corner of Foothills Blvd. and Pleasant Grove Blvd. in the City of Roseville, California. This Arborist Report and Tree Inventory Summary memorializes tree data obtained by Edwin E. Stirtz, ISA Certified Arborist WE-0510A, at the time of field reconnaissance and inventory efforts on January 24, 2018.

SCOPE OF INVENTORY EFFORT

The City of Roseville Municipal Code, Chapter 19.66, Tree Preservation, defines a “Protected Tree” as any native oak tree equal to or greater than 6 inches diameter at breast height (DBH) measured as a total of a single trunk or multiple trunks. The purpose of this field reconnaissance effort was to identify, inventory, and comment upon the current structure and vigor of the “protected trees” located within and/or overhanging the project site.

METHODOLOGY

During field reconnaissance and inventory efforts, Edwin E. Stirtz of Sierra Nevada Arborists conducted a visual review from ground level of the trees within and/or overhanging the 30-acre project area which is a portion of the old NEC manufacturing facility. The trees which met the defined criteria were identified in the field by affixing round tags with blue flagging to the tree trunks. The tree numbers utilized in this report and accompanying Tree Inventory Summary correspond to the tree tags which were affixed to the trees in the field, and those tree numbers or grouping of numbers were rough-plotted on the attached Tree Inventory Exhibit so that the precise vertical and horizontal location of the trees may be surveyed in the field by a licensed land surveyor and data for the trees (i.e. tree number, diameter, dripline and protected root zone radii) may be properly depicted on future development plans and Tree Location Exhibit.

At the time of field identification and inventory efforts specific data was gathered for each tagged tree including the tree’s species, diameter measured at breast height (“DBH”) and dripline radius (“DLR”). Utilizing this data the tree’s overall structural condition and vigor were separately assessed ranging from “excellent”¹ to “poor” based upon the observed characteristics noted within the tree and the Arborist’s best professional judgment. Ratings are subjective and are dependent upon both the structure and vigor of the tree. The vigor

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

rating considers factors such as the size, color and density of the foliage; the amount of deadwood within the canopy; bud viability; evidence of wound closure; and the presence or evidence of stress, disease, nutrient deficiency and insect infestation. The structural rating reflects the root crown/collar, trunk and branch configurations; canopy balance; the presence of included bark, weak crotches and other structural defects and decay and the potential for structural failure. Finally, notable characteristics were documented and recommendations on a tree-by-tree basis were made which logically followed the observed characteristics noted within the trees at the time of the field inventory effort. The recommendations are based on the assumption that the tree would be introduced into a developed environment and may require maintenance and/or may not be suitable for retention within a post-development setting.

SUMMARY OF INVENTORY EFFORT

Field reconnaissance and inventory efforts found 35 trees measuring 6 inches in diameter and larger measured at breast height within and/or overhanging the proposed project area. Composition of the 35 inventoried trees includes the following species and accompanying aggregate diameter inches:

SPECIES DIVERSIFICATION			
Interior Live Oak	=	15 trees	(165 aggregate diameter inches)
Valley Oak	=	20 trees	(198 aggregate diameter inches)
TOTAL	=	35 trees	(363 aggregate diameter inches)

Recommended Removals

At this time, seven trees have been recommended for removal from the proposed project area due to the nature and extent of defects, compromised health, and/or structural instability noted at the time of field inventory efforts. If these trees were retained within the proposed project area it is our opinion that they may be hazardous depending upon their proximity to planned development activities. For reference, the trees which have been recommended for removal due to the severity of noted defects, compromised health and/or structural instability are highlighted in green within the accompanying Tree Inventory Summary and are briefly summarized as follows:

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT	
						STRUCTURE	VIGOR
1614	Valley Oak	(Quercus lobata)		8	11	Poor	Poor to fair
1616	Valley Oak	(Quercus lobata)		10	14	Poor	Poor to fair

1626	Valley Oak	(Quercus lobata)		11	14	Poor	Poor to fair
1637	Interior Live Oak	(Quercus wislizeni)		10	11	Poor	Fair
1641	Interior Live Oak	(Quercus wislizeni)		8	11	Poor	Poor
1642	Interior Live Oak	(Quercus wislizeni)	2,4,13	19	14	Poor	Fair
1644	Valley Oak	(Quercus lobata)		7	12	Poor	Poor

It should also be noted that some of the trees within the proposed project area are trees which may be undesirable on residential lots, or are trees which will require periodic/seasonal monitoring to assess the trees' ongoing structural integrity. At this early stage of the project Sierra Nevada Arborists has not recommended the removal of these trees since development plans, including proposed home sites and building footprints, have not yet been finalized and the precise location of these trees in proximity to planned improvement activities is not known. At this time it is recommended that these trees be monitored and thoroughly inspected by a qualified ISA Certified Arborist on at least an annual basis to keep abreast of the trees' changing condition(s) and to assess the trees' ongoing structural integrity and potential for hazard in a developed environment.

CONSTRUCTION IMPACT ASSESSMENT

This Arborist Report and Tree Inventory Summary is intended to provide to Foothills 30, the City of Roseville, and other members of the development team a detailed *pre-development review* of the species, size, and current structure and vigor of the trees within and/or overhanging the proposed project area. It is not an exhaustive review of the impacts which will be sustained from project implementation. At this early stage of the project specific root system and canopy impacts on a tree-by-tree basis cannot be definitively assessed until the site development, grading, and other improvement plans have been refined and finalized and data from the accompanying inventory summary (i.e., tree numbers, dripline radius, and root protection zones) is properly depicted on the plans.

Since trees are living organisms whose condition may change at any time a complete assessment of construction impacts and specific recommendations to help mitigate for the adverse impacts which may be sustained by the trees from contemplated construction activities cannot be made until the development plans have been refined and finalized. Once final plans have been developed for the site a qualified ISA Certified Arborist with special expertise and demonstrated experience with construction projects in and among native and non-native trees should review those plans and provide a more detailed assessment of impacts, including identification of trees which may require removal to facilitate home construction and other contemplated site development activities. This review will be particularly important if structures and/or residential activities will fall within or near the fall zone of a tree which has been noted as exhibiting structural defects, questionable long-term

longevity and/or a conditional rating which is less than “fair”, and for trees which measure 16 inches and greater in diameter which will be retained within close proximity to development as trees of this size may pose a more significant hazard if a sudden limb shed and/or catastrophic failure should occur. In addition, the review should include an assessment of root system and canopy impacts which will be sustained by the trees which will be retained within the proposed development area, along with specific recommendations on a tree-by-tree basis to help reduce adverse impacts of construction on the retained trees. In the meantime, this report provides some pre-development recommendations which logically follow the observed characteristics noted in the trees at the time of the field inventory efforts, as well as General Protection Measures which should be utilized as a guideline for the protection of trees which may be retained within the development area. These recommendations will require modification and/or augmentation as development plans are refined and finalized.

GENERAL COMMENTS AND ARBORISTS’ DISCLAIMER

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

Please bear in mind that implementation of the recommendations provided within this report will help to reduce adverse impacts of construction on the retained trees; however, implementation of any recommendations should not be viewed as a guarantee or warranty against the trees’ ultimate demise and/or failure in the future. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and ***attempt to reduce the risk of living near trees.*** Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. There are some inherent risks with trees that cannot be predicted with any degree of certainty, even by a skilled and experienced arborist. Entities who choose to construct homes on wooded property are accepting a certain level of risk from unpredictable tree related hazards such as toppling in storms, limbs falling and fires that may damage property at some time in the future. Since trees are living organisms their structure

and vigor constantly change over time, and they are not immune to changes in site conditions or seasonal variations in the weather. Further, conditions are often hidden within the tree and/or below ground. Arborists and other tree care professionals cannot guarantee that a tree will be healthy and/or safe under all circumstances or for a specific period of time. Likewise remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To develop land and live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees would be to eliminate all of the trees. ***An entity who develops land and builds a home with a tree in the vicinity should be aware of and inform their future residents of this Arborists' Disclaimer, and be further advised that the developer and the future residents assume the risk that a tree could at any time suffer a branch and/or limb failure, blow over in a storm and/or fail for no apparent reason which may cause bodily injury or property damage.*** Sierra Nevada Arborists cannot predict acts of nature including, without limitation, storms of sufficient strength which can even take down a tree with a structurally sound and vigorous appearance.

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

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

Sincerely,



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

ASSUMPTIONS AND LIMITING CONDITIONS

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

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

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

DEFINITIONS

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

TREE CONDITION RATING CRITERIA

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

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

GENERAL PROTECTION GUIDELINES FOR TREES PLANNED FOR PRESERVATION

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

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

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

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

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

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

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

FOOTHILLS 30
Foothills Blvd. Property Project Site
City of Roseville, California
TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR		
1610	Interior Live Oak	<i>(Quercus wislizeni)</i>		13	14	Fair	Poor to fair	Fair	Fair	Fair	Fair	Leans to the northwest; branches at 9' above grade; evidence of callusing mechanical wound 2' above grade, northwest side; canopy extends down to the ground and all the way around.	<i>Lift the canopy up 5'-6' off the ground.</i>
1611	Valley Oak	<i>(Quercus lobata)</i>		11	16	Fair	Fair	Fair	Dormant	Fair	Fair	Out of balance to the south; slightly above average amount of deadwood.	None at this time.
1612	Interior Live Oak	<i>(Quercus wislizeni)</i>		7	9	Fair	Fair	Poor to fair	Dormant	Poor to fair	Poor to fair	Branches at 7' above grade; leans to the southeast; above average amount of oak galls and deadwood; support stake probably from original planting.	<i>Remove support stake and prune deadwood.</i>
1613	Interior Live Oak	<i>(Quercus wislizeni)</i>		10	13	Poor	Fair	Fair	Fair	Fair	Fair	Evidence of decay in the root crown on the east side with oozing sap; branches at 5' above grade; canopy extends down to the ground.	<i>Light pruning to lift the canopy off the ground.</i>
1614	Valley Oak	<i>(Quercus lobata)</i>		8	11	Fair	Poor to fair	Poor to fair	Dormant	Poor	Poor to fair	Branches at 9' above grade into two codominant stems with included bark; above average amount of deadwood; abundant wasp galls.	<i>Recommend removal due to nature and extent of noted defects.</i>
1615	Interior Live Oak	<i>(Quercus wislizeni)</i>		13	16	Fair	Fair	Fair	Fair	Fair	Fair	Branches at 6' above grade; evidence of sap sucker damage on the eastern stem going up 15'; branch on southwest side almost immediately branches again.	<i>Light pruning to remove deadwood; remove one of the branches on the southwest side.</i>
1616	Valley Oak	<i>(Quercus lobata)</i>		10	14	Fair	Poor to fair	Poor to fair	Dormant	Poor	Poor to fair	Tree curves to the southwest 6' above grade; abundant wasp galls; excessive amount of deadwood; damage to the lower trunk, north side, 1' above grade.	<i>Recommend removal due to nature and extent of noted defects.</i>
1617	Valley Oak	<i>(Quercus lobata)</i>		8	14	Fair	Fair	Poor to fair	Dormant	Poor	Poor to fair	Excessive amount of deadwood.	<i>Remove deadwood and prune to restore structure.</i>
1618	Interior Live Oak	<i>(Quercus wislizeni)</i>		13	15	Fair	Fair	Fair	Fair	Fair	Fair	Branches at 6' above grade; canopy extends down to the ground.	<i>Light pruning to lift the canopy off the ground.</i>
1619	Valley Oak	<i>(Quercus lobata)</i>		11	21	Fair	Fair	Poor to fair	Dormant	Poor	Fair	Leans to the south; branches at 7' above grade; abundant wasp galls; excessive amount of deadwood.	<i>Remove deadwood and prune to restore structure.</i>
1620	Valley Oak	<i>(Quercus lobata)</i>		9	24	Fair	Fair	Poor to fair	Dormant	Poor to fair	Poor to fair	Leans to the west; out of balance to the south; branches at 9' above grade; excessive amount of deadwood.	<i>Remove deadwood and prune to restore structure.</i>

FOOTHILLS 30
Foothills Blvd. Property Project Site
City of Roseville, California
TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR		
1621	Valley Oak	(<i>Quercus lobata</i>)		9	12	Fair	Fair	Poor to fair	Dormant	Poor	Poor to fair	Branches at 8' above grade; leans/out of balance to the south.	<i>Perform light pruning to restructure the tree.</i>
1622	Interior Live Oak	(<i>Quercus wislizeni</i>)		11	13	Fair	Poor to fair	Fair	Fair	Fair	Fair	Trunk has some bulbous growths, south side, 2' above grade; canopy extends down to the ground.	<i>Light pruning to lift the canopy off the ground and remove deadwood.</i>
1623	Valley Oak	(<i>Quercus lobata</i>)		10	13	Fair	Fair	Fair	Dormant	Poor to fair	Fair	Abundant wasp galls in the lower canopy; branches at 8' above grade; excessive amount of deadwood.	<i>Prune deadwood.</i>
1624	Interior Live Oak	(<i>Quercus wislizeni</i>)		7	9	Poor to fair	Fair	Fair	Fair	Fair	Fair	Branches at 6' above grade; small branches at 1' and 2' above grade, south side.	<i>Prune deadwood and the two small branches on the south side.</i>
1625	Valley Oak	(<i>Quercus lobata</i>)		8	11	Fair	Fair	Poor to fair	Dormant	Poor to fair	Poor to fair	Branches at 11' above grade; above average amount of deadwood; above average amount of oak galls.	<i>Perform light pruning to restructure the tree.</i>
1626	Valley Oak	(<i>Quercus lobata</i>)		11	14	Fair	Fair	Poor to fair	Dormant	Poor	Poor to fair	Branches at 6' and 7' above grade; abundant wasp galls throughout the tree; excessive amount of deadwood.	<i>Recommend removal due to nature and extent of noted defects.</i>
1627	Interior Live Oak	(<i>Quercus wislizeni</i>)		8	12	Poor to fair	Poor to fair	Fair	Fair	Poor to fair	Fair	Leans to the north; small branches on the south side; main branching about 8' above grade.	<i>Perform light pruning to restructure the tree.</i>
1628	Interior Live Oak	(<i>Quercus wislizeni</i>)	6,7	13	7	Poor	Poor to fair	Poor to fair	Fair	Poor to fair	Fair	Branches at less than 1' above grade; root crown has exposed roots on the north side with evidence of decay; the eastern side stem has bulbous growth; canopy extends nearly to the ground.	<i>Light pruning to lift the canopy off the ground and remove deadwood.</i>
1629	Valley Oak	(<i>Quercus lobata</i>)		10	12	Poor to fair	Poor to fair	Poor to fair	Dormant	Poor to fair	Poor to fair	Branches at 10' above grade; about 6-7 visible roots exposed on the south side on the surface extending out 10' to the south; above average amount of deadwood.	<i>Prune to remove deadwood and restructure tree.</i>
1630	Valley Oak	(<i>Quercus lobata</i>)		13	18	Poor to fair	Poor to fair	Poor to fair	Dormant	Poor to fair	Poor to fair	Evidence of decay on the north side of the trunk 1' and 6' above grade; excessive amount of deadwood.	<i>Prune to remove deadwood and restructure tree.</i>

FOOTHILLS 30
Foothills Blvd. Property Project Site
City of Roseville, California
TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR		
1631	Valley Oak	(<i>Quercus lobata</i>)		13	18	Poor to fair	Fair	Poor to fair	Dormant	Poor to fair	Poor to fair	Branches 9' above grade with included bark in the crotch on the southwest and northeast sides; branches again about 11' above grade with multiple branches; above average amount of oak wasp galls and deadwood.	<i>Prune to remove deadwood.</i>
1632	Interior Live Oak	(<i>Quercus wislizeni</i>)		14	17	Fair	Poor to fair	Fair	Fair	Poor to fair	Poor to fair	Branches at 7' above grade; evidence of sap sucker damage at 10' above grade on all the stems; evidence of cracking on the east side of the trunk 3' above grade on the east and south sides of the trunk; out of balance to the south; canopy extends down to the ground.	<i>Lift the canopy up 5'-6' off the ground.</i>
1633	Valley Oak	(<i>Quercus lobata</i>)		13	23	Fair	Fair	Fair	Dormant	Fair	Poor to fair	Leans to the southwest; out of balance to the south; branches at 8' above grade; above average amount of deadwood.	<i>Prune to remove deadwood.</i>
1634	Valley Oak	(<i>Quercus lobata</i>)		14	17	Fair	Fair	Poor to fair	Dormant	Poor to fair	Poor to fair	Branches at 11' above grade; above average amount of deadwood; some oak galls in the lower limbs.	<i>Prune to remove deadwood.</i>
1635	Valley Oak	(<i>Quercus lobata</i>)		10	15	Fair	Fair	Poor to fair	Dormant	Poor to fair	Poor to fair	Branches at 7' and 9' above grade; excessive deadwood and epicormic sprout growth.	<i>Perform light pruning.</i>
1636	Valley Oak	(<i>Quercus lobata</i>)		8	14	Fair	Poor to fair	Poor to fair	Dormant	Poor to fair	Poor to fair	Main branching is 9' above grade; above average amount of deadwood and oak wasp galls.	<i>Perform light pruning.</i>
1637	Interior Live Oak	(<i>Quercus wislizeni</i>)		10	11	Fair	Poor to fair	Poor to fair	Fair	Poor	Fair	Leans to the north; evidence of cabling embedded in the crotch; excessive cracking on the trunk from grade to 4' above grade and further up on north stem.	<i>Recommend removal due to nature and extent of noted defects.</i>
1638	Valley Oak	(<i>Quercus lobata</i>)		7	9	Poor to fair	Poor to fair	Poor to fair	Dormant	Poor to fair	Poor	Branches at 11' above grade; above average amount of deadwood.	<i>Prune to remove deadwood.</i>
1639	Valley Oak	(<i>Quercus lobata</i>)		8	14	Fair	Fair	Poor to fair	Dormant	Poor to fair	Poor to fair	Branches at 8' above grade; leans/out of balance to the southwest; excessive amount of deadwood.	<i>Prune to remove deadwood and restructure tree.</i>
1640	Interior Live Oak	(<i>Quercus wislizeni</i>)		9	11	Fair	Poor to fair	Fair	Fair	Poor to fair	Fair	Branches at 5' above grade; cracking from grade to 5' above grade.	<i>Lift the canopy up 5'-6' off the ground and prune to remove deadwood.</i>

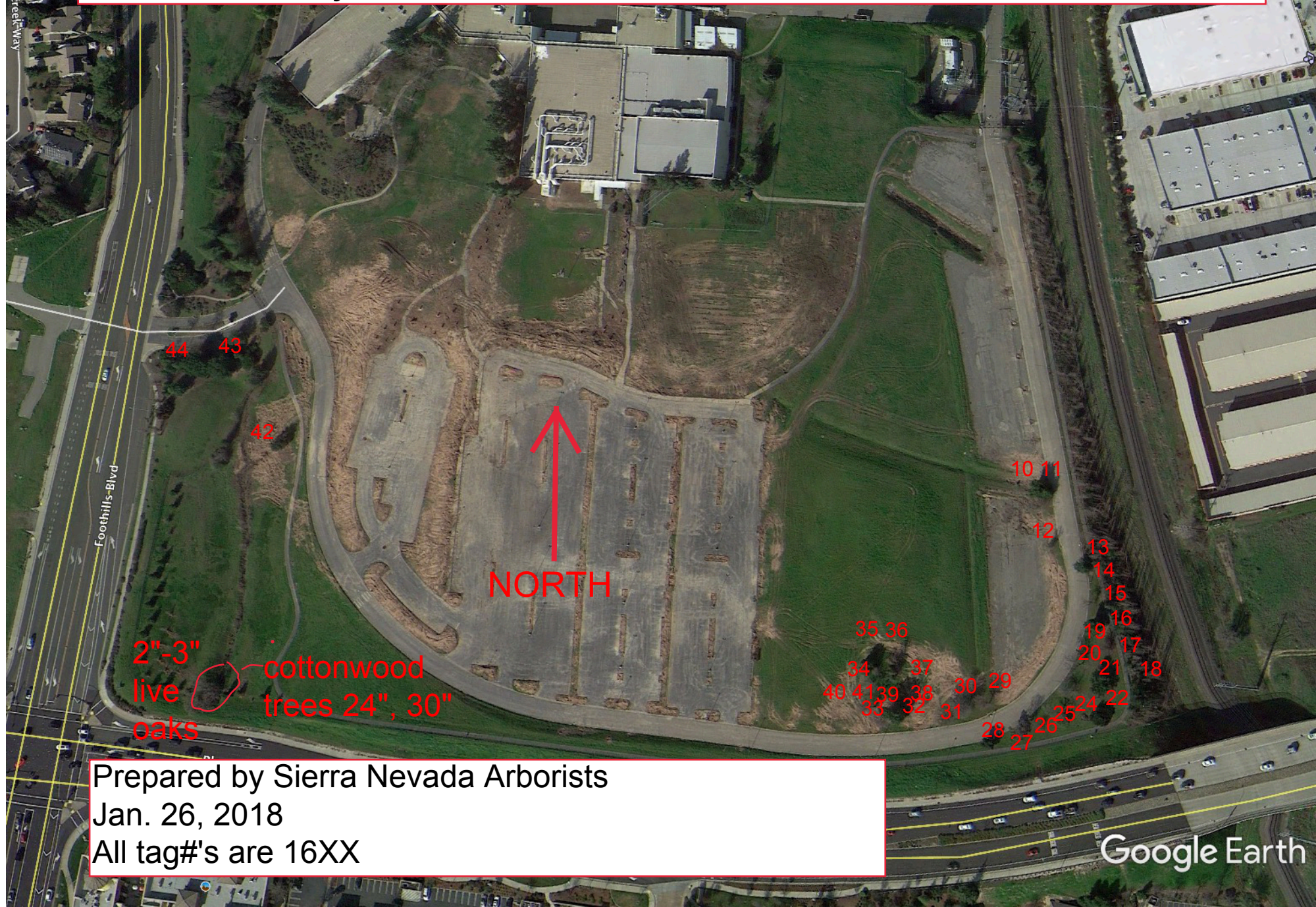
FOOTHILLS 30
Foothills Blvd. Property Project Site
City of Roseville, California
TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR		
1641	Interior Live Oak	<i>(Quercus wislizeni)</i>		8	11	Poor to fair	Poor	Poor	Dormant	Poor	Poor	Branches at 5' above grade; large callusing wound from grade to 3' above grade, west side, with evidence of decay; excessive amount of deadwood.	<i>Recommend removal due to nature and extent of noted defects.</i>
1642	Interior Live Oak	<i>(Quercus wislizeni)</i>	2,4,13	19	14	Poor	Poor	Poor	Fair	Poor	Fair	Tree has partially failed to the northeast; leans to the northeast; the 13" stem has a callusing wound from 1'-7' above grade, west side, with evidence of decay.	<i>Recommend removal due to nature and extent of noted defects.</i>
1643	Interior Live Oak	<i>(Quercus wislizeni)</i>	2,3,5	10	8	Fair	Fair	Fair	Fair	Poor to fair	Fair	Growing adjacent to Tree 1644 and a cyclone fence; wounds on the south side of the trunk from grade to 1' above grade with a crack in the bark; no evidence of decay.	<i>Perform light pruning.</i>
1644	Valley Oak	<i>(Quercus lobata)</i>		7	12	Poor	Poor	Poor	Dormant	Poor	Poor	Growing on the south side of a cyclone fence, growing through the fence to the north side; excessive amount of oak wasp galls and deadwood.	<i>Recommend removal due to nature and extent of noted defects.</i>

TOTAL INVENTORIED TREES = 35 trees (363 aggregate diameter inches)
TOTAL RECOMMENDED REMOVALS = 7 trees (73 aggregate diameter inches)
PRECAUTIONARY TREES HIGHLIGHTED FOR REFERENCE

Pappas Development: Foothills Blvd & Pleasant Grove Blvd, Roseville, CA

Tree Inventory Field Exhibit



Prepared by Sierra Nevada Arborists
Jan. 26, 2018
All tag#'s are 16XX

Google Earth

Foothills 30 Grading - Placer-Sacramento County, Summer

Foothills 30 Grading

Placer-Sacramento County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	0.00	1000sqft	4.00	0.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	74
Climate Zone	2			Operational Year	2021
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	793.8	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - grading area

Construction Phase -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	PhaseEndDate	4/10/2019	7/10/2019
tblConstructionPhase	PhaseEndDate	3/29/2019	6/7/2019
tblConstructionPhase	PhaseStartDate	3/30/2019	7/1/2019
tblConstructionPhase	PhaseStartDate	3/23/2019	6/1/2019
tblLandUse	LotAcreage	0.00	4.00

Foothills 30 Grading - Placer-Sacramento County, Summer

2.0 Emissions Summary**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					
2019	4.4113	45.6161	22.6496	0.0395	18.2141	2.3913	20.6055	9.9699	2.2000	12.1699	0.0000	3,918.672 4	3,918.672 4	1.1958	0.0000	3,948.567 5
Maximum	4.4113	45.6161	22.6496	0.0395	18.2141	2.3913	20.6055	9.9699	2.2000	12.1699	0.0000	3,918.672 4	3,918.672 4	1.1958	0.0000	3,948.567 5

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					
2019	4.4113	45.6161	22.6496	0.0395	18.2141	2.3913	20.6055	9.9699	2.2000	12.1699	0.0000	3,918.672 4	3,918.672 4	1.1958	0.0000	3,948.567 5
Maximum	4.4113	45.6161	22.6496	0.0395	18.2141	2.3913	20.6055	9.9699	2.2000	12.1699	0.0000	3,918.672 4	3,918.672 4	1.1958	0.0000	3,948.567 5

Foothills 30 Grading - Placer-Sacramento County, Summer

[illegible]

Foothills 30 Grading - Placer-Sacramento County, Summer

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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

Foothills 30 Grading - Placer-Sacramento County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	6/1/2019	6/7/2019	5	5	
2	Grading	Grading	7/1/2019	7/10/2019	5	8	

Acres of Grading (Site Preparation Phase): 0**Acres of Grading (Grading Phase): 4****Acres of Paving: 0****Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Excavators	1	8.00	158	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40

Trips and VMT

Foothills 30 Grading - Placer-Sacramento County, Summer

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
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction**3.2 Site Preparation - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.3350	45.5727	22.0630	0.0380		2.3904	2.3904		2.1991	2.1991		3,766.4529	3,766.4529	1.1917		3,796.2445
Total	4.3350	45.5727	22.0630	0.0380	18.0663	2.3904	20.4566	9.9307	2.1991	12.1298		3,766.4529	3,766.4529	1.1917		3,796.2445

Foothills 30 Grading - Placer-Sacramento County, Summer

3.2 Site Preparation - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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
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
Worker	0.0763	0.0434	0.5866	1.5300e-003	0.1479	9.6000e-004	0.1488	0.0392	8.8000e-004	0.0401		152.2195	152.2195	4.1400e-003		152.3229
Total	0.0763	0.0434	0.5866	1.5300e-003	0.1479	9.6000e-004	0.1488	0.0392	8.8000e-004	0.0401		152.2195	152.2195	4.1400e-003		152.3229

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.3350	45.5727	22.0630	0.0380		2.3904	2.3904		2.1991	2.1991	0.0000	3,766.4529	3,766.4529	1.1917		3,796.2445
Total	4.3350	45.5727	22.0630	0.0380	18.0663	2.3904	20.4566	9.9307	2.1991	12.1298	0.0000	3,766.4529	3,766.4529	1.1917		3,796.2445

Foothills 30 Grading - Placer-Sacramento County, Summer

3.2 Site Preparation - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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
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
Worker	0.0763	0.0434	0.5866	1.5300e-003	0.1479	9.6000e-004	0.1488	0.0392	8.8000e-004	0.0401		152.2195	152.2195	4.1400e-003		152.3229
Total	0.0763	0.0434	0.5866	1.5300e-003	0.1479	9.6000e-004	0.1488	0.0392	8.8000e-004	0.0401		152.2195	152.2195	4.1400e-003		152.3229

3.3 Grading - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	2.5805	28.3480	16.2934	0.0297		1.3974	1.3974		1.2856	1.2856		2,936.8068	2,936.8068	0.9292		2,960.0361
Total	2.5805	28.3480	16.2934	0.0297	6.5523	1.3974	7.9497	3.3675	1.2856	4.6531		2,936.8068	2,936.8068	0.9292		2,960.0361

Foothills 30 Grading - Placer-Sacramento County, Summer

3.3 Grading - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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
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
Worker	0.0636	0.0362	0.4889	1.2700e-003	0.1232	8.0000e-004	0.1240	0.0327	7.4000e-004	0.0334		126.8496	126.8496	3.4500e-003		126.9358
Total	0.0636	0.0362	0.4889	1.2700e-003	0.1232	8.0000e-004	0.1240	0.0327	7.4000e-004	0.0334		126.8496	126.8496	3.4500e-003		126.9358

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					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	2.5805	28.3480	16.2934	0.0297		1.3974	1.3974		1.2856	1.2856	0.0000	2,936.8068	2,936.8068	0.9292		2,960.0361
Total	2.5805	28.3480	16.2934	0.0297	6.5523	1.3974	7.9497	3.3675	1.2856	4.6531	0.0000	2,936.8068	2,936.8068	0.9292		2,960.0361

Foothills 30 Grading - Placer-Sacramento County, Summer

3.3 Grading - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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
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
Worker	0.0636	0.0362	0.4889	1.2700e-003	0.1232	8.0000e-004	0.1240	0.0327	7.4000e-004	0.0334		126.8496	126.8496	3.4500e-003		126.9358
Total	0.0636	0.0362	0.4889	1.2700e-003	0.1232	8.0000e-004	0.1240	0.0327	7.4000e-004	0.0334		126.8496	126.8496	3.4500e-003		126.9358

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

Foothills 30 Grading - Placer-Sacramento County, Summer

	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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.494811	0.040252	0.220236	0.128508	0.023782	0.006284	0.029295	0.046215	0.001446	0.001205	0.005961	0.000773	0.001232

5.0 Energy Detail

Historical Energy Use: N

Foothills 30 Grading - Placer-Sacramento County, Summer

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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

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					
General Light Industry	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
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

Foothills 30 Grading - Placer-Sacramento County, Summer

5.2 Energy by Land Use - NaturalGas**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	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
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

6.0 Area Detail**6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Foothills 30 Grading - Placer-Sacramento County, Summer

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	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

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	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

7.0 Water Detail

Foothills 30 Grading - Placer-Sacramento County, Summer

7.1 Mitigation Measures Water

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
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10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

**DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION**

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

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title/File Number:	NIPA PCL 50; Foothills 30 Grading; PL18-0414
Project Location:	7465 Foothills Boulevard, Roseville, Placer County, CA , APN: 017-232-022-000
Project Description:	The applicant requests a Major Grading Plan approval to allow rough grading in two phases at the northeast corner of Foothills Blvd. and Pleasant Grove Blvd. Phase one involves removing berms along the frontages of the two roads and phase two involves using the cut from phase one as fill to create a level pad area in the southwest corner of the site for future development. A tree permit is also requested to remove three native oak trees on the site.
Environmental Document	Mitigated Negative Declaration
Project Applicant:	Tiffany Wilson, RSC Engineering
Property Owner:	Thad Johnson, Pappas Investments
Lead Agency Contact Person:	Sean Morales, Assistant Planner, (916) 774-5282

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

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

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

TABLE OF MITIGATION MEASURES					
Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
Mitigation Measure BIO-1: Implement Measures to Protect Special Status Plant Species: Prior to the initiation of construction a qualified botanist should conduct one botanical survey in May within the annual grassland and slope seasonal marsh habitats which will overlap with the typical identification period of all five potentially occurring special-status plant species. The disturbed/developed and landscaped areas do not provide habitat for potentially occurring special-status plant species and therefore would not be covered by the plant survey recommendation. It should be noted that weather conditions during any given survey year may require surveys to be conducted earlier or later in the typical blooming period in order to conduct the survey during the appropriate weather conditions for the survey year. This timing may result in the need to conduct more than one round of plant surveys to adequately survey for all potentially occurring special-status plant species. The results of these surveys should be documented in a letter report to the City of Roseville. If no special-status plants are observed during the recommended botanical surveys, no additional measures are recommended. If any of the non-listed special-status plants are identified within areas of potential construction disturbance, the plants and/or the seedbank should be transplanted to suitable habitat near the project site since the entire site is slated for development. A qualified biologist should prepare an avoidance and mitigation plan detailing protection and avoidance measures, transplanting procedures, success criteria, and long-term monitoring protocols. In addition, a pre-construction worker awareness training should be conducted alerting workers to the presence of and protections for special-status plants in the vicinity of the work area. If any State-listed plants occur within the project footprint, an Incidental Take Permit (ITP) would be required from the CDFW as the proposed project does not allow for avoidance of plants should they occur within the Study Area.	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans.	<i>Pre-Construction and Construction:</i> Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Planning and Engineering	Documentation Letter	
Mitigation Measure BIO-2: Implement Measures to Protect Special Status Animal Species Prior to project construction, special status species surveys shall be conducted to establish the presence/absence of these species, including burrowing owls, nesting birds, and bats on the site. These studies shall be conducted via the appropriate federal and state protocols. If burrowing owls are observed on or within 500 feet of the project site, an impact assessment should be prepared and submitted to the CDFW, in accordance with the 2012 Staff Report. If it is determined that project activities may result in impacts to occupied western burrowing owl habitat, the City should consult with CDFW and develop a detailed mitigation plan establishing appropriate avoidance and mitigation measures based on the requirements set forth in Appendix A of the 2012 Staff Report (CDFW 2012) Several species of raptors and other migratory birds may forage and nest in the Study Area, including the special-status species white-tailed kite, Cooper’s hawk, sharp-shinned hawk, and Swainson’s hawk. If nests are found and considered to be active, the project biologist should establish appropriate buffer zones to prohibit construction activities and minimize nest disturbance until the young have successfully fledged or until the nest is determined to be inactive. Buffer width will depend on the species in question, surrounding existing disturbances, and specific site characteristics, but may range from 20 feet for some songbirds to 250 feet for	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans.	<i>Pre-Construction and Construction:</i> Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Planning and Engineering	Survey Results	

most raptors or up to 500 feet or more for Swainson’s hawk nests. If active nests are found within any trees slated for removal, then an appropriate buffer should be established around the trees and the trees should not be removed until a biologist determines that the nestlings have successfully fledged or the nest is no longer active. In addition, a pre-construction worker awareness training should be conducted alerting workers to the presence of and protections for the active avian nests within or adjacent to the work area. If construction activities begin during the non-breeding season (September 1 through January 31), a nesting bird survey and training are not required, and no further studies are necessary. If special-status bat species are present and roosting on or within 100 feet of the project footprint, then the biologist should establish an appropriate buffer around the roost site. At a minimum, no trees should be removed until the biologist has determined that the bat is no longer roosting in the tree. Additional mitigation measures for bat species, such as installation of bat boxes or alternate roost structures, would be recommended only if special-status bat species are found to be roosting within the project area. In addition, a pre-construction worker awareness training should be conducted alerting workers to the presence of and protections for various bat species.					
Mitigation Measure BIO-3: Implement Measures to Protect Special Status Animal Species Prior to grading permit the project shall obtain an Army Corps of Engineers wetland fill or discharge "Section 404" permit. The project will be required to purchase credits in an approved wetland mitigation fund or other mitigation required by the 404 permit to ensure no net loss of wetlands.	The applicant shall notify Planning and Engineering and provide proof of ACE permit.	Prior to phase two grading.	Planning	Army Corps of Engineering 404 permit	
Mitigation Measure CUL-1: Implement Measures to Protect Previously Unidentified Cultural Resources Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, as deemed necessary by the City, the developer shall retain a qualified archaeologist to assess the resource and provide proper management recommendations should potential impacts to the resources be found to be significant. All work by the archeologist shall be completed in consultation with and subject to the approval of City Planning. The archeologist shall also coordinate with and consult potentially-affected tribal representatives. Possible management recommendations for important resources could include resource avoidance or preservation in place. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section 5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	The applicant shall notify the Planning Division of the pre-construction meeting date.	Prior to and During Construction	Planning		
Mititigation Measure TCR-1: Pre-Construction Inspections. A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the contractor or project developer shall notify the City of the proposed earthwork start-date, in order to provide the City representative sufficient time to contact the	Project Applicant/ Contractor/ UAIC/ Tribal Representative	Prior to and During Construction	City of Roseville		

United Auburn Indian Community. A tribal representative shall be invited to, at its discretion, voluntarily inspect the project location, including any soil piles, trenches, or other disturbed areas, within the first five days of ground breaking activity. Construction activity may be ongoing during this time. Should the tribe choose not to perform a field visit within the first five days, construction activities may continue as scheduled, as long as the notification was made.					
Mititgation Measure TCR-2: Unpaid Tribal Observation. A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the contractor or project developer shall notify the City of the proposed earthwork start-date, in order to provide the City representative sufficient time to contact the United Auburn Indian Community. A tribal representative shall be invited to, at its discretion, voluntarily observe any or all ground-disturbing activities during construction. The tribe shall be provided 72 hours to accept or decline observation and shall provide the names of all tribal personnel who will be present to observe activity. All tribal observers shall be required to comply with all job site safety requirements and shall sign a waiver of liability prior to entering the job site. Should the tribe choose not to observe any or all of the activity, the City shall deem the mitigation measure completed in good faith without tribal observation as long as the notification was made and documented.	Project Applicant/ Contractor/ UAIC/ Tribal Representative	Prior to and During Construction	City of Roseville		
Mititgation Measure TCR-3: Contractor Awareness Training. The developer shall ensure that a Contractor Awareness Training Program is developed and delivered to train equipment operators about cultural resources and tribal cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the City of any occurrences; and project-specific requirements; and enforcement of penalties and repercussions for non-compliance with the program. The training shall be prepared by a qualified professional archaeologist and reviewed by City for approval, and may be provided in an audio-visual format, such as a DVD. The developer shall provide culturally-affiliated tribes that consulted on the project United Auburn Indian Community the option of attending the initial training in person and/or providing additional materials germane to the unanticipated discovery of tribal cultural resources for incorporation into the training. The training program shall be required for all construction supervisors, forepersons, and operators of ground-disturbing equipment, and all personnel shall be required to sign a training roster and display a hard hat sticker that is visible to City inspectors. The construction manager is responsible for ensuring that all required personnel receive the training. The developer shall provide a copy of the signed training roster to the City as proof of compliance.	Project Applicant/ Contractor/ Qualified Archeologist/ UAIC/ Tribal Representative	Prior to and During Construction	City of Roseville		
Mititgation Measure TCR-4: Post-Review Discovery Procedures. If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the developer shall immediately notify the City of Roseville Development Services Director. The City of Roseville will notify the	Project Applicant/ Contractor/ Qualified Archeologist	During Construction	City of Roseville/ County Coroner		

tribes of the discovery, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within five days of notification, the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. The developer shall retain a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations. All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and approved by the City, this may include modification of the no-work radius. The following notifications shall apply, depending on the nature of the find, subject to the review and approval of the City: 1.) Work may resume immediately and no agency notifications are required if: 1) the professional archeologist determines that the find does not represent a tribal cultural resources and, if a response from a tribal representative was received within five days 2) the tribal representative determines that the find does not represent a tribal cultural resource or determines that no further action is necessary. 2.) If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction. 3.) If the find represents a Native American or potentially Native American resource (including a tribal cultural resource) that does not include human remains, the United Auburn Indian Community and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction. 4.) If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native					
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American Heritage Commission, which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.					
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MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File # _____

Project Address _____

Property Owner _____

Planning Division Contact _____

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete

I HAVE ATTACHED THE FOLLOWING REQUIRED ITEMS:

- ☐ Table of Applicable Mitigation Measures
- ☐ Mitigation Verification Form(s)
- ☐ Specific supporting documentation required by measure(s), if applicable (e.g. biologist's report)

I hereby certify under penalty of perjury under the laws of the State of California that I am the property owner or an agent of the property owner and am authorized to submit this Mitigation Verification Form. I also certify that the above-listed mitigation measures have been completed in the manner required, and that all of the information in this submittal is true and correct, to the best of my knowledge:

Signature and Date Print Name Contact Number

MITIGATION VERIFICATION FORM

Mitigation Measure _____

Description of Monitoring and Verification Work Performed. The following information is a required part of the description: dates, personnel names or titles, and the stage/phase of construction work. Additional notes sheets may be attached, if necessary, or the below may simply reference a separate attachment that provides the required information.

INSTRUCTIONS

COVER SHEET:

A Cover Sheet for the project/development is prepared by City staff, with the top portion filled out. Each time Mitigation Verification Forms(s) are being submitted, a Cover Sheet completed by the Developer, Contractor, or Designee is required. An example of a completed summary table is provided below. The signature on the Cover Sheet must be *original wet ink*.

EXAMPLE MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File #	New Coffee Shop, PL15-0000
Project Address	10 Justashort Street
Property Owner	Jane Owner
Planning Division Contact	Joe Planner, Associate Planner, (916) 774-####

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete
MM-3	Copy of survey report signed by biologist	5/10/2016
MM-4	All information included in Mitigation Verification Form	5/12/2016
MM-5	E-mail from Air District approving Dust Control Plan	5/05/2016

MITIGATION VERIFICATION FORM:

A Mitigation Verification Form is provided by City staff, along with the Cover Sheet and Table of Applicable Mitigation Measures. A form is filled in and submitted for each mitigation measure by the Developer, Contractor, or Designee. The form needs only the mitigation number to be filled in, along with the Description of Monitoring and Verification Work Performed. Multiple forms may be submitted simultaneously, under one cover sheet. It is also permissible to submit a form for each part of a measure, on separate dates. For instance, in the example measure MM-4 in the table above, the actual mitigation requires informing construction workers *and* retaining a qualified archeologist if resources are uncovered. Thus, a developer may submit a form in May certifying that construction workers have been informed, and also submit a second copy of the form in July because resources were discovered and additional actions had to be undertaken.

Each mitigation measure specifies the type of supporting documentation required; this must be submitted in order for the City to accept the mitigation as complete. An example of a completed Mitigation Verification Form is provided below.

EXAMPLE MITIGATION VERIFICATION FORM

Mitigation Measure MM3

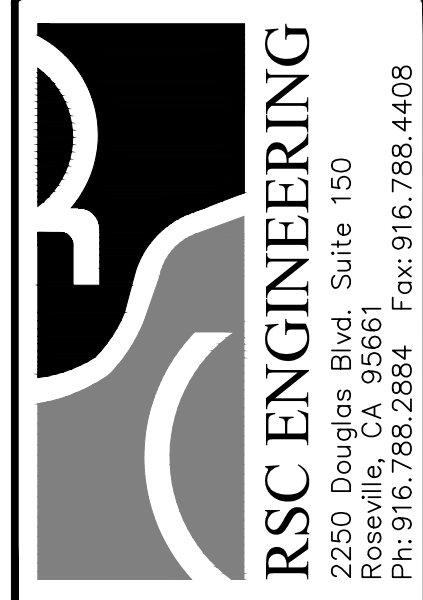
Description of Monitoring and Verification Work Performed. The following information is a required part of the description: dates, personnel names or titles, and the stage/phase of construction work. Additional notes sheets may be attached, if necessary, or the below may simply reference a separate attachment that provides the required information.

The mitigation measure text is included on the Improvement Plans General Notes page (Improvement Plan EN15-0001). On May 4, 2016, prior to any ground-disturbing activities (the pre-construction phase), a site meeting was held. At this meeting, workers on the site were informed of the potential to unearth remains, and were instructed to cease work and notify their supervisor immediately if any resources were observed.

Exhibit B

FOOTHILLS 30, LLC

REV NO.	DATE	DESCRIPTION	ENG INT.	BY CITY	DATE APPROVED
△					
△					
△					
△					
△					



PROJECT NO:	005-022
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

**PRELIMINARY GRADING PLANS FOR
PLEASANT GROVE - FOOTHILLS CENTER**

**7465 FOOTHILLS BLVD.
ROSEVILLE, CA 95747**

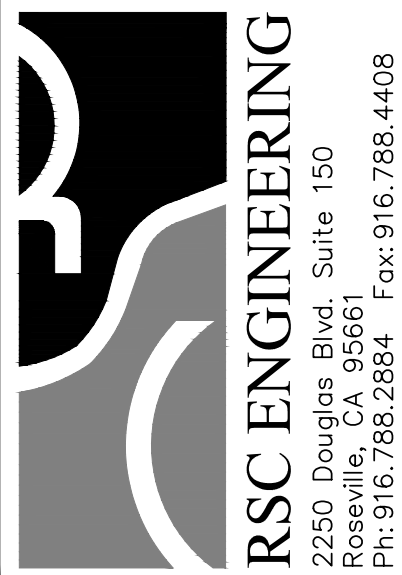
SHEET TITLE

**COVER
SHEET**

SHEET NO.

CV

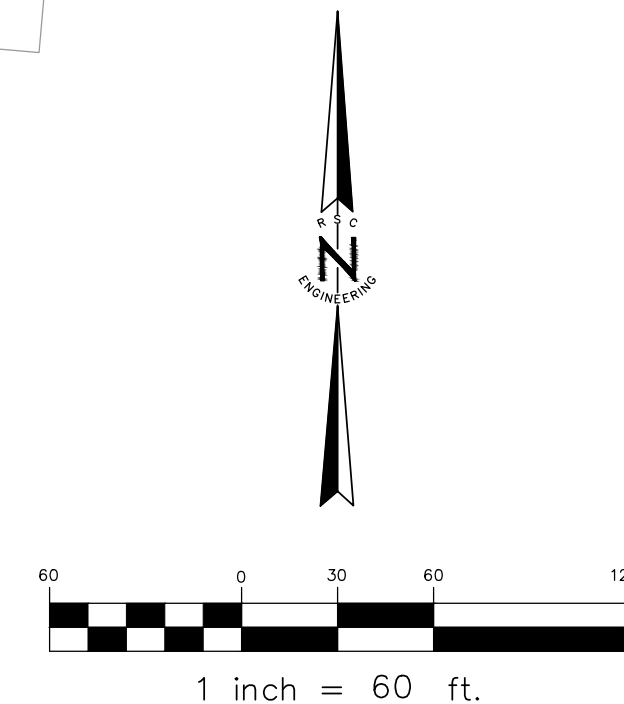
DATE: APRIL 15, 2019



**PRELIMINARY GRADING PLANS FOR
PLEASANT GROVE - Foothills Center**

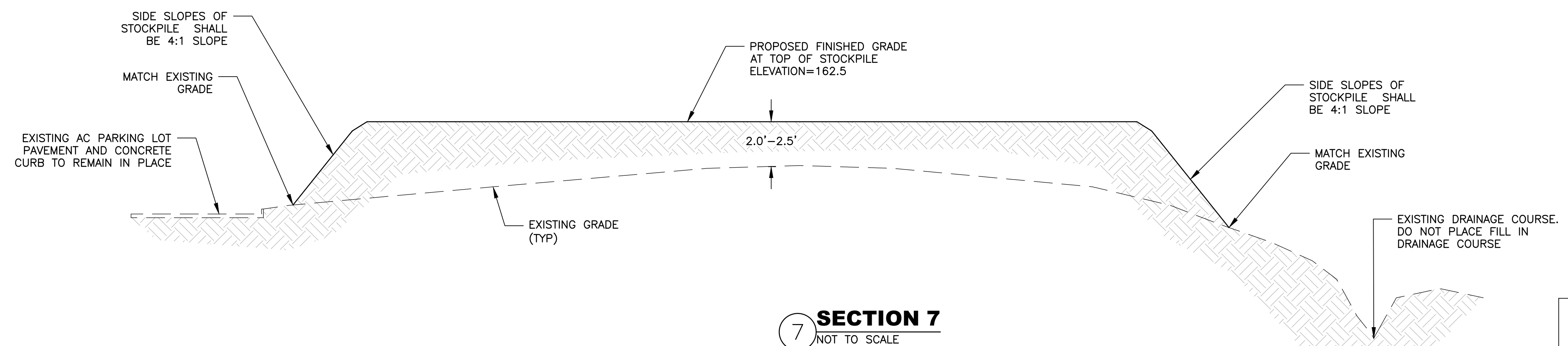
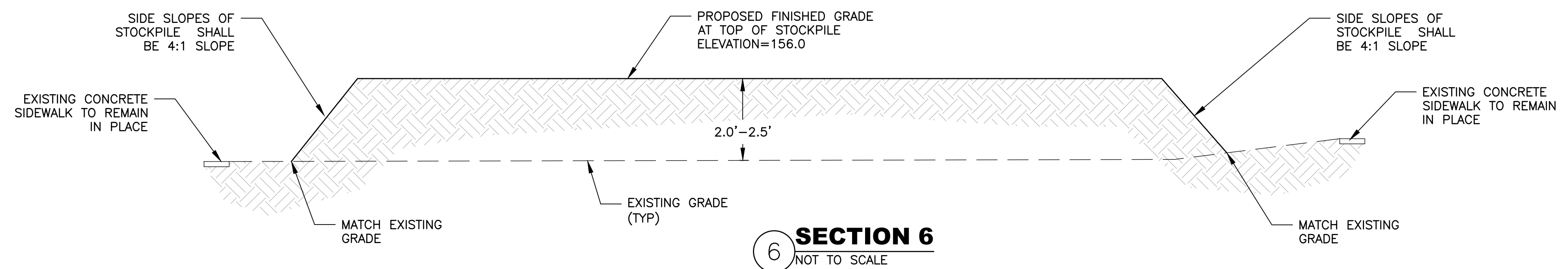
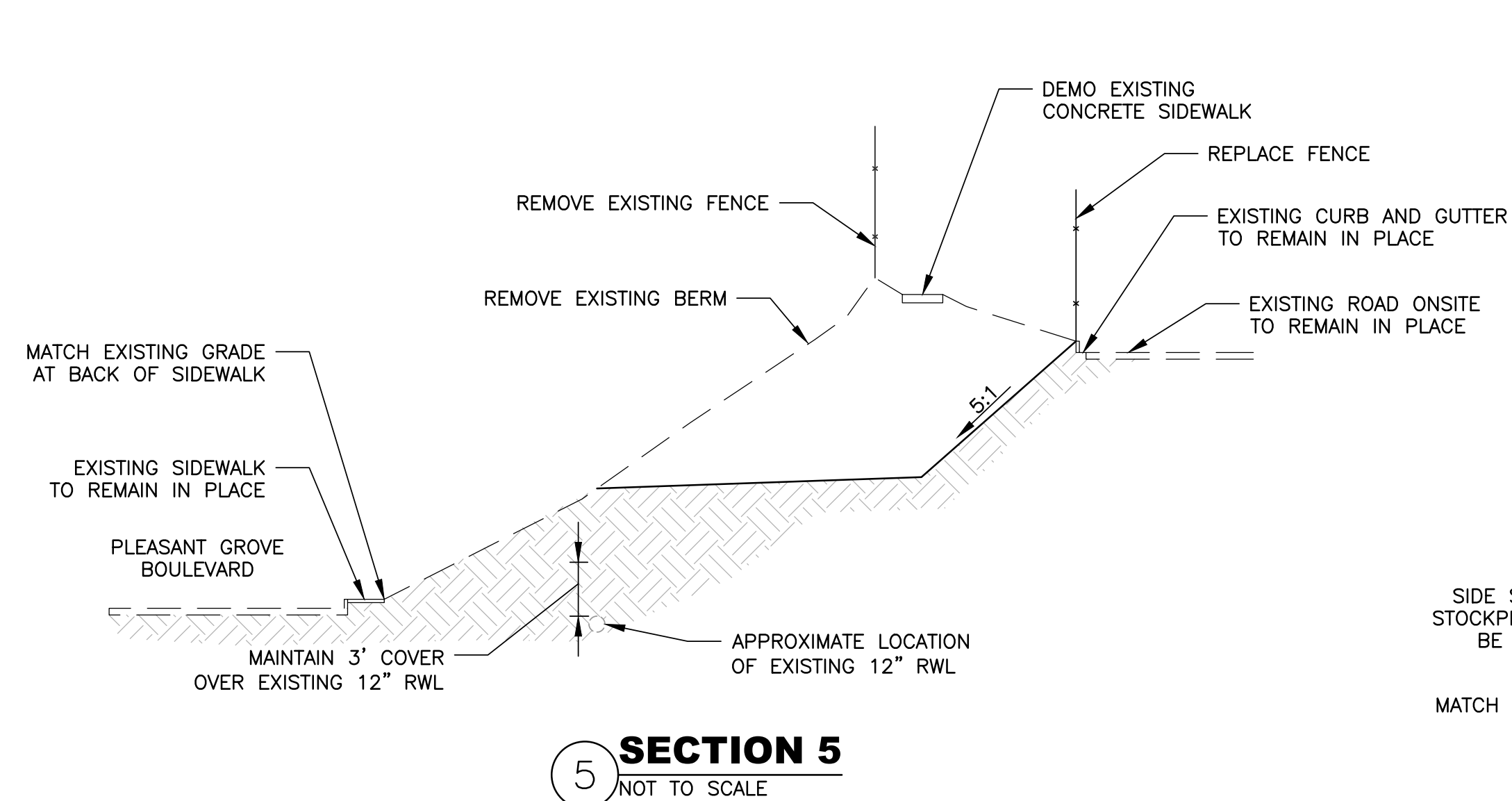
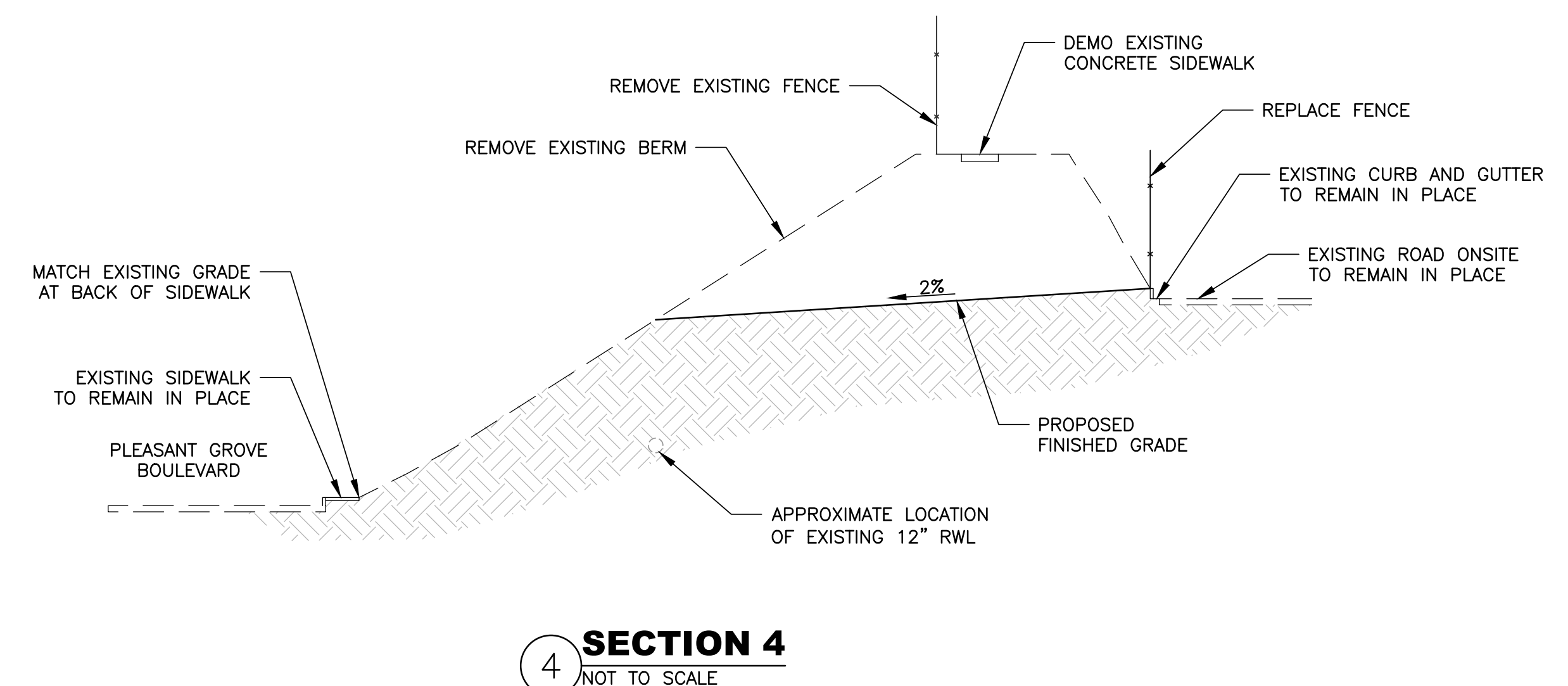
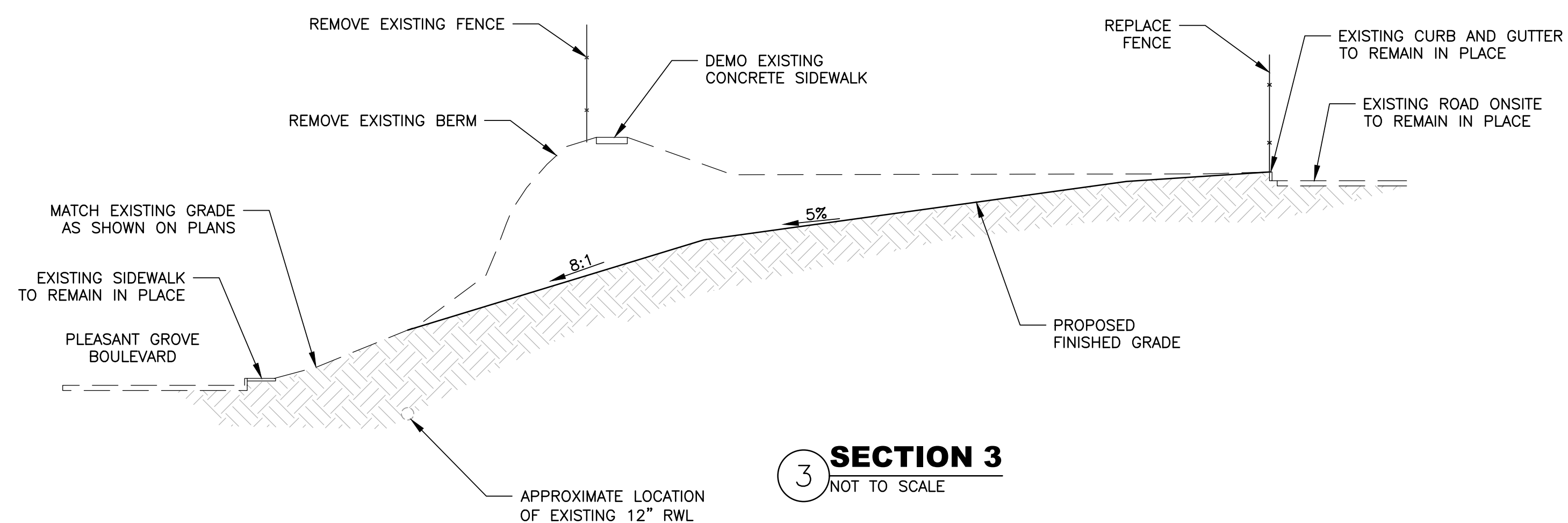
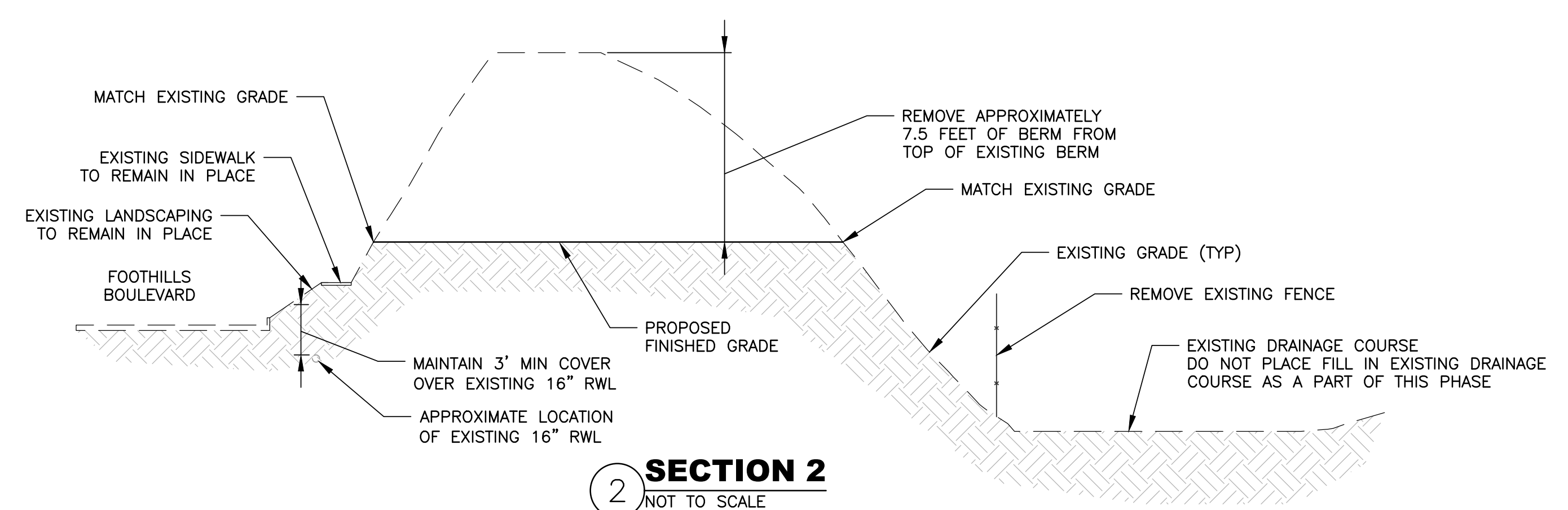
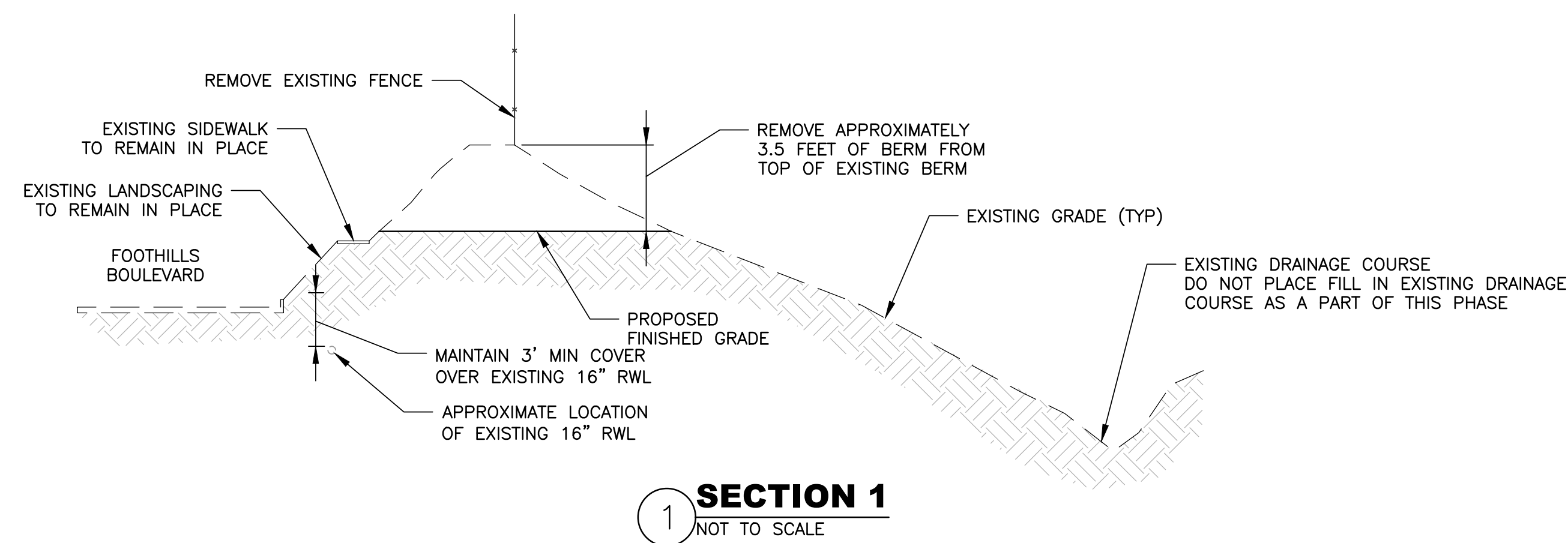
**7465 FOOTHILLS BLVD.
ROSEVILLE, CA 95747**

DATE: APRIL 15, 2011



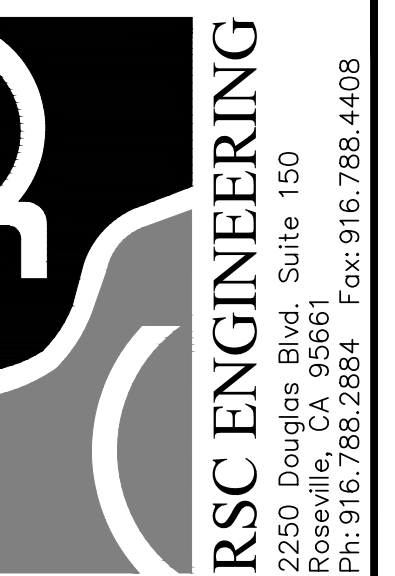
#1622

• CONTRACTOR SHALL STRIP AND REMOVE EXISTING ORGANICS LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPRESENTATIVE RECOMMENDATIONS. ORGANICS SHALL BE PLACED IN A TEMPORARY STOCKPILE AND PLACED IN DISTURBED AREAS UPON COMPLETION OF GRADING ACTIVITIES. • ALL GRADING AND COMPACTION OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REQUIREMENTS. • PLACE TEMPORARY FENCING AROUND ALL WETLAND FEATURES • REVISE EXISTING BLACK VINYL COATED CHAIN LINK FENCING AROUND SITE PERIMETER • BERM REMOVAL AND STOCK PILE WILL NOT IMPACT PROTECTED TREES DURING PHASE 1	• BERM REMOVAL AND STOCK PILE WILL NOT IMPACT WETLANDS DURING PHASE 1 • TREE NUMBERS PER ARBORIST REPORT AND TREE INVENTORY SURVEY BY SIERRA NEVADA ARBORISTS, DATED FEBRUARY 5, 2018 • LANDSCAPING TO BE MAINTAINED OR REPLACED WHERE NECESSARY • LANDSCAPING BETWEEN SIDEWALK AND STREET ALONG FOOTHILLS BLVD MUST BE MAINTAINED OR REPLACED TO SOFTEN THE VIEW TO THE SITE • EXISTING 4-4" CONDUITS WITH ENERGIZED 12,000V IN AREA, LOCATION UNKNOWN. CALL USA TO VERIFY LOCATION
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FOOTHILLS 30, LLC

REV. NO.	DATE	DESCRIPTION	FOR INT. CITY APPROVED	BY DATE
1	△			
	△			
	△			
	△			



PROJECT NO:	005-022
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

**PRELIMINARY GRADING PLANS FOR
PLEASANT GROVE - FOOTHILLS CENTER**

**7465 FOOTHILLS BLVD.
ROSEVILLE, CA 95747**

SHEET TITLE

**PHASE 1 GRADING
CROSS SECTIONS**

SHEET NO.

GR2

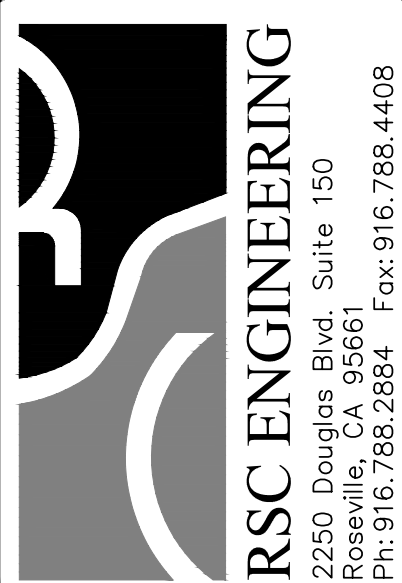
CITY OF ROSEVILLE APPROVAL

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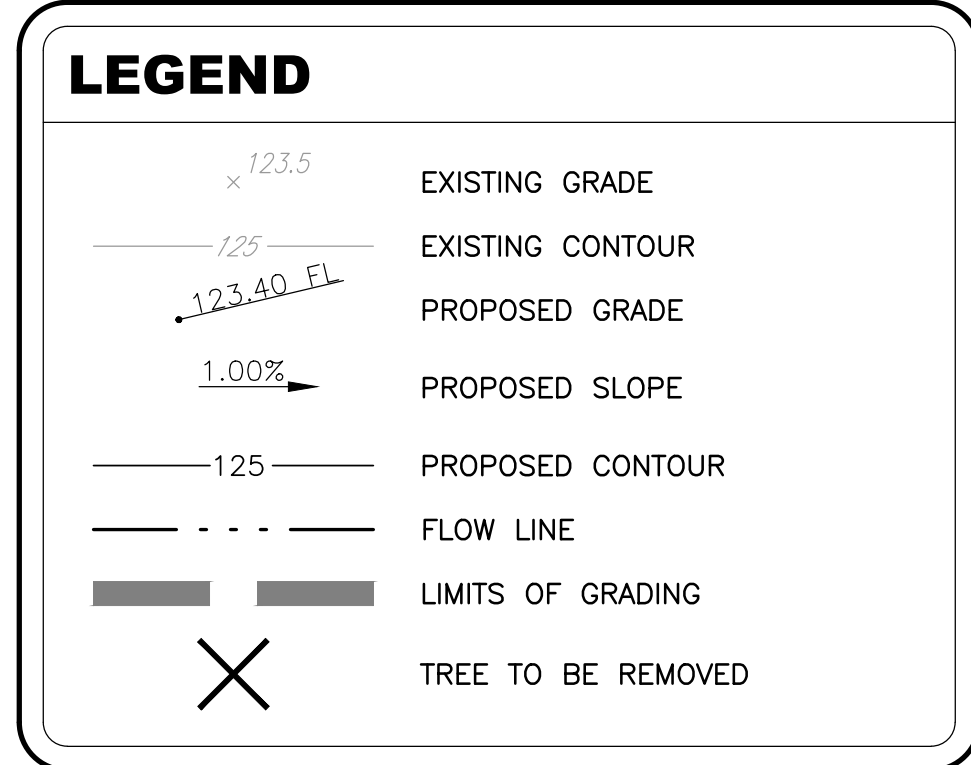
**PRELIMINARY GRADING PLANS FOR
PLEASANT GROVE - Foothills Center**

**7465 FOOTHILLS BLVD.
ROSEVILLE, CA 95747**

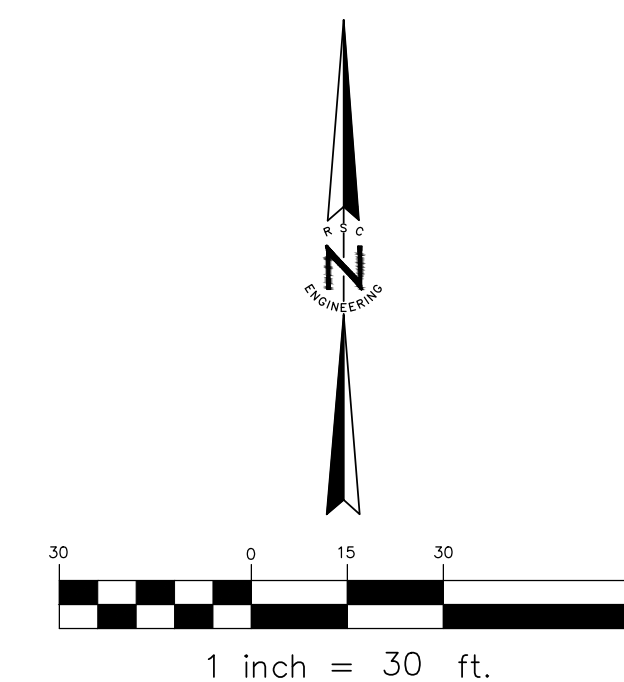
SHEET NO.

GR3

DATE: APRIL 15 201



- CONTRACTOR SHALL STRIP AND REMOVE EXISTING ORGANICS LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPRESENTATIVE RECOMMENDATIONS. ORGANICS SHALL BE PLACED IN A TEMPORARY STOCKPILE AND PLACED IN DISTURBED AREAS UPON COMPLETION OF GRADING ACTIVITIES.
- ALL GRADING AND COMPACTION OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REQUIREMENTS.
- PHASE 2 GRADING WILL REMOVE MULTIPLE 2" - 3" LIVE OAK TREES PER ARBORIST REPORT AND TWO (2) COTTONWOOD TREES (24" AND 30")
- PHASE 2 GRADING WILL REMOVE TREES #1642, #1643 AND #1644
- LANDSCAPING TO BE MAINTAINED OR REPLACED WHERE NECESSARY
- LANDSCAPING BETWEEN SIDEWALK AND STREET ALONG FOOTHILLS BLVD MUST BE MAINTAINED OR REPLACED TO SOFTEN THE VIEW TO THE SITE
- EXISTING 4-4" CONDUITS WITH ENERGIZED 12,000V IN AREA, LOCATION UNKNOWN. CALL USA TO VERIFY LOCATION



**ARBORIST REPORT
AND
TREE INVENTORY SUMMARY**

**FOOTHILLS BLVD. PROPERTY PROJECT SITE
City of Roseville, California**

Prepared for:

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Foothills 30
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Sacramento, California 95825**

Prepared by:

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



**SIERRA NEVADA ARBORISTS
7425 W 4th Street
Rio Linda, California 95673**

February 5, 2018

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APPENDICES:

- A. Tree Inventory Summary (sorted by tree number)
- B. Tree Inventory Exhibit

COPYRIGHT STATEMENT

This consultant's report, dated February 5, 2018, is for the exclusive and confidential use of Foothills 30 concerning potential development of the Foothills Blvd. Property Project Site, located in the City of Roseville, California. Any use of this report, the accompanying appendices, or portions thereof, other than for project review and approval by appropriate governmental authorities, shall be subject to and require the written permission of Sierra Nevada Arborists. Unauthorized modification, distribution and/or use of this report, including the data or portions thereof contained within the accompanying appendices, is strictly prohibited.

QUALIFICATION STATEMENT

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

INTRODUCTION

Sierra Nevada Arborists is pleased to present this Arborist Report and Tree Inventory Summary for the trees located within and/or overhanging the Foothills 30 property located at the northeast corner of Foothills Blvd. and Pleasant Grove Blvd. in the City of Roseville, California. This Arborist Report and Tree Inventory Summary memorializes tree data obtained by Edwin E. Stirtz, ISA Certified Arborist WE-0510A, at the time of field reconnaissance and inventory efforts on January 24, 2018.

SCOPE OF INVENTORY EFFORT

The City of Roseville Municipal Code, Chapter 19.66, Tree Preservation, defines a “Protected Tree” as any native oak tree equal to or greater than 6 inches diameter at breast height (DBH) measured as a total of a single trunk or multiple trunks. The purpose of this field reconnaissance effort was to identify, inventory, and comment upon the current structure and vigor of the “protected trees” located within and/or overhanging the project site.

METHODOLOGY

During field reconnaissance and inventory efforts, Edwin E. Stirtz of Sierra Nevada Arborists conducted a visual review from ground level of the trees within and/or overhanging the 30-acre project area which is a portion of the old NEC manufacturing facility. The trees which met the defined criteria were identified in the field by affixing round tags with blue flagging to the tree trunks. The tree numbers utilized in this report and accompanying Tree Inventory Summary correspond to the tree tags which were affixed to the trees in the field, and those tree numbers or grouping of numbers were rough-plotted on the attached Tree Inventory Exhibit so that the precise vertical and horizontal location of the trees may be surveyed in the field by a licensed land surveyor and data for the trees (i.e. tree number, diameter, dripline and protected root zone radii) may be properly depicted on future development plans and Tree Location Exhibit.

At the time of field identification and inventory efforts specific data was gathered for each tagged tree including the tree’s species, diameter measured at breast height (“DBH”) and dripline radius (“DLR”). Utilizing this data the tree’s overall structural condition and vigor were separately assessed ranging from “excellent”¹ to “poor” based upon the observed characteristics noted within the tree and the Arborist’s best professional judgment. Ratings are subjective and are dependent upon both the structure and vigor of the tree. The vigor

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

rating considers factors such as the size, color and density of the foliage; the amount of deadwood within the canopy; bud viability; evidence of wound closure; and the presence or evidence of stress, disease, nutrient deficiency and insect infestation. The structural rating reflects the root crown/collar, trunk and branch configurations; canopy balance; the presence of included bark, weak crotches and other structural defects and decay and the potential for structural failure. Finally, notable characteristics were documented and recommendations on a tree-by-tree basis were made which logically followed the observed characteristics noted within the trees at the time of the field inventory effort. The recommendations are based on the assumption that the tree would be introduced into a developed environment and may require maintenance and/or may not be suitable for retention within a post-development setting.

SUMMARY OF INVENTORY EFFORT

Field reconnaissance and inventory efforts found 35 trees measuring 6 inches in diameter and larger measured at breast height within and/or overhanging the proposed project area. Composition of the 35 inventoried trees includes the following species and accompanying aggregate diameter inches:

SPECIES DIVERSIFICATION			
Interior Live Oak	=	15 trees	(165 aggregate diameter inches)
Valley Oak	=	20 trees	(198 aggregate diameter inches)
TOTAL	=	35 trees	(363 aggregate diameter inches)

Recommended Removals

At this time, seven trees have been recommended for removal from the proposed project area due to the nature and extent of defects, compromised health, and/or structural instability noted at the time of field inventory efforts. If these trees were retained within the proposed project area it is our opinion that they may be hazardous depending upon their proximity to planned development activities. For reference, the trees which have been recommended for removal due to the severity of noted defects, compromised health and/or structural instability are highlighted in green within the accompanying Tree Inventory Summary and are briefly summarized as follows:

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT	
						STRUCTURE	VIGOR
1614	Valley Oak	(Quercus lobata)		8	11	Poor	Poor to fair
1616	Valley Oak	(Quercus lobata)		10	14	Poor	Poor to fair

1626	Valley Oak	(Quercus lobata)		11	14	Poor	Poor to fair
1637	Interior Live Oak	(Quercus wislizeni)		10	11	Poor	Fair
1641	Interior Live Oak	(Quercus wislizeni)		8	11	Poor	Poor
1642	Interior Live Oak	(Quercus wislizeni)	2,4,13	19	14	Poor	Fair
1644	Valley Oak	(Quercus lobata)		7	12	Poor	Poor

It should also be noted that some of the trees within the proposed project area are trees which may be undesirable on residential lots, or are trees which will require periodic/seasonal monitoring to assess the trees' ongoing structural integrity. At this early stage of the project Sierra Nevada Arborists has not recommended the removal of these trees since development plans, including proposed home sites and building footprints, have not yet been finalized and the precise location of these trees in proximity to planned improvement activities is not known. At this time it is recommended that these trees be monitored and thoroughly inspected by a qualified ISA Certified Arborist on at least an annual basis to keep abreast of the trees' changing condition(s) and to assess the trees' ongoing structural integrity and potential for hazard in a developed environment.

CONSTRUCTION IMPACT ASSESSMENT

This Arborist Report and Tree Inventory Summary is intended to provide to Foothills 30, the City of Roseville, and other members of the development team a detailed *pre-development review* of the species, size, and current structure and vigor of the trees within and/or overhanging the proposed project area. It is not an exhaustive review of the impacts which will be sustained from project implementation. At this early stage of the project specific root system and canopy impacts on a tree-by-tree basis cannot be definitively assessed until the site development, grading, and other improvement plans have been refined and finalized and data from the accompanying inventory summary (i.e., tree numbers, dripline radius, and root protection zones) is properly depicted on the plans.

Since trees are living organisms whose condition may change at any time a complete assessment of construction impacts and specific recommendations to help mitigate for the adverse impacts which may be sustained by the trees from contemplated construction activities cannot be made until the development plans have been refined and finalized. Once final plans have been developed for the site a qualified ISA Certified Arborist with special expertise and demonstrated experience with construction projects in and among native and non-native trees should review those plans and provide a more detailed assessment of impacts, including identification of trees which may require removal to facilitate home construction and other contemplated site development activities. This review will be particularly important if structures and/or residential activities will fall within or near the fall zone of a tree which has been noted as exhibiting structural defects, questionable long-term

longevity and/or a conditional rating which is less than “fair”, and for trees which measure 16 inches and greater in diameter which will be retained within close proximity to development as trees of this size may pose a more significant hazard if a sudden limb shed and/or catastrophic failure should occur. In addition, the review should include an assessment of root system and canopy impacts which will be sustained by the trees which will be retained within the proposed development area, along with specific recommendations on a tree-by-tree basis to help reduce adverse impacts of construction on the retained trees. In the meantime, this report provides some pre-development recommendations which logically follow the observed characteristics noted in the trees at the time of the field inventory efforts, as well as General Protection Measures which should be utilized as a guideline for the protection of trees which may be retained within the development area. These recommendations will require modification and/or augmentation as development plans are refined and finalized.

GENERAL COMMENTS AND ARBORISTS’ DISCLAIMER

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

Please bear in mind that implementation of the recommendations provided within this report will help to reduce adverse impacts of construction on the retained trees; however, implementation of any recommendations should not be viewed as a guarantee or warranty against the trees’ ultimate demise and/or failure in the future. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and ***attempt to reduce the risk of living near trees.*** Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. There are some inherent risks with trees that cannot be predicted with any degree of certainty, even by a skilled and experienced arborist. Entities who choose to construct homes on wooded property are accepting a certain level of risk from unpredictable tree related hazards such as toppling in storms, limbs falling and fires that may damage property at some time in the future. Since trees are living organisms their structure

and vigor constantly change over time, and they are not immune to changes in site conditions or seasonal variations in the weather. Further, conditions are often hidden within the tree and/or below ground. Arborists and other tree care professionals cannot guarantee that a tree will be healthy and/or safe under all circumstances or for a specific period of time. Likewise remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To develop land and live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees would be to eliminate all of the trees. ***An entity who develops land and builds a home with a tree in the vicinity should be aware of and inform their future residents of this Arborists' Disclaimer, and be further advised that the developer and the future residents assume the risk that a tree could at any time suffer a branch and/or limb failure, blow over in a storm and/or fail for no apparent reason which may cause bodily injury or property damage.*** Sierra Nevada Arborists cannot predict acts of nature including, without limitation, storms of sufficient strength which can even take down a tree with a structurally sound and vigorous appearance.

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

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

Sincerely,



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

ASSUMPTIONS AND LIMITING CONDITIONS

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

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

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

DEFINITIONS

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

TREE CONDITION RATING CRITERIA

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

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

GENERAL PROTECTION GUIDELINES **FOR TREES PLANNED FOR PRESERVATION**

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

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

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

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

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

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

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

FOOTHILLS 30
Foothills Blvd. Property Project Site
City of Roseville, California
TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR		
1610	Interior Live Oak	<i>(Quercus wislizeni)</i>		13	14	Fair	Poor to fair	Fair	Fair	Fair	Fair	Leans to the northwest; branches at 9' above grade; evidence of callusing mechanical wound 2' above grade, northwest side; canopy extends down to the ground and all the way around.	<i>Lift the canopy up 5'-6' off the ground.</i>
1611	Valley Oak	<i>(Quercus lobata)</i>		11	16	Fair	Fair	Fair	Dormant	Fair	Fair	Out of balance to the south; slightly above average amount of deadwood.	None at this time.
1612	Interior Live Oak	<i>(Quercus wislizeni)</i>		7	9	Fair	Fair	Poor to fair	Dormant	Poor to fair	Poor to fair	Branches at 7' above grade; leans to the southeast; above average amount of oak galls and deadwood; support stake probably from original planting.	<i>Remove support stake and prune deadwood.</i>
1613	Interior Live Oak	<i>(Quercus wislizeni)</i>		10	13	Poor	Fair	Fair	Fair	Fair	Fair	Evidence of decay in the root crown on the east side with oozing sap; branches at 5' above grade; canopy extends down to the ground.	<i>Light pruning to lift the canopy off the ground.</i>
1614	Valley Oak	<i>(Quercus lobata)</i>		8	11	Fair	Poor to fair	Poor to fair	Dormant	Poor	Poor to fair	Branches at 9' above grade into two codominant stems with included bark; above average amount of deadwood; abundant wasp galls.	<i>Recommend removal due to nature and extent of noted defects.</i>
1615	Interior Live Oak	<i>(Quercus wislizeni)</i>		13	16	Fair	Fair	Fair	Fair	Fair	Fair	Branches at 6' above grade; evidence of sap sucker damage on the eastern stem going up 15'; branch on southwest side almost immediately branches again.	<i>Light pruning to remove deadwood; remove one of the branches on the southwest side.</i>
1616	Valley Oak	<i>(Quercus lobata)</i>		10	14	Fair	Poor to fair	Poor to fair	Dormant	Poor	Poor to fair	Tree curves to the southwest 6' above grade; abundant wasp galls; excessive amount of deadwood; damage to the lower trunk, north side, 1' above grade.	<i>Recommend removal due to nature and extent of noted defects.</i>
1617	Valley Oak	<i>(Quercus lobata)</i>		8	14	Fair	Fair	Poor to fair	Dormant	Poor	Poor to fair	Excessive amount of deadwood.	<i>Remove deadwood and prune to restore structure.</i>
1618	Interior Live Oak	<i>(Quercus wislizeni)</i>		13	15	Fair	Fair	Fair	Fair	Fair	Fair	Branches at 6' above grade; canopy extends down to the ground.	<i>Light pruning to lift the canopy off the ground.</i>
1619	Valley Oak	<i>(Quercus lobata)</i>		11	21	Fair	Fair	Poor to fair	Dormant	Poor	Fair	Leans to the south; branches at 7' above grade; abundant wasp galls; excessive amount of deadwood.	<i>Remove deadwood and prune to restore structure.</i>
1620	Valley Oak	<i>(Quercus lobata)</i>		9	24	Fair	Fair	Poor to fair	Dormant	Poor to fair	Poor to fair	Leans to the west; out of balance to the south; branches at 9' above grade; excessive amount of deadwood.	<i>Remove deadwood and prune to restore structure.</i>

FOOTHILLS 30
Foothills Blvd. Property Project Site
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TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR		
1621	Valley Oak	(<i>Quercus lobata</i>)		9	12	Fair	Fair	Poor to fair	Dormant	Poor	Poor to fair	Branches at 8' above grade; leans/out of balance to the south.	<i>Perform light pruning to restructure the tree.</i>
1622	Interior Live Oak	(<i>Quercus wislizeni</i>)		11	13	Fair	Poor to fair	Fair	Fair	Fair	Fair	Trunk has some bulbous growths, south side, 2' above grade; canopy extends down to the ground.	<i>Light pruning to lift the canopy off the ground and remove deadwood.</i>
1623	Valley Oak	(<i>Quercus lobata</i>)		10	13	Fair	Fair	Fair	Dormant	Poor to fair	Fair	Abundant wasp galls in the lower canopy; branches at 8' above grade; excessive amount of deadwood.	<i>Prune deadwood.</i>
1624	Interior Live Oak	(<i>Quercus wislizeni</i>)		7	9	Poor to fair	Fair	Fair	Fair	Fair	Fair	Branches at 6' above grade; small branches at 1' and 2' above grade, south side.	<i>Prune deadwood and the two small branches on the south side.</i>
1625	Valley Oak	(<i>Quercus lobata</i>)		8	11	Fair	Fair	Poor to fair	Dormant	Poor to fair	Poor to fair	Branches at 11' above grade; above average amount of deadwood; above average amount of oak galls.	<i>Perform light pruning to restructure the tree.</i>
1626	Valley Oak	(<i>Quercus lobata</i>)		11	14	Fair	Fair	Poor to fair	Dormant	Poor	Poor to fair	Branches at 6' and 7' above grade; abundant wasp galls throughout the tree; excessive amount of deadwood.	<i>Recommend removal due to nature and extent of noted defects.</i>
1627	Interior Live Oak	(<i>Quercus wislizeni</i>)		8	12	Poor to fair	Poor to fair	Fair	Fair	Poor to fair	Fair	Leans to the north; small branches on the south side; main branching about 8' above grade.	<i>Perform light pruning to restructure the tree.</i>
1628	Interior Live Oak	(<i>Quercus wislizeni</i>)	6,7	13	7	Poor	Poor to fair	Poor to fair	Fair	Poor to fair	Fair	Branches at less than 1' above grade; root crown has exposed roots on the north side with evidence of decay; the eastern side stem has bulbous growth; canopy extends nearly to the ground.	<i>Light pruning to lift the canopy off the ground and remove deadwood.</i>
1629	Valley Oak	(<i>Quercus lobata</i>)		10	12	Poor to fair	Poor to fair	Poor to fair	Dormant	Poor to fair	Poor to fair	Branches at 10' above grade; about 6-7 visible roots exposed on the south side on the surface extending out 10' to the south; above average amount of deadwood.	<i>Prune to remove deadwood and restructure tree.</i>
1630	Valley Oak	(<i>Quercus lobata</i>)		13	18	Poor to fair	Poor to fair	Poor to fair	Dormant	Poor to fair	Poor to fair	Evidence of decay on the north side of the trunk 1' and 6' above grade; excessive amount of deadwood.	<i>Prune to remove deadwood and restructure tree.</i>

FOOTHILLS 30
Foothills Blvd. Property Project Site
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TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR		
1631	Valley Oak	(<i>Quercus lobata</i>)		13	18	Poor to fair	Fair	Poor to fair	Dormant	Poor to fair	Poor to fair	Branches 9' above grade with included bark in the crotch on the southwest and northeast sides; branches again about 11' above grade with multiple branches; above average amount of oak wasp galls and deadwood.	<i>Prune to remove deadwood.</i>
1632	Interior Live Oak	(<i>Quercus wislizeni</i>)		14	17	Fair	Poor to fair	Fair	Fair	Poor to fair	Poor to fair	Branches at 7' above grade; evidence of sap sucker damage at 10' above grade on all the stems; evidence of cracking on the east side of the trunk 3' above grade on the east and south sides of the trunk; out of balance to the south; canopy extends down to the ground.	<i>Lift the canopy up 5'-6' off the ground.</i>
1633	Valley Oak	(<i>Quercus lobata</i>)		13	23	Fair	Fair	Fair	Dormant	Fair	Poor to fair	Leans to the southwest; out of balance to the south; branches at 8' above grade; above average amount of deadwood.	<i>Prune to remove deadwood.</i>
1634	Valley Oak	(<i>Quercus lobata</i>)		14	17	Fair	Fair	Poor to fair	Dormant	Poor to fair	Poor to fair	Branches at 11' above grade; above average amount of deadwood; some oak galls in the lower limbs.	<i>Prune to remove deadwood.</i>
1635	Valley Oak	(<i>Quercus lobata</i>)		10	15	Fair	Fair	Poor to fair	Dormant	Poor to fair	Poor to fair	Branches at 7' and 9' above grade; excessive deadwood and epicormic sprout growth.	<i>Perform light pruning.</i>
1636	Valley Oak	(<i>Quercus lobata</i>)		8	14	Fair	Poor to fair	Poor to fair	Dormant	Poor to fair	Poor to fair	Main branching is 9' above grade; above average amount of deadwood and oak wasp galls.	<i>Perform light pruning.</i>
1637	Interior Live Oak	(<i>Quercus wislizeni</i>)		10	11	Fair	Poor to fair	Poor to fair	Fair	Poor	Fair	Leans to the north; evidence of cabling embedded in the crotch; excessive cracking on the trunk from grade to 4' above grade and further up on north stem.	<i>Recommend removal due to nature and extent of noted defects.</i>
1638	Valley Oak	(<i>Quercus lobata</i>)		7	9	Poor to fair	Poor to fair	Poor to fair	Dormant	Poor to fair	Poor	Branches at 11' above grade; above average amount of deadwood.	<i>Prune to remove deadwood.</i>
1639	Valley Oak	(<i>Quercus lobata</i>)		8	14	Fair	Fair	Poor to fair	Dormant	Poor to fair	Poor to fair	Branches at 8' above grade; leans/out of balance to the southwest; excessive amount of deadwood.	<i>Prune to remove deadwood and restructure tree.</i>
1640	Interior Live Oak	(<i>Quercus wislizeni</i>)		9	11	Fair	Poor to fair	Fair	Fair	Poor to fair	Fair	Branches at 5' above grade; cracking from grade to 5' above grade.	<i>Lift the canopy up 5'-6' off the ground and prune to remove deadwood.</i>

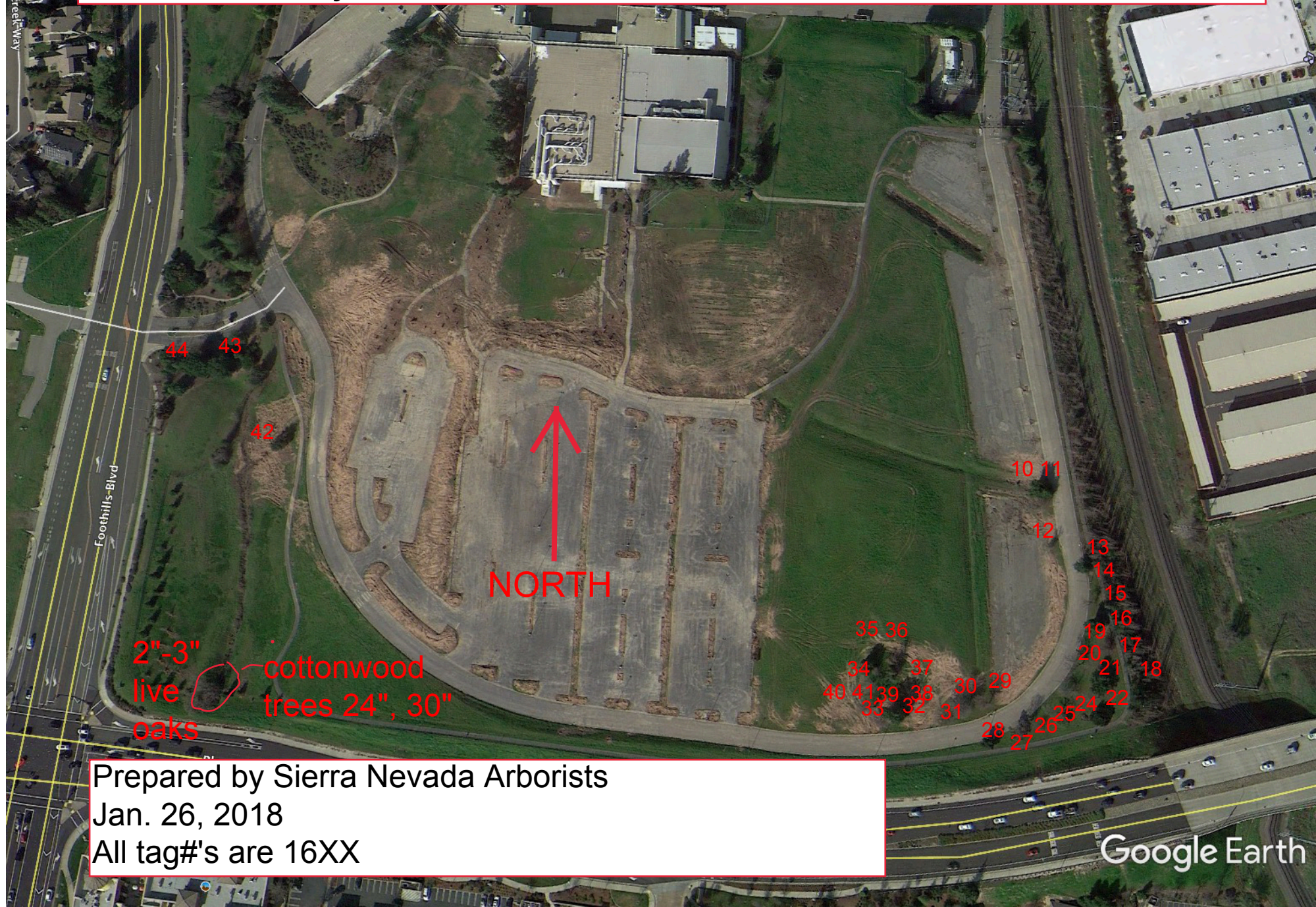
FOOTHILLS 30
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TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR		
1641	Interior Live Oak	<i>(Quercus wislizeni)</i>		8	11	Poor to fair	Poor	Poor	Dormant	Poor	Poor	Branches at 5' above grade; large callusing wound from grade to 3' above grade, west side, with evidence of decay; excessive amount of deadwood.	<i>Recommend removal due to nature and extent of noted defects.</i>
1642	Interior Live Oak	<i>(Quercus wislizeni)</i>	2,4,13	19	14	Poor	Poor	Poor	Fair	Poor	Fair	Tree has partially failed to the northeast; leans to the northeast; the 13" stem has a callusing wound from 1'-7' above grade, west side, with evidence of decay.	<i>Recommend removal due to nature and extent of noted defects.</i>
1643	Interior Live Oak	<i>(Quercus wislizeni)</i>	2,3,5	10	8	Fair	Fair	Fair	Fair	Poor to fair	Fair	Growing adjacent to Tree 1644 and a cyclone fence; wounds on the south side of the trunk from grade to 1' above grade with a crack in the bark; no evidence of decay.	<i>Perform light pruning.</i>
1644	Valley Oak	<i>(Quercus lobata)</i>		7	12	Poor	Poor	Poor	Dormant	Poor	Poor	Growing on the south side of a cyclone fence, growing through the fence to the north side; excessive amount of oak wasp galls and deadwood.	<i>Recommend removal due to nature and extent of noted defects.</i>

TOTAL INVENTORIED TREES = 35 trees (363 aggregate diameter inches)
TOTAL RECOMMENDED REMOVALS = 7 trees (73 aggregate diameter inches)
PRECAUTIONARY TREES HIGHLIGHTED FOR REFERENCE

Pappas Development: Foothills Blvd & Pleasant Grove Blvd, Roseville, CA

Tree Inventory Field Exhibit



Prepared by Sierra Nevada Arborists
Jan. 26, 2018
All tag#'s are 16XX

Google Earth



PLANNING COMMISSION COMMUNICATION

Title: INFILL PCL 246 - Roseville Old Town Lofts - 241 Nevada Ave. - PL # 18-0178
Contact: Kinarik Shallow, kshallow@roseville.ca.us, 916-746-1309

Meeting Date: 5/9/2019
Item #: 6.2.

ATTACHMENTS:

Description

Staff Report
Attachment 1 Non-Res Conversion Guidelines
Exhibit A Initial Study Mitigated Neg Dec
Exhibit B General Plan Amendment
Exhibit C General Plan Change Pages
Exhibit D Modified R3 Standards
Exhibit E Site Plan
Exhibit F Floor Plans
Exhibit G Elevations
Exhibit H Landscape Plan
Exhibit I Grading & Drainage Plan
Exhibit J Utility Plan
Exhibit K Tentative Subdivision Map
Exhibit L Prelim Lot Layout
Exhibit M Arborist Report
Exhibit N Tree Preservation
Exhibit O Prelim Post Construction
CEQA Memorandum & Response to Comments

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

REQUEST

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

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

SUMMARY RECOMMENDATION

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

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

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

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

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

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

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

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

Figure 1: Project Location



SITE INFORMATION

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

Total Size: 0.89 acres

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

EVALUATION: GENERAL PLAN AMENDMENT

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

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

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

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

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

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

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

Community Form – General (G)

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

Community Form – Downtown, Neighborhoods (DN)

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

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

Policy #5: Encourage infill development and rehabilitation that:

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

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

EVALUATION: DESIGN REVIEW PERMIT

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

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

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

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

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

Figure 2: Site Plan

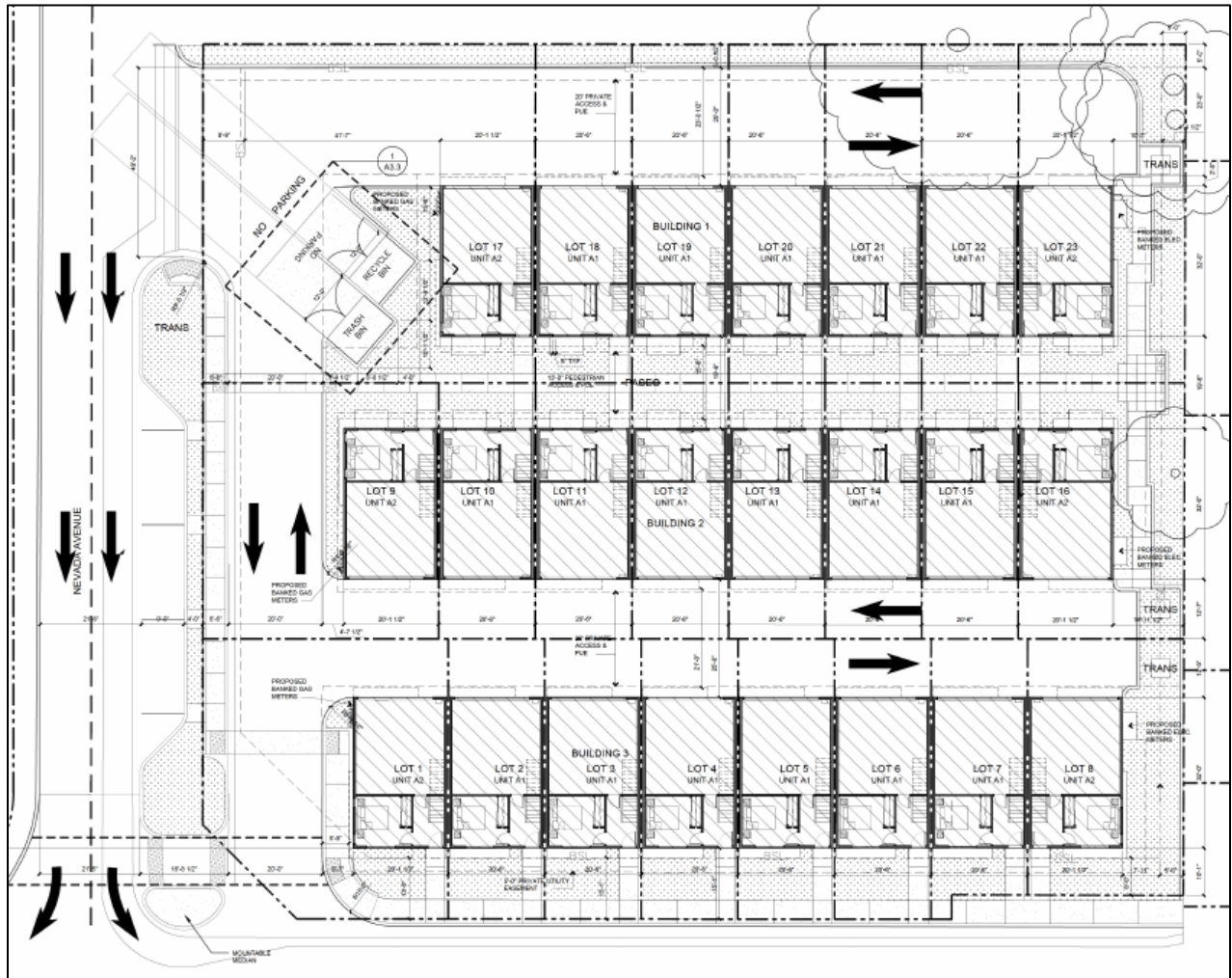


Figure 3: Rendering



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

Table 1: Proposed Development Standards

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

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

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

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

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

The internal drive aisles to the units will also be 20 feet wide. The project has been reviewed by the City Engineering and City Fire Department staff, and has been found to be consistent with the City's Design Standards.

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

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

Design Review Permit Conclusion

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

EVALUATION: TENTATIVE SUBDIVISION MAP

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

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

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

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

EVALUATION – TREE PERMIT

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

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

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

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

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

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

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

PUBLIC OUTREACH

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

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

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

ENVIRONMENTAL DETERMINATION

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

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

RECOMMENDATION

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

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

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

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

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

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

PRIOR TO ISSUANCE OF BUILDING PERMITS:

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

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

23. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Public Works)
24. Nevada Street shall be improved with a reduced road width consisting of 20-feet of pavement and standard curb and gutter at the intersection of Douglas Boulevard. This segment of Nevada Street will be signed for no parking on the west side of the street. Parallel parking shall be provided on the east side of Nevada Street per the approved tentative map. Five (5) foot wide sidewalk shall be constructed along the limits of the property. (Engineering)
25. The site shall be accessed by modified A-7 driveways located on Nevada Street and Douglas Boulevard. The Nevada Street driveway shall be 20-feet wide and restricted to ingress movements only. The Nevada Street driveway shall restrict egress movements to left turn only. Onsite signage shall be provided to identify restricted movements at each driveway. (Engineering)
26. The property owner shall be responsible for the maintenance of the Nevada frontage landscape located within the public Right of Way. Prior to permit issuance, the property owner shall enter into a landscape maintenance agreement with the City. (Engineering)
27. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
28. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
29. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
30. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
31. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
32. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)

33. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
34. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)
35. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
36. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
37. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
38. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
39. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
40. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
41. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
42. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)

43. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
- a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings
44. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
45. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

46. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
47. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. A 20-foot-wide public utilities easement along all interior roads.
 - b. Water, sewer, and reclaimed water easements.
 - c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 - d. A public drain easement along the existing 36-inch storm drain pipe that runs along the north and western boundaries of the project. The easement width will vary with proximity to property lines. (Electric, Engineering, Environmental Utilities)
48. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
49. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:

- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
50. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
51. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
52. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
53. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
54. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
55. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
56. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
57. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
58. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
- a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
59. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

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

OTHER CONDITIONS OF APPROVAL:

61. A Sign Permit is required for all project signs. (Planning)
62. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
63. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
64. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
65. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
66. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
67. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
68. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)

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

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

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

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

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

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

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

To minimize dust/grading impacts during construction the applicant shall:
 - a. *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
 - b. *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
 - c. *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
 - d. *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
 - e. *The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
14. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
15. A note shall be added to the grading plans that states:

*"Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)*
16. Nevada Avenue shall be improved with a reduced road width consisting of 20-feet of pavement and standard curb and gutter at the intersection of Douglas Boulevard. This segment of Nevada Avenue will be signed for no parking on the west side of the street. Parallel parking shall be provided on the east side of Nevada Avenue per the approved tentative map. Five (5) foot wide sidewalk shall be constructed along the limits of the property. (Engineering)
17. The site shall be accessed by modified A-7 driveways located on Nevada Avenue and Douglas Boulevard. The Douglas Boulevard driveway shall be 20-feet wide and restricted to ingress movements only. The Nevada Avenue driveway shall restrict egress movements to left turn only. Onsite signage shall be provided to identify restricted movements at each driveway. (Engineering)
18. The property owner shall be responsible for the maintenance of the Nevada Street frontage landscape located within the public Right of Way. Prior to permit issuance, the property owner shall enter into a landscape maintenance agreement with the City. (Engineering)
19. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

20. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)
21. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner or Home Owners Association. (Engineering)
22. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
23. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
24. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
25. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
26. **Prior to the approval of the Improvement Plans**, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
27. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
28. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c. Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.

- d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
29. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b. For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)
30. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
31. In cases where water and sewer services are less than 10' apart, the sewer material shall be DIP with permashield 431 lining.
32. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
33. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
34. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This designated access road shall also maintained 20 feet wide unobstructed and 13 feet 6 inches vertical clearance. These provisions will be enforced at the time plan are submitted for review, Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)
35. The required turning radii shall be met for each approach for every dead-end alleys. (Fire)
36. Cross-sectional view "C" on page TM-05 shall be 20 feet clear fire lanes without obstructions in accordance with the California Fire Code. (Fire)
37. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
38. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
39. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)

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

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP:

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

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

OTHER CONDITIONS OF APPROVAL:

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

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

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

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

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

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

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

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

PRIOR TO ISSUANCE OF FINAL:

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

OTHER CONDITIONS:

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

ATTACHMENT

1. Non-Residential Conversion Guidelines

EXHIBITS

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

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

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

Guidelines for Conversion of Non-Residential Land Uses

August 4, 2004

Intent:

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

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

Infill

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

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

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

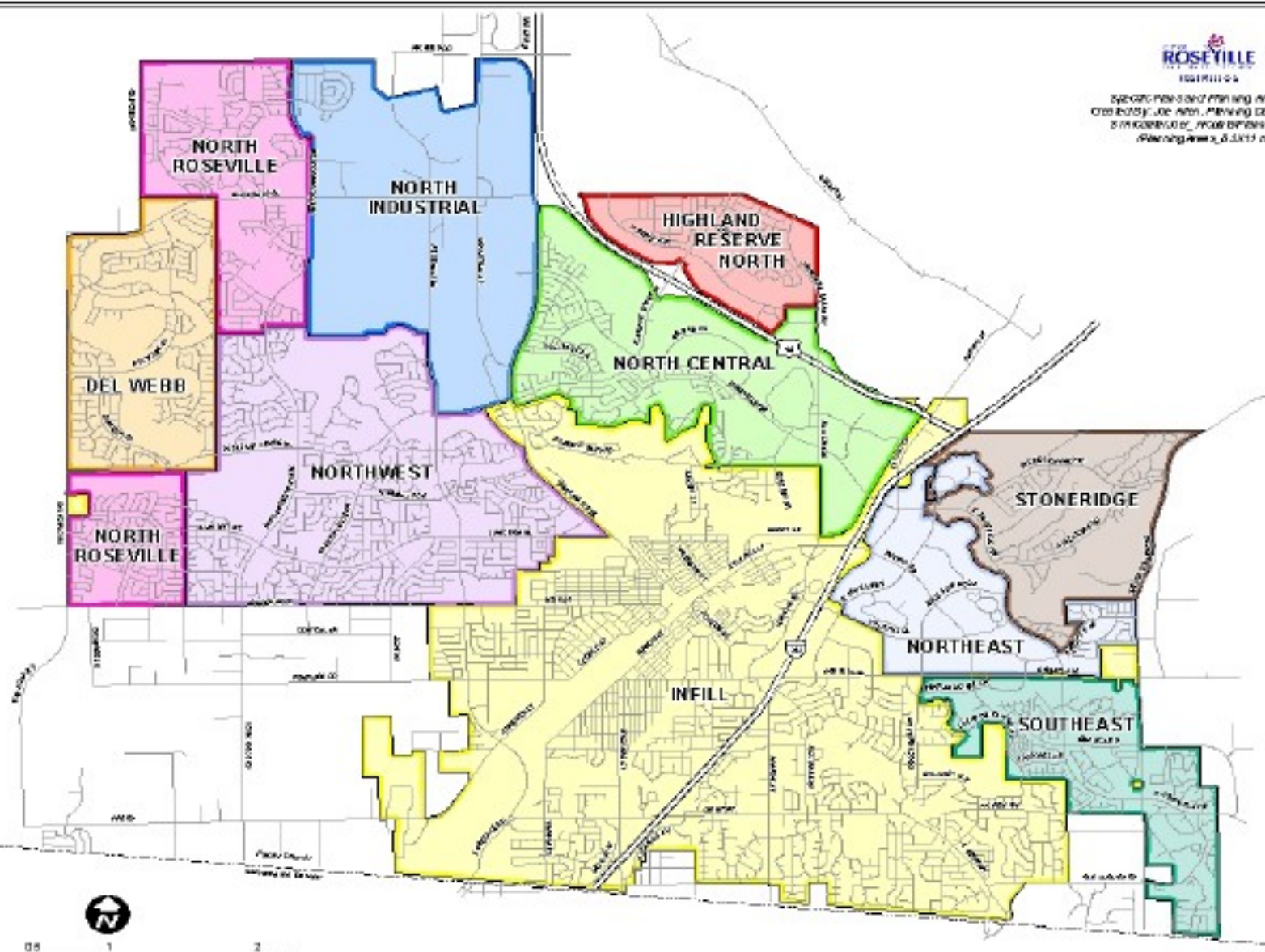
Balance of the City

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

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



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



SPECIFIC PLANS & PLANNING AREAS

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

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

Project Address: 241 Nevada Avenue

Project Owner: Robert Pegos

Project Applicant: Phil Harvey, Kuchman Architects

Project Planner: Kinarik Shallow, Assistant Planner

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

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

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

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

Greg Bitter
Planning Manager

Dated: April 9, 2019

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

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

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

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

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

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PROJECT DESCRIPTION

Project Location/Background

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

Figure 1: Project Location



Table 1: Adjacent Zoning and Land Use

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

Environmental Setting

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

Proposed Project

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

CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

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

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

- Tree Preservation Ordinance (RMC Ch.19.66)
- Community Design Guidelines (Resolution 95-347)

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- Amoruso Ranch Specific Plan Final Environmental Impact Report

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

EXPLANATION OF INITIAL STUDY CHECKLIST

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

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

- 1) A "Potentially Significant Impact" is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument based on substantial evidence can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the project. When one or more "Potentially significant Impact" entries are made, an EIR is required.
- 2) A "Less Than Significant With Mitigation" answer is appropriate when the lead agency incorporates mitigation measures to reduce an impact from "Potentially Significant" to "Less than Significant." For example, floodwater impacts could be reduced from a potentially-significant level to a less-than-significant level by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. Mitigation measures are identified as MM followed by a number.
- 3) A "Less Than significant Impact" answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or the application of development policies and standards to the project will reduce the impact(s) to a less-than-significant level. For instance, the application of the City's Improvement Standards reduces potential erosion impacts to a less-than-significant level.

- 4) A “No Impact” answer is appropriate where it can be demonstrated that the impact does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area with no agricultural lands on or adjacent to the project area clearly would not have an adverse effect on agricultural resources or operations. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources cited in the Initial Study. Where a “No Impact” answer is adequately supported by the information sources cited in the Initial Study, further narrative explanation is not required. A “No Impact” answer is explained when it is based on project-specific factors as well as generous standards.

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

INITIAL STUDY CHECKLIST

I. Aesthetics

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

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

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

Except as provided in Public Resources Code Section 21099, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

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

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

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

II. Agricultural & Forestry Resources

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

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

III. Air Quality

The City of Roseville, along with the south Placer County area, is located in the Sacramento Valley Air Basin (SVAB). The SVAB is within the Sacramento Federal Ozone Non-Attainment Area. Under the Clean Air Act, Placer County has been designated a "serious non-attainment" area for the federal 8-hour ozone standard, "non-attainment" for the state ozone standard, and a "non-attainment" area for the federal and state PM₁₀ standard (particulate matter less than 10 microns in diameter). Within Placer County, the Placer County Air Pollution Control District (PCAPCD) is responsible for ensuring that emission standards are not violated. Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

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

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

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

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

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

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

IV. Biological Resources

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

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

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

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

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

Checklist item b addresses all “sensitive natural communities” that may be affected by local, state, or federal regulations/policies while checklist item c focuses specifically on one type of such a community: federally-protected wetlands. Focusing first on wetlands, there are two questions to be posed in examining wet habitats: the first is whether the wetted area meets the technical definition of a wetland, making it subject to checklist item b, and the second is whether the wetland is subject to federal jurisdiction, making it subject to checklist item c.

The 1987 Army Corps Wetlands Delineation Manual is used to determine whether an area meets the technical criteria for a wetland. A delineation verification by the Army Corps verifies the size and condition of the wetlands and other waters in question, and determines the extent of government jurisdiction as it relates to Section 404 of the Federal Clean Water Act and Section 401 of the State Clean Water Act.

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

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

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

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

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

Discussion of Checklist Answers:

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

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

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

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

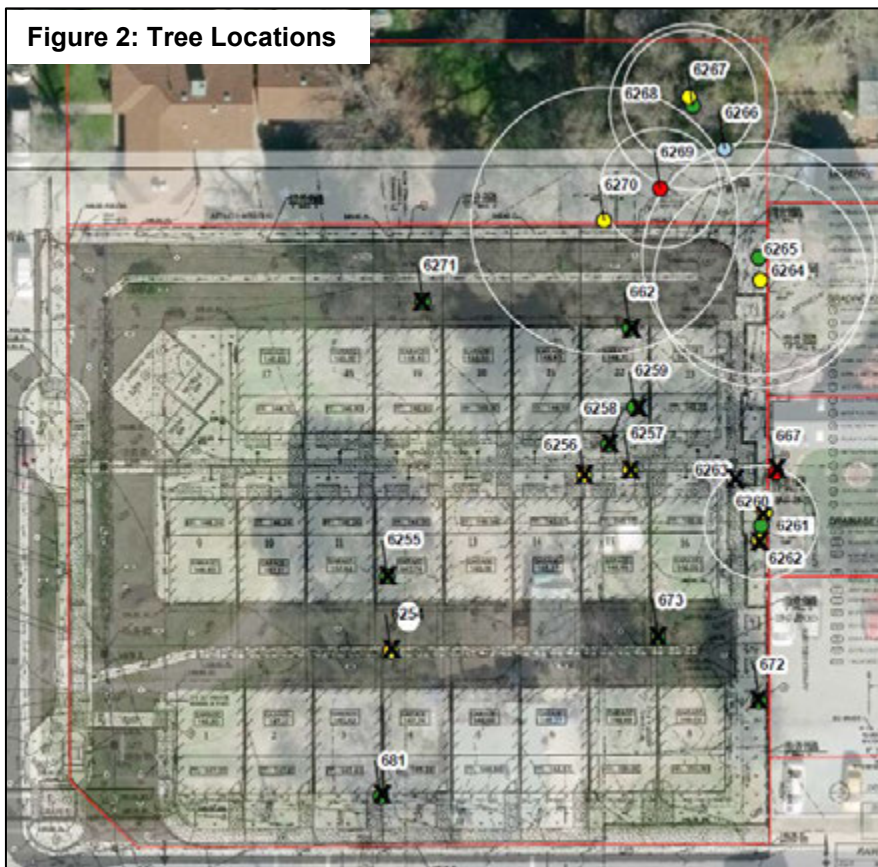
b-c) As discussed in the Environmental Setting, the project site is an infill property located in an urbanized area. The site is adjacent to paved roadways and is surrounded by residential and business professional uses. The property does not contain sensitive natural communities which are protected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

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

e) As defined by the City of Roseville Zoning Ordinance (Chapter 19.66, Tree Preservation), native oak trees greater than six (6") diameter at breast height are defined as protected. A Tree Permit is required for the removal of any protected tree, and for any regulated activity within the protected zone of a protected tree where the encroachment exceeds 20 percent. As required, the applicant has submitted a request for a Tree Permit.

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

Figure 2: Tree Locations



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

Table 2: Trees Proposed for Removal

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

Table 3: Trees Impacted by Development

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

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

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

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

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

V. Cultural Resources

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

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

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

Discussion of Checklist Answers:

a–c) No cultural resources are known to exist on the project site per the General Plan EIR; however, standard mitigation measures, as detailed in the Tribal Cultural Resources section below and included as Attachment 3, apply which are designed to reduce impacts to cultural resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. With mitigation, project impacts are less than significant.

VI. Energy

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

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

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

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

VII. Geology and Soils

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

Would the project:

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
g) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
h) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to geology and soils is based directly on the CEQA Guidelines checklist items a–e listed above. Regulations applicable to this topic include the Alquist-Priolo Act, which addresses earthquake safety in building permits, and the Seismic Hazards Mapping Act, which requires the state to gather and publish data on the location and risk of seismic faults.

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

Discussion of Checklist Answers:

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

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

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

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

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

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

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

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

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

VIII. Greenhouse Gases

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

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

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

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

³ Includes Pavely and Renewables Portfolio Standard reduction

Table 1: GHG Significance Thresholds

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

Discussion of Checklist Answers:

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

The PCAPCD's CEQA Air Quality Handbook contains a screening table used to determine if a residential project will exceed the long-term operational GHG emissions significance threshold (Table 2-6: Corresponding Size of a Project for De Minimis Level of 1,100 MT CO₂e/yr). The screening table identifies that residential projects consisting of 71 single-family dwelling units or less are considered to have a less-than-significant impact related to long-term operational GHG emissions. The project proposes a total of 23 single-family residential units, which is well below the screening threshold of 71 units. Thus, project-generated GHG emissions would not conflict with, and are consistent with, the State goals listed in AB32 and policies and regulation adopted by the California Air Resources Board pursuant to AB32. Impacts are less than significant.

IX. Hazards and Hazardous Materials

There are three hazardous cleanup sites of record within 1,000 feet of the site according to both the Department of Toxic Substances Control Envirostor database (<http://www.envirostor.dtsc.ca.gov/public/>) and the State Water Resources Control Envirostor database (<http://geotracker.waterboards.ca.gov/>). All three sites were Leaking Underground Storage Tanks (LUST) cleanup sites. The cleanup status of all three sites is completed and the cases have been closed. Of the three sites, the nearest cleanup site is the underground fuel storage tank at the Exxon gas station located approximately 80 feet south of the project site; this is also the nearest property where hazardous materials are stored or handled. The nearest school to the project site is Adelante High School, located approximately 1 mile north of the site.

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

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

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

Discussion of Checklist Answers:

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

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

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

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

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

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

X. Hydrology and Water Quality

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

Would the project:

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

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

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

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

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

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

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

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

XI. Land Use and Planning

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

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

XII. Mineral Resources

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

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

XIII. Noise

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

Would the project result in:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

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

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

XIV. Population and Housing

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

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way.

The project will add additional residential units that were not contemplated in the City's General Plan. While the project in question will add additional units, the City has existing infrastructure to accommodate the increase. The project will not result in additional infrastructure that will lead to additional growth and the project will not

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

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

XV. Public Services

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

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

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

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

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

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

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

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

XVI. Recreation

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

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

XVII. Transportation

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

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

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

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

Discussion of Checklist Answers:

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

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

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

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

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

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

XVIII. Tribal Cultural Resources

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

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

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

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

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

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

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

XIX. Utilities and Service Systems

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

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

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

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

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

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

XX. Wildfire

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

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

XXI. Mandatory Findings of Significance

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

Significance Criteria and Regulatory Setting:

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

Discussion of Checklist Answers:

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

ENVIRONMENTAL DETERMINATION:

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

[**X**] I find that the proposed project COULD, but with mitigation agreed to by the applicant, clearly will not have a significant effect on the environment and a *MITIGATED NEGATIVE DECLARATION* has been prepared.

Initial Study Prepared by:

Kinarik Shallow 4/4/2019

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

Attachments:

1. Arborist Report from Abacus Consulting Arborists, dated April 8, 2019
2. CalEEMod (version 2016.3.1) Modeling Calculations
3. Mitigation Monitoring and Reporting Program

Exhibits:

- A. Site Plan
- B. Tentative Subdivision Map
- C. Preliminary Grading and Drainage Plan
- D. Landscape Plan
- E. Elevations

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Consulting Arborist Report & **Tree Inventory & Assessment**

Prepared at the request of:

Karlton Castles

For

241 Nevada Street
APN #013-0190-0360

In

City of Roseville, California

Nicole Harrison

International Society of Arboriculture, Certified Arborist #WE-6500AM, TRAQ

September 11, 2018 (Updated April 8, 2019 to correspond with
Preliminary Grading, 03-01-2019 by RFE Engineering)

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Executive Summary

Karlton Castles of DBISBK, LLC. contacted Abacus Consulting Arborists to inventory and evaluate the protected trees and produce an Arborist Report as the end product. The property is parcel 013-192-036-000, located at 1007 Douglas Boulevard in Roseville, California.

Nicole Harrison, ISA Certified Arborist #WE6500AM, and Nicholas McNamara, arborists assistant, of Abacus Consulting Arborists was on site on March 28, 2018; to identify species, take measurements of DBH¹ and canopy, field condition notes, recommended actions, ratings, and locations of the protected trees.

There are 23 trees surveyed of which 21 qualify as protected trees as defined by the City of Roseville municipal code, Title 19, Article IV, Chapter 19.66 Tree Preservation. There are five (5) trees off site or property line trees which could be impacted by the development of the site².

<u>Tree Species</u>	<u>Trees on this Site:</u>	<u>Property Line³ and/or Offsite Trees</u>	<u>Protected by City of Roseville Title 19 Chapter 19.66</u>	<u>Trees Proposed for Removal⁴</u>	<u>Protected Trees Proposed for Retention with Impacts⁵</u>	<u>Total Trees to be Retained</u>
Valley Oak, <i>Quercus lobata</i>	6	4	10	5	3	5
Interior Live Oak, <i>Quercus wislizenii</i>	9	2	10	7	3	3
Blue Oak, <i>Quercus douglasii</i>	1	0	1	1	0	0
London Planetree, <i>Plantanus x acerifolia</i>	1	0	0	1	0	0
Privet, <i>Ligustrum sp.</i>	1	0	0	1	0	0
Total	18	6	21	15	6	8

See Chart B – Inventory of Trees for specific information on each tree.

See Chart C – Trees Proposed for Removal or Impact for additional Mitigation information

¹ DBH or 'Diameter at Breast High' is the industry accepted measurement for mature trees. The measurement is taken at 54" off of native grade. See attached 'Tree Size Expressed by Trunk Diameter'.

² Tree locations are approximate. Abacus Consulting Arborists is not responsible for determination of tree location and/or ownership.

³ Trees with any portion of the trunk on the property line are considered to be joint ownership trees between the parcels and require agreement between parcel owners for removal or impact (Stamen, 1997).

⁴ **Current Development Plan by RFE Engineering, Inc. Titled Nevada Street Lofts and dated 4-18-2018.**

⁵ Impacts occur when development activities, including grading or trenching, are within the protected root zone defined for each tree in Chart B. The impact result and/or additional protection measures can be found in the conclusion of this report

Methods

The protected trees (on-site) tagged by **ABACUS** have a numbered tag, placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: **ABACUS**, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural colored aluminum 10d nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10 – 20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.



A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPad. The data was then processed in ESRI's ArcMap by Julie McNamara, M.S. GISci, to produce the tree location map.

Tree Measurements: DBH (diameter breast high) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A Hagl6f Mantax Caliper was used to measure the DBH for trees less than 32" in diameter or less and a steel diameter tape for trees greater than 32".

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
Other Tag #	If additional field tags are found on the trees and are legible, they are listed here.
Offsite/Property Line	Indicates if an off-site tree was included in the inventory. Inclusion of off-site trees is conducted when these trees could potentially be impacted by any proposed development. Trees located within 25' of the development boundary are normally included and provided protection recommendations when development is proposed in the area. We are not surveyors and do not guarantee trees listed as on or off the site are correctly indicated.
Protected	Indicates if the tree qualifies as a "protected tree" by the standards of the local jurisdiction.
Species Common Name	The species of a tree is listed by our local common name. Our native oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
Species Botanical Name	Industry accepted botanical name by genus (capitalized) and species (lower case).
DBH	'Diameter Breast High' is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if the measurement was taken at another location it is noted here. A Swedish caliper [1] was used to measure the DBH for trees less than 30" in diameter and a steel diameter tape for trees greater than 30"Ø.
Measured Canopy radius	The farthest extent of the crown composed of leaves and small twigs. Often a tree's canopy will be irregular, however, the canopy radius is measured as longest dripline measurement from the center point of the tree as the limbs with the farthest reach.

Notes:

Notes provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed and why (ie. why dbh may have been measured at a location other than the standard 54"). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

**City of
Roseville Tree
Rating**

Pursuant to Title 19, Chapter 19.66 Tree Preservation of the Roseville Municipal Code as information to be included in the Arborist Report.

Arborist Rating

Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection. The scale is as follows:

Chart A – Tree Ratings

<u>Arborist Ratings</u>			<u>Roseville Ratings, 19.66.050 B.1.</u>
No problem(s)	Excellent	5	Excellent
No apparent problem(s)	Good	4	Good
Minor problem(s)	Fair	3	Fair to Good
Minor problem(s)		2 or 3	Fair
Major problem(s)	Poor	2	Fair to Poor
Extreme problem(s)	Hazardous	1	Poor
Dead	Dead	0	Dead

Ratings Description

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Development Impact Indicates if the tree is planned for removal or preservation, and if preserved, the relative impact of the proposed development according to the development plans. The scale is as follows:

Impact Terms

Impact Description

Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone (see Glossary) are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

Impact Notes

Development Restrictions

The proposed impact to the tree based on the current development plan
Arborist preservation recommendations to support long-term health of the tree during the development process often in the form of restrictions.

Chart B – Inventory of Trees

Blue indicates tree is off site or on the property line. Note: Actual tree locations are to be determined by others. We are not surveyors. Abacus takes no responsibility for determination of tree ownership.

Field Tag #	Protected by 19.66	Offsite /Line	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Notes	Arborist Rating	Roseville Rating	Development Status
662	Yes		Interior Live Oak	Quercus wislizenii	23	32	Debris at base, codominant leader at 10', seam ground to 4', north stem included bark and narrow attachment angle @ 15' in main stem	3 Fair - Minor Problems	Fair	Remove
667	Yes		Interior Live Oak	Quercus wislizenii	4, 5	14	Poor structure, bows @ 2-6', S limb stubbed	1 Extreme Structure or Health Problems	Poor	Remove
672	Yes	Yes	Interior Live Oak	Quercus wislizenii	13	20	Fenceline, retaining wall cracking at base, codominant leader at 6' into 3 stems, imbedded fence wire, good leaf surface	3 Fair - Minor Problems	Fair to Good	Remove
673	No		London Planetree	Platanus x acerifolia	20	25	Sparse canopy, powdery mildew, stubs to east	3 Fair - Minor Problems	Fair to Good	Remove
681	Yes	Street Tree?	Valley Oak	Quercus lobata	10, 11, 9	20	Co-dominant leader at 1' into 3 stems, 9" stem bows to west, 11 is upright 10 has dogleg to east, abnormal trunk shape, epicormic growth, topped - under high voltage, retaining wall is cracking at 1' to south	2 Major Structure or Health Problems	Fair	Remove
6254	Yes		Blue Oak	Quercus douglasii	7, 6	20	CDL at 1 foot, both systems lean, chainsaw chatter at 3 feet on W stem, suppressed poor crown ratio	2 Major Structure or Health Problems	Fair to Poor	Remove
6255	Yes		Interior Live Oak	Quercus wislizenii	23, 25	35	Codominant leader at 2', abnormal flare at ground with imbedded post/pipe (?), debris at crotch, co-dominant leader in both stems at 5-6', included bark, north stem is dominant, north stem has old pruning cuts with callous and borers, south stem has prostrate limb at 6-8' to south and 15' to west	3 Fair - Minor Problems	Fair	Remove
6256	Yes		Valley Oak	Quercus lobata	11 @ 2'	16	Codominant leader at 5' included bark, understory, bows to west	2 Major Structure or Health Problems	Fair to Poor	Remove
6257	Yes		Interior Live Oak	Quercus wislizenii	7, 9 @ 2'	20	Understory, poor structure, bows to south at 8', abnormal flare at base	2 Major Structure or Health Problems	Fair to Poor	Remove

Field Tag #	Protected by 19.66	Offsite /Line	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Notes	Arborist Rating	Roseville Rating	Development Status
6258	Yes		Valley Oak	Quercus lobata	19	25	Narrow angle attachment at 6', main stem has a slight lean to west, sparse canopy	3 Fair - Minor Problems	Fair to Good	Remove
6259	Yes		Interior Live Oak	Quercus wislizenii	13	25	Codominant leader at 8', included bark, crossing limbs @ 12', poor structure	3 Fair - Minor Problems	Fair	Remove
6260	No		Glossy Privet	Ligustrum sp.	7, 7, 7	15	Poor structure, crossing limbs, poor species	2 Major Structure or Health Problems	Fair	Remove
6261	Yes		Interior Live Oak	Quercus wislizenii	9	15	Lean to south with correction	3 Fair - Minor Problems	Fair to Good	Impacted
6262	Yes		Valley Oak	Quercus lobata	8	17	Dogleg to east at 10', sparse canopy	2 Major Structure or Health Problems	Fair	Remove
6263	Yes		Interior Live Oak	Quercus wislizenii	19, 5, 7	35	Codominant leader at 6" with two 5" stems, main stem has a seam 6" to 4", good canopy; 5" stems are both suppressed and bow to west north west	4 Good - No Apparent Problems	Good	Remove
6264	Yes		Interior Live Oak	Quercus wislizenii	15	32	Advanced decay pocket at 2' to south with callous, suppressed, bows to south west - not correctible	2 Major Structure or Health Problems	Fair	Impacted
6265	Yes		Valley Oak	Quercus lobata	33	35	Co-dominant leader at 8', included bark, north east stem in contact with fence, large dead and decaying stub in crotch, bows to east, over-weight limb to east	3 Fair - Minor Problems	Fair	Impacted
6266	Yes	Yes	Valley Oak	Quercus lobata	16	24	good flare, upright structure, previously surrounded by bamboo, good leaf surface	4 Good - No Apparent Problems	Good	Impacted
6267	Yes	Yes	Valley Oak	Quercus lobata	13	25	good flair, slight lean from suppression by 6268, good leaf surface	3 Fair - Minor Problems	Fair to Good	Preserve
6268	Yes	Yes	Valley Oak	Quercus lobata	16	20	large codominant leader failure at 10' jagged decaying stub, upper canopy poor structure, fair leaf surface	2 Major Structure or Health Problems	Fair to Poor	Preserve
6269	Yes	Yes	Interior Live Oak	Quercus wislizenii	8	18	2 stems removed at base, remaining stem has poor structure. Potential for basal decay and failure is high	1 Extreme Structure or Health Problems	Poor	Impacted

Field Tag #	Protected by 19.66	Offsite /Line	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Notes	Arborist Rating	Roseville Rating	Development Status
6270	Yes	Yes	Valley Oak	Quercus lobata	37, 38	40	Debris at base, codominant leader at 10', narrow angle to base, sparse canopy, large dead wood, over-mature and declining	2 Major Structure or Health Problems	Fair	Impacted
6271	Yes		Valley Oak	Quercus lobata	24, 16	36	Co-dominant leader at 4', included bark to ground, sparse canopy, limb tip dieback	3 Fair - Minor Problems		Remove

Limitations

All of the conclusions in this report are based solely on the observation of conditions on the site which were readily visible. Trees may appear to be healthy and structurally sound but can contain hidden faults which could result in failure.

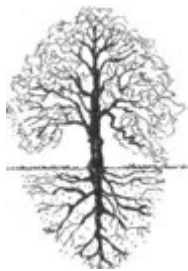
This inventory and all the evaluations were conducted during the dormant season. While we endeavor to evaluate the canopy of each tree based on twig condition, there may be conditions which cannot be detected at this time of the year.

Blackberries, Poison Oak and/or Debris (such as limbs, firewood, garbage, etc) visually inhibit the observation of critical defects at the base of a tree such as decay or evidence of decay agents (mushrooms or conks). They also can hide ground heaving, compacted soil, soil contamination, and many other critical evaluation details. Whenever these conditions exist, the visual assessment was limited and the tree should be reevaluated upon removal of the inhibiting condition.

Discussion

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. Accordingly, tree protection during development involves preserving an area that extends beyond the dripline.



Drawing A
***Common misconception of where
tree roots are assumed to be
located***



Drawing B
The reality of where roots are located

Conclusion

There are 23 trees surveyed of which 21 qualify as protected trees as defined by the City of Roseville municipal code, Title 19, Article IV, Chapter 19.66 Tree Preservation. There are six (6) trees off site or on the property line which could be impacted by the development of the site.

Protected Tree Status	Tree Count	Inches ⁶
Trees to Remain on the Site without Impact	0	
Trees Proposed for Removal	15	274
Trees with Impacts Causing Early Demise (6261 & 6264)	2	24
Trees with Impacts to be Determined ⁷ (6265 & 6270)	2	Up to 108

(Updated April 4, 2019 for Plan update Preliminary Grading, 03-01-2019 by RFE Engineering)

Projected development impacts are based solely on distance relationships between tree location and grading and/or trenching. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and restrictions can result in a higher chance of survival, while restrictions that are overlooked can result in a dramatically lower chance of survival. **The final impact will be measured at project completion and reported by the project arborist in the 'Final Compliance Letter'.**

General Development Guidelines

- 1 Any recommended chemical treatments shall be performed 30 days prior to onset of grading activities. Project arborist shall require confirmation of treatment.
- 2 No wheeled equipment or pickup trucks shall be allowed on site until exclusionary tree fencing is installed by developer and inspected by the project arborist.
- 3 All of the trees to be removed or pruned shall be chipped onsite to the greatest degree possible. The chips are to be used under the trees that are to remain as mulch in the Protected Root Zone (see 6 below).
- 4 All trees to be removed within the Protected Root Zone of a tree to remain on site shall NOT be removed with equipment, but rather shall be stump ground.
- 5 All of the trees to remain shall have mulch installed in the Protected Root Zone 4 - 6" deep prior to grading and/or grubbing. It is preferred this mulch is from the trees to be removed, however, other mulch may be used but it is required to be arborist type woodchips (4 – 6" deep), but not redwood or cedar bark. Redwood or Cedar bark mulch will not be accepted. If applied, it will be required to be removed and placed on top of the required arborist type mulch.
- 6 All trees to be saved shall have their root zones and trunk(s) protected with exclusionary fencing. Unless otherwise specified by the City or County, a four (4') foot high orange or yellow plastic, high visibility fence shall be installed surrounding the trees' root zone (defined by canopy radius), hereafter referred to as the Protected Root Zone. The fence shall be staked 10'o.c. maximum spacing, with 5' steel "T"

⁶ Inches are DBH for single trunk trees and DBH added together for multi-stem trees

⁷ Trees with Impacts to be determined during construction are assumed to be 'preserved' and often Bonded to ensure every effort is made to manage the site activities to preserve these trees.

- posts, 2" x 2" square or 2"+ Ø wood posts. The Protected Root Zone area shall extend out to the tree's longest dripline radius plus one foot, as a circle. See Arborist Report - Chart B for radius measurement for each individual tree. The fencing shall completely surround the trees' root zone and not be "U" shaped or open at any point. Whenever possible, include as many trees that are to be saved into one fenced exclusionary Protected Root Zone. The fencing shall be maintained and not moved or removed until the final arborist inspection at the completion of construction.
- 7 No material storage, people, portable outhouses, vehicles, or dogs shall be allowed in the Protected Root Zone.
 - 8 Utility-trenching paths are to be placed outside the Protected Root Zone unless previously approved by project Arborist.
 - 9 The cut and fill material excavated from or added to the lot can kill trees by removing too many roots, drying/wetting the soil, or by suffocating the roots with too much soil. If fill material is needed within 20' of the Protected Root Zone, properly designed aeration/ventilation systems made to protect the trees and allow for the fill material can be installed.
 - 10 Limestone gravel shall not be used as base material or for drain rock as it will change the pH to be more alkaline, and may harm the trees.
 - 11 Lime to assist in soil compaction, if required, shall not be used within 100' of any tree to remain and be preserved.
 - 12 Soil contamination shall be avoided by eliminating chemical dumping on the property that may infiltrate into the Protected Root Zone. **No**: washing, dumping, or contaminating the site including but not necessarily limited to the following: concrete from tools or trucks, paint materials, sheetrock mud or stucco materials, other chemicals, solvents, herbicides, etc.
 - 13 Irrigation is required once per month for a trees to remain within 30' of any grading activity during the months of May - November, unless 1" of rain has been recorded within the 2 week period. The project arborist is required to inspect the site and specify irrigation requirements once per month during the months of May – November.
 - 14 Irrigation is required as soon as the concrete is poured and footings and stem walls are backfilled. The protected trees within 30' should be watered to the point of soil saturation at a minimum depth of 12".
 - 15 Do not nail, tie, screw, or fasten any signs, braces, etc. to the trees that are to remain.
 - 16 Pruning is to be completed by a qualified ISA Certified Arborist or under the direct supervision of the project arborist. No cutting of live wood over 2"Ø shall be made. All cutting, pruning, trimming, cabling, guying, bracing, and lightning protection systems shall conform to the most current standards of the American National Standards Institute (ANSI). The current ANSI Tree Care Standards are A300 (Parts 1-4) 2000 to 2002 (copies at: www.ansi.org). The BMPs are "Best Management Practices", as companion publications to the ANSI Tree Care Standards, printed by the International Society of Arboriculture (copies at: www.isa-arbor.com). The BMP booklets explain the details of the ANSI Tree Care Standards and how to follow them correctly. Pruning of branches under 3" in diameter should be made with sharp hand tools: pruners, loppers, and/or handsaws, not chainsaws.
 - 17 Additional recommendations to enhance the likelihood of tree survival may be required or recommended in supplemental inspections by the project arborist.

Chart C – Trees Proposed for Removal

Field Tag #	Protected by 19.66	Offsite/Property Line	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Arborist Rating	Roseville Rating	Development Status, 9-11-18	Mitigation Inches	Removal Count
662	Yes		Interior Live Oak	Quercus wislizenii	23	32	3 Fair - Minor Problems	Fair	Remove	23	1
667	Yes		Interior Live Oak	Quercus wislizenii	4, 5	14	1 Extreme Structure or Health Problems	Poor	Remove	9	2
672	Yes	Yes	Interior Live Oak	Quercus wislizenii	13	20	3 Fair - Minor Problems	Fair to Good	Remove	13	3
673	No		London Planetree	Platanus x acerifolia	20	25	3 Fair - Minor Problems	Fair to Good	Remove	0 – Unprotected Species	4
681	Yes		Valley Oak	Quercus lobata	10, 11, 9	20	2 Major Structure or Health Problems	Fair	Remove	30	5
6254	Yes		Blue Oak	Quercus douglasii	7, 6	20	2 Major Structure or Health Problems	Fair to Poor	Remove	13	6
6255	Yes		Interior Live Oak	Quercus wislizenii	23, 25	35	3 Fair - Minor Problems	Fair	Remove	48	7
6256	Yes		Valley Oak	Quercus lobata	11 @ 2'	16	2 Major Structure or Health Problems	Fair to Poor	Remove	11	8
6257	Yes		Interior Live Oak	Quercus wislizenii	7, 9 @ 2'	20	2 Major Structure or Health Problems	Fair to Poor	Remove	16	9

Field Tag #	Protected by 19.66	Offsite/ Property Line	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Arborist Rating	Roseville Rating	Development Status, 9-11-18	Mitigation Inches	Removal Count
6258	Yes		Valley Oak	Quercus lobata	19	25	3 Fair - Minor Problems	Fair to Good	Remove	19	10
6259	Yes		Interior Live Oak	Quercus wislizenii	13	25	3 Fair - Minor Problems	Fair	Remove	13	11
6260	No		Privet sp.	Ligustrum sp.	7, 7, 7	15	2 Major Structure or Health Problems	Fair	Remove	0 – Species not Protected	12
6262	Yes		Valley Oak	Quercus lobata	8	17	2 Major Structure or Health Problems	Fair	Remove	8	13
6263	Yes		Interior Live Oak	Quercus wislizenii	19, 5, 7	35	4 Good - No Apparent Problems	Good	Remove	31	14
6271	Yes		Valley Oak	Quercus lobata	24, 16	36	3 Fair - Minor Problems	Fair to Good	Remove	40	15
Total										274	15

Chart C – Impacted Trees and Development Restrictions

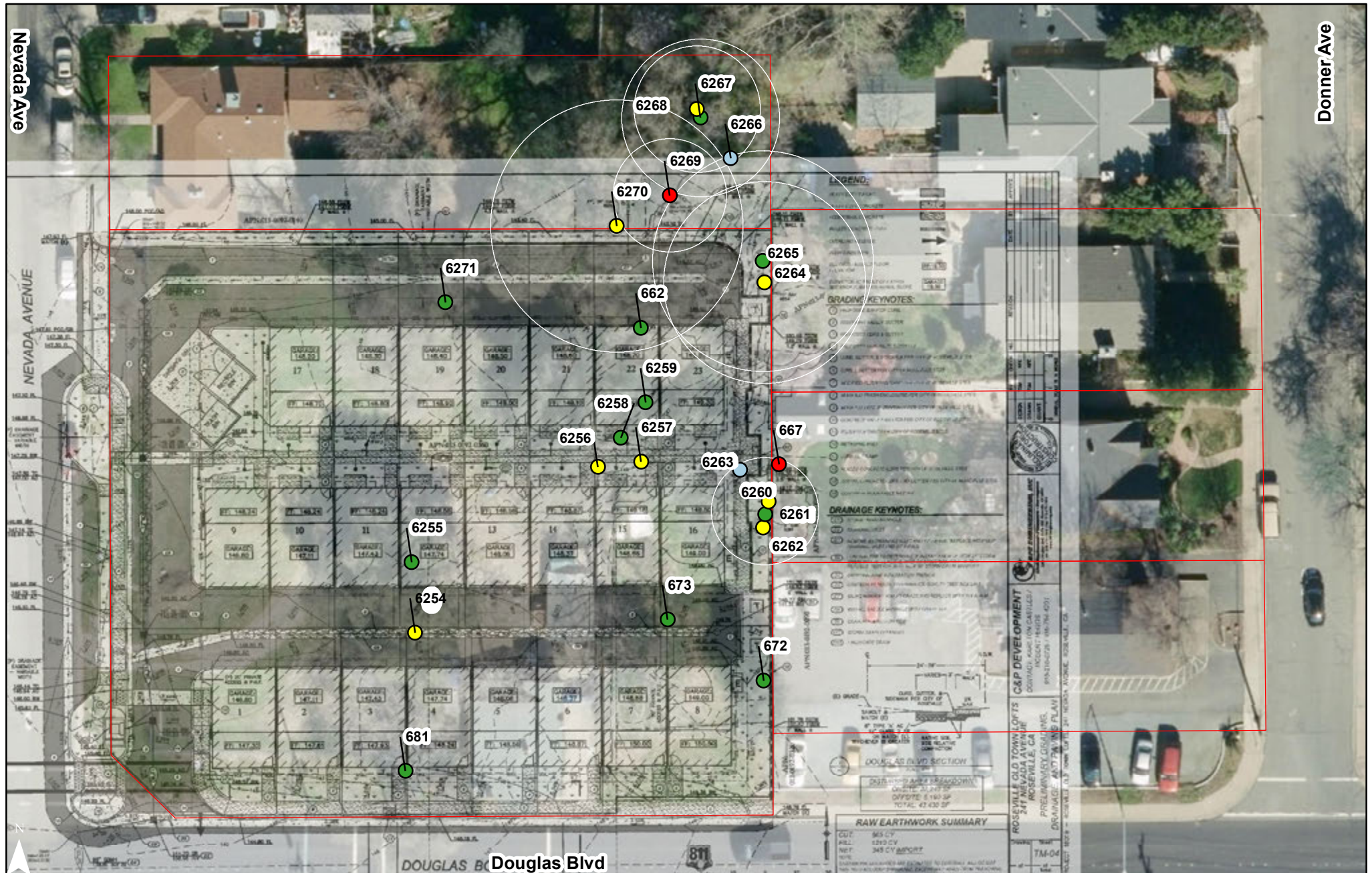
Field Tag #	Protected by 19.66	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Arborist Rating	Roseville Rating	Mitigation Inches	Impact Term	Special Preservation Requirements
6261	Yes	Interior Live Oak	Quercus wislizenii	9	15	3 Fair - Minor Problems	Fair to Good	9	Critical to Severe	Consider geotextile fabric under fill for 10', min requirement is 5'. Project arborist to be onsite during utility placement and trenching.
6264	Yes	Interior Live Oak	Quercus wislizenii	15	32	2 Major Structure or Health Problems	Fair	15	Critical	Chemical treatment for stress and as a preventative for leaf disorders and insects shall be applied 30 days prior to grading. Install protective fencing at 10' from base of tree west and south. All activities inside fencing shall be

Field Tag #	Protect ed by 19.66	Species Common Name	Species Botanical Name	DBH	Measure d Canopy Radius	Arborist Rating	Roseville Rating	Mitigati on Inches	Impact Term	Special Preservation Requirements
										under the direct supervision of the project arborist, including grading and digging for retaining wall for transformer pad. (Updated April 4, 2019 for Plan update Preliminary Grading, 03-01-2019 by RFE Engineering)
6265	Yes	Valley Oak	Quercus lobata	33	35	3 Fair - Minor Problems	Fair to Poor	TBD (33)	Moderate to Critical	Chemical treatment for stress and as a preventative for leaf disorders and insects shall be applied 30 days prior to grading. Install protective fencing at 10' from base of tree west. All activities inside fencing shall be under the direct supervision of the project arborist, including any clearance pruning. (Updated April 4, 2019 for Plan update Preliminary Grading, 03-01-2019 by RFE Engineering)
6266	Yes	Valley Oak	Quercus lobata	16	24	4 Good - No Apparent Problems	Good	0	Minor	Follow all general recommendations. Protective fencing and recommendations for surrounding trees will provide adequate protection.
6269	Yes	Interior Live Oak	Quercus wislizenii	8	18	1 Extreme Structure or Health Problems	Poor	0	Moderate	Tree is structurally poor. Impacts will not significantly change the life span of the tree. No protection is required.
6270	Yes	Valley Oak	Quercus lobata	37, 38	40	2 Major Structure or Health Problems	Fair	TBD (75)	Moderate	Chemical treatment for stress and as a preventative for leaf disorders and insects shall be applied 30 days prior to grading. All grading within 50' shall be evaluated by project arborist after retaining wall evaluation. Trenching for retaining wall and root evaluation shall occur prior to grading. Geotextile fabric may be required to be placed under fill at discretion of project arborist. Install protective fencing at 50' from base of tree. All activities inside fencing shall be under the direct supervision of the project arborist, including any clearance

Field Tag #	Protect ed by 19.66	Species Common Name	Species Botanica l Name	DBH	Measure d Canopy Radius	Arborist Rating	Roseville Rating	Mitigati on Inches	Impact Term	Special Preservation Requirements
										pruning. Utility and or storm drain trenches may require boring and/or hand digging within the 50' protected zone. Tree shall be pruned prior to grading under project arborist supervision for clearance and risk reduction. (Updated April 4, 2019 for Plan update Preliminary Grading, 03-01-2019 by RFE Engineering)

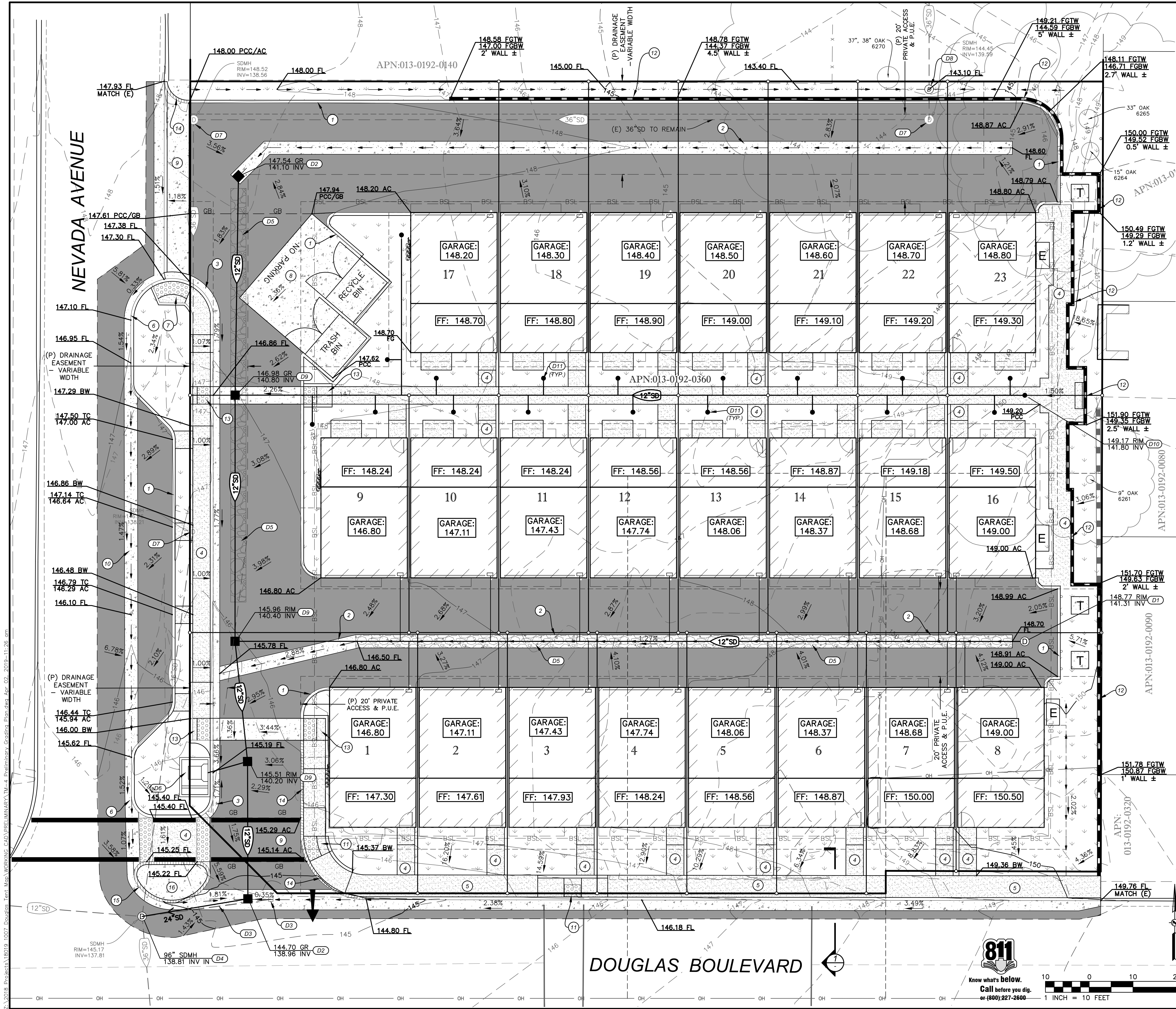
Field Tag #	Protected by 19.66	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Arborist Rating	Roseville Rating	Mitigation Inches	Impact Term	Encroachment percentage and notes	Encroachment percentage and notes - updated, 04-10-19
6261	Yes	Interior Live Oak	Quercus wislizenii	9	15	3 Fair - Minor Problems	Fair to Good	9	Critical to Severe	Assumed impact at 5' - % Based on Canopy = 29; Based on Industry standard protection = 17	New retaining wall 5' W, height TBD < 1' per Tony. More than adequate protection N-S. % based on canopy = 29
6264	Yes	Interior Live Oak	Quercus wislizenii	15	32	2 Major Structure or Health Problems	Fair	15	Critical	Assumed impact at 3' - % Based on Canopy = 45; Based on Industry standard protection = 37 NOTE: Existing slope will provide some additional protection. installation of geo textile above minimum compaction will result in impacts at 10' - 11%	Retaining walls at <5' W and S. S wall noted at .5' which should be insignificant except for coverage. Total impacts 47%. Installation of geo textile above minimum compaction in transformer pad area and under paving within 20' of tree will result in impact < 15%
6265	Yes	Valley Oak	Quercus lobata	33	35	3 Fair - Minor Problems	Fair to Poor	TBD (33)	Moderate to Critical	Assumed impact at 5' - % Based on Canopy = 41; Based on Industry standard protection = 40 NOTE: Existing slope will provide some additional protection, installation of geo textile above minimum compaction will result in impacts at 20' - 11%	Same
6266	Yes	Valley Oak	Quercus lobata	16	24	4 Good - No Apparent Problems	Good	0	Minor	Assumed impact at 25' - % Based on Canopy = 0; Based on Industry standard protection = 0	Same

6269	Yes	Interior Live Oak	Quercus wislizenii	8	18	1 Extreme Structure or Health Problems	Poor	0	Moderate	Assumed impact at 10' to new drive - % Based on Canopy = 16; Based on Industry standard protection = 0	Same
6270	Yes	Valley Oak	Quercus lobata	37, 38 [53]	40	2 Major Structure or Health Problems	Fair	TBD (75)	Moderate	Assumed impact at 5' - % Based on Canopy = 42; Based on Industry standard protection = 44%. NOTE: With application of geo fabric and minimum compaction under, impacts are moved to utility location. If utilities are bored (instead of trenched), impact is moved to far side of access road at ±25' resulting in impacts of 20%	New retaining wall footing to be less than 1' deep into existing grade. 36" storm drain is existing and to remain without improvements. New impact is from proposed 12" Storm Drain at ±15' and cover. Impact = 26%



Please refer to the Arborist Report for additional information.
Tree locations are approximate.

Z:\2018 Projects\18019_1007 Douglas Blvd. Preliminary Grading Plan.dwg Apr. 02, 2019-11:26 am



LEGEND:

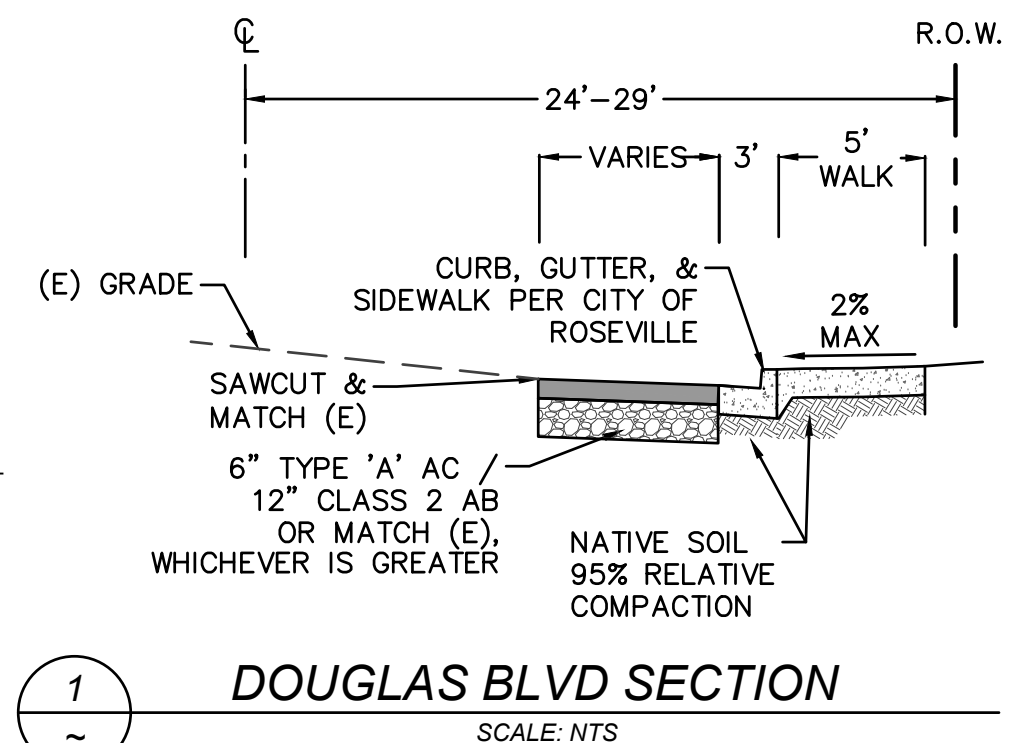
HEAVY DUTY PAVING	
HEAVY DUTY CONCRETE	
PEDESTRIAN CONCRETE	
ROLLED CONCRETE CURB	
OVERLAND RELEASE	
FLOW DIRECTION	
BUILDING FINISHED FLOOR ELEVATION	FF: 19.00
ELEVATION AT FRONT OF GARAGE SEE ARCH PLANS FOR GRADE SLOPE	GARAGE: 18.00

GRADING KEYNOTES:

- PROPOSED BARRIER CURB
- PROPOSED VALLEY GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE SIDEWALK
- CURB, GUTTER, & SIDEWALK PER CITY OF ROSEVILLE STDs
- CURB & GUTTER PER CITY OF ROSEVILLE STDs
- MODIFIED FLUSH PAN RAMP PER CITY OF ROSEVILLE STDs
- MODIFIED TRASH ENCLOSURE PER CITY OF ROSEVILLE STDs
- MODIFIED TYPE 'S' DRIVEWAY PER CITY OF ROSEVILLE STDs
- CONCRETE VALLEY GUTTER PER CITY OF ROSEVILLE STDs
- FLUSH PAN RAMP PER CITY OF ROSEVILLE STDs
- RETAINING WALL
- CURB CUT RAMP
- ROLLED CONCRETE CURB PER CITY OF ROSEVILLE STDs
- ROLLED CONCRETE CURB AND GUTTER PER CITY OF ROSEVILLE STDs
- CONCRETE MOUNTABLE MEDIAN

DRAINAGE KEYNOTES:

- STORM DRAIN MANHOLE
- DRAINAGE INLET
- REMOVE (E) DRAINAGE INLET AND 12" PIPING. REPLACE WITH NEW DRAINAGE INLET AND 24" PIPING.
- CONTRACTOR TO DETERMINE IF INSTALLATION OF NEW 24" STORM DRAIN WILL BE FEASIBLE WITH EXISTING MANHOLE. IF NOT FEASIBLE, REPLACE WITH NEW 96" STORM DRAIN MANHOLE.
- UNDERGROUND INFILTRATION TRENCH
- CONTECH FILTERRA STORMWATER QUALITY TREE BOX UNIT
- BRING MANHOLE RIM TO GRADE AND REPLACE WITH SOLID RIM
- INSTALL SADDLE MANHOLE WITH GRATE TOP
- DRAINAGE JUNCTION BOX
- STORM DRAIN CLEANOUT
- LANDSCAPE DRAIN



DISTURBED AREA BREAKDOWN
ONSITE: 37,240 SF
OFFSITE: 6,190 SF
TOTAL: 43,430 SF

RAW EARTHWORK SUMMARY

CUT: 865 CY
FILL: 1210 CY
NET: 345 CY IMPORT

NOTE:
EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT SHRINKAGE, EXCESS MATERIALS FROM TRENCHING, EXCAVATION FOR DETENTION BASIN, AND MISC. UNKNOWN STRUCTURAL SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.

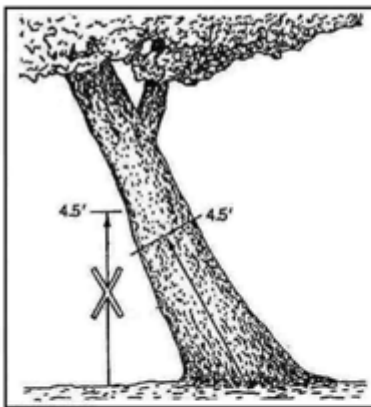
APPROVED	BY	DATE	REVISION	CHECK NO.	BY	DESIGN	TSM	DESIGN	QUANT.	ORIGINAL SCALE IS IN INCHES
										0 1 2
C&P DEVELOPMENT CONTACT: KARLTON CASTLES / ROBERT PEGOS 916-218-0728 / 916-764-4201										
ROSEVILLE OLD TOWN LOFTS 241 NEVADA AVENUE ROSEVILLE, CA PRELIMINARY GRADING, DRAINAGE, AND PAVING PLAN										
Drawing	Sheet	TM-04								
of	of Total	9								
04-02-2019										

Tree Size Expressed by Trunk Diameter

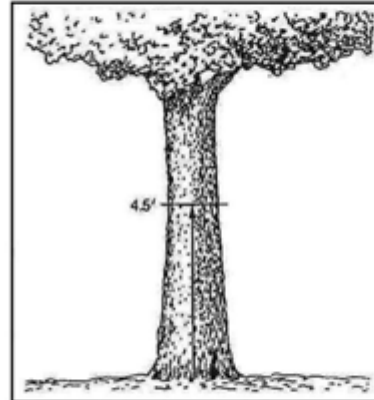
Tree SIZE Expressed by Trunk Diameter

"The height at which the trunk diameter of a tree is measured depends upon its size. The American Standard for Nursery Stock (ANSI, 1990) state that measurements shall be taken 6 inches (15 cm) above the ground for trunk diameters up to and including 4 inches (10 cm). Larger trees (assumed, but not stated, to be of transplantable size) are to be measured at 12 inches (30 cm). Trees normally considered too large to transplant are to be measured 4.5 feet [4'-6" is also called diameter breast high or dbh] (1.4 m) above the ground. Trees, like conifers, which have branches below 4.5 feet should be measured at a height that most effectively represents the size of the tree." The diameter is calculated by first measuring the circumference divided by 3.14 (π called pi) or by using a "diameter tape" whereon the inches are multiplied by π and shown to produce the diameter directly.

This is the dbh standard for measurement as shown in figure 4-2.



Figures 4-3 (top) and 4-4 (bottom). In each case, the trunk circumference should be measured at right angles to the trunk 4.5 feet (1.4 m) along the center of the trunk axis so the height is the average of the shortest and longest sides of the trunk.



Figures 4-2. Trees with fairly straight, upright trunks with the lowest branch arising on the trunk higher than 6 feet (1.8 m) above the ground should be measured at 4.5 feet (1.4 m).

There are some exceptions to the dbh standard as shown in the figures 4-3, 4-4, 4-5 & 4-6.

Figure 4-6. In a multi-stem tree, measure the trunk circumference of each trunk at 4.5 feet (1.4 m) above the ground. The area of each trunk is determined and then added together to obtain a trunk area that is representative of the size of the tree and each of the stems contribute its proportionate share to the canopy.

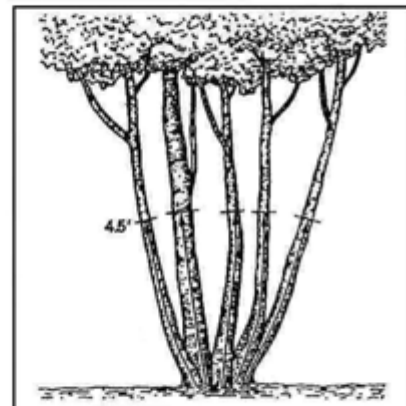
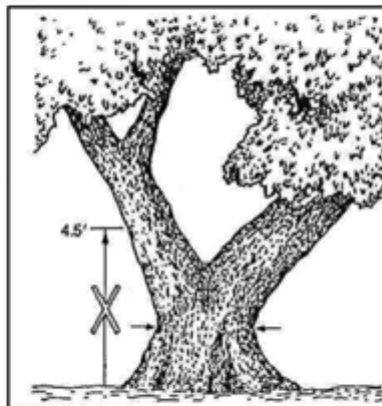
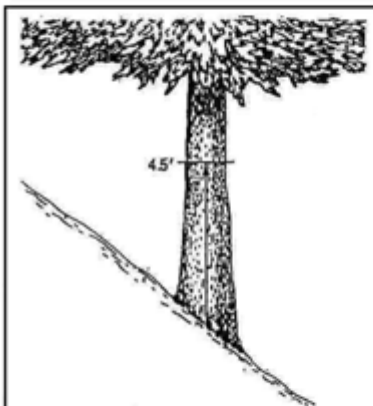


Figure 4-5. When low branches preclude measuring the trunk at 4.5 feet (1.4 m) measure the smallest circumference below the smallest branch. In this example, an alternative would be to determine the sum of the cross-sectional areas of the two stems measured about 12 inches (30 cm) above the crotch; then average the sum of the two branch areas and the smallest cross-sectional area below the branches. This may give a better estimate of tree size. Record the height of measurement(s) and the reasons the height or those heights were chosen.

ABACUS

"Where Every Detail Counts"



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This information is taken from: *Guide for Planting Appraisal*, English Edition, authored by the Council of Tree & Landscape Appraisers, edited, published & copyrighted by the International Society of Arboriculture, representing: American Association of Nurserymen, American Society of Consulting Arborist, Associated Landscape Contractors of America, International Society of Arboriculture and the National Arborist Association.

Tree SIZE Expressed by Trunk Diameter

Scale: NTS

Drawing: TSE

ABACUS

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(530) 305-0165

Nicole.Abacus@gmail.com

Disclosure, Assumptions and Disclaimer

- 1) I, Nicole Harrison, *ISA Certified Arborist WE-6500AM*, with “**ABACUS**”, did personally inspect the site and investigated the tree(s) as mentioned in this report and I performed all aspects of this report unless noted otherwise in the report.
- 2) We have neither financial interest in the tree work that may or may not be done, nor financial interest in the property where the tree(s) is (are) located unless noted within the report.
- 3) All opinions and recommendations expressed herein this report are ours solely. We have used our specialized education, knowledge, training and experience to examine the tree(s) and to make our opinions and recommendations to enhance the beauty, health and longevity, with an attempt to reduce the risk of who and/or what is near these trees. We cannot guarantee or warranty that a tree will not be healthy or safe under all circumstances, nor for a specific period of time or that problems may not arise in the future.
- 4) Our report with its opinions and recommendations are limited to the tree(s) inspected.
- 5) We attempt to be cognizant of the whole scope of a project, but many matters are beyond the scope of our professional consulting arborist services such as: exact property boundaries, property ownership, site lines, easements, codes, covenants & restrictions (CC&Rs), disputed between neighbors, and other issues.
- 6) We rely on the information disclosed to us and assume the information to be complete, true, and accurate.
- 7) The inspection is limited to visual examination of accessible items of the tree(s), from the ground unless otherwise noted, without excavation, probing, boring, or dissection, unless noted otherwise. Only information covered in this report was examined, and reflects the condition of those inspected items at that specific time.
- 8) Clients may choose to accept or disregard these opinions and recommendations of the arborist or to seek additional advice.
- 9) This report is copyrighted. Any modification or partial use shall nullify the whole report. Do not copy without written permission. This report is for the client and the client's assignees.
- 10) Sketches, diagrams, graphs, drawings, and photographs within this report are intended as visual aids and are not necessarily to scale, and should not be construed as engineering or architectural detail, reports or surveys.
- 11) We shall not attend or give a deposition and/or attend court by reason of this report unless fees are contracted for in advance, according to our standard fee schedule, adjusted yearly, for such services as described.

Signed: _____

A handwritten signature in blue ink, appearing to be 'N. Harrison', written over a horizontal line.

Roseville Old Town Lofts - Placer-Sacramento County, Annual

Roseville Old Town Lofts

Placer-Sacramento County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	23.00	Dwelling Unit	0.89	44,905.00	66

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	74
Climate Zone	2			Operational Year	2021
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	793.8	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Start of construction and operational year is estimated.

Land Use - Lot acreage is based on actual lot size of project site.

Square feet is based on total square footage of units.

Grading - Total acres graded based on proposed grading plan.

Demolition - Demolition of existing single-family residence and garage.

Energy Use -

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation -

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Table Name	Column Name	Default Value	New Value
tblGrading	AcresOfGrading	0.00	0.89
tblLandUse	LandUseSquareFeet	41,400.00	44,905.00
tblLandUse	LotAcreage	7.47	0.89

2.0 Emissions Summary

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2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.0432	0.4309	0.3398	5.5000e-004	5.4800e-003	0.0259	0.0314	1.4900e-003	0.0239	0.0254	0.0000	49.4060	49.4060	0.0135	0.0000	49.7436
2020	0.2954	0.1408	0.1230	2.0000e-004	1.3800e-003	8.0800e-003	9.4600e-003	3.7000e-004	7.4600e-003	7.8300e-003	0.0000	17.7559	17.7559	5.0000e-003	0.0000	17.8809
Maximum	0.2954	0.4309	0.3398	5.5000e-004	5.4800e-003	0.0259	0.0314	1.4900e-003	0.0239	0.0254	0.0000	49.4060	49.4060	0.0135	0.0000	49.7436

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.0432	0.4309	0.3398	5.5000e-004	5.4800e-003	0.0259	0.0314	1.4900e-003	0.0239	0.0254	0.0000	49.4059	49.4059	0.0135	0.0000	49.7435
2020	0.2954	0.1408	0.1230	2.0000e-004	1.3800e-003	8.0800e-003	9.4600e-003	3.7000e-004	7.4600e-003	7.8300e-003	0.0000	17.7559	17.7559	5.0000e-003	0.0000	17.8809
Maximum	0.2954	0.4309	0.3398	5.5000e-004	5.4800e-003	0.0259	0.0314	1.4900e-003	0.0239	0.0254	0.0000	49.4059	49.4059	0.0135	0.0000	49.7435

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-1-2019	11-30-2019	0.3521	0.3521
2	12-1-2019	2-29-2020	0.5577	0.5577
		Highest	0.5577	0.5577

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.6518	0.0302	1.9526	3.2400e-003		0.2507	0.2507		0.2507	0.2507	23.7580	10.2427	34.0008	0.0222	1.8700e-003	35.1125
Energy	3.2000e-003	0.0274	0.0117	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	101.6351	101.6351	3.1600e-003	1.1100e-003	102.0449
Mobile	0.0702	0.4999	0.8255	3.1300e-003	0.2314	2.7800e-003	0.2342	0.0623	2.6200e-003	0.0649	0.0000	288.0118	288.0118	0.0113	0.0000	288.2946
Waste						0.0000	0.0000		0.0000	0.0000	4.8231	0.0000	4.8231	0.2850	0.0000	11.9489
Water						0.0000	0.0000		0.0000	0.0000	0.4754	4.1102	4.5856	0.0490	1.1800e-003	6.1629
Total	1.7252	0.5574	2.7897	6.5400e-003	0.2314	0.2557	0.4871	0.0623	0.2556	0.3178	29.0565	403.9998	433.0563	0.3707	4.1600e-003	443.5639

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2.2 Overall Operational**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.6518	0.0302	1.9526	3.2400e-003		0.2507	0.2507		0.2507	0.2507	23.7580	10.2427	34.0008	0.0222	1.8700e-003	35.1125
Energy	3.2000e-003	0.0274	0.0117	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	101.6351	101.6351	3.1600e-003	1.1100e-003	102.0449
Mobile	0.0655	0.4569	0.7201	2.6500e-003	0.1922	2.3700e-003	0.1945	0.0517	2.2300e-003	0.0539	0.0000	244.2395	244.2395	0.0103	0.0000	244.4962
Waste						0.0000	0.0000		0.0000	0.0000	4.8231	0.0000	4.8231	0.2850	0.0000	11.9489
Water						0.0000	0.0000		0.0000	0.0000	0.4754	4.1102	4.5856	0.0490	1.1800e-003	6.1629
Total	1.7205	0.5145	2.6843	6.0600e-003	0.1922	0.2553	0.4475	0.0517	0.2552	0.3069	29.0565	360.2276	389.2841	0.3696	4.1600e-003	399.7655

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.28	7.71	3.78	7.34	16.95	0.16	8.14	16.95	0.15	3.44	0.00	10.83	10.11	0.28	0.00	9.87

3.0 Construction Detail**Construction Phase**

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2019	9/13/2019	5	10	
2	Site Preparation	Site Preparation	9/14/2019	9/16/2019	5	1	
3	Grading	Grading	9/17/2019	9/18/2019	5	2	
4	Building Construction	Building Construction	9/19/2019	2/5/2020	5	100	
5	Paving	Paving	2/6/2020	2/12/2020	5	5	
6	Architectural Coating	Architectural Coating	2/13/2020	2/19/2020	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0.89

Acres of Paving: 0

Residential Indoor: 90,933; Residential Outdoor: 30,311; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0
(Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	6.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	8.00	2.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction**3.2 Demolition - 2019****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.4000e-004	0.0000	6.4000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.7700e-003	0.0430	0.0385	6.0000e-005		2.6900e-003	2.6900e-003		2.5600e-003	2.5600e-003	0.0000	5.2601	5.2601	1.0000e-003	0.0000	5.2852
Total	4.7700e-003	0.0430	0.0385	6.0000e-005	6.4000e-004	2.6900e-003	3.3300e-003	1.0000e-004	2.5600e-003	2.6600e-003	0.0000	5.2601	5.2601	1.0000e-003	0.0000	5.2852

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3.2 Demolition - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-005	9.0000e-004	1.5000e-004	0.0000	5.0000e-005	0.0000	5.0000e-005	1.0000e-005	0.0000	2.0000e-005	0.0000	0.2360	0.2360	1.0000e-005	0.0000	0.2362
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.4000e-004	1.4500e-003	0.0000	3.9000e-004	0.0000	4.0000e-004	1.0000e-004	0.0000	1.1000e-004	0.0000	0.3501	0.3501	1.0000e-005	0.0000	0.3503
Total	2.2000e-004	1.0400e-003	1.6000e-003	0.0000	4.4000e-004	0.0000	4.5000e-004	1.1000e-004	0.0000	1.3000e-004	0.0000	0.5861	0.5861	2.0000e-005	0.0000	0.5865

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.4000e-004	0.0000	6.4000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.7700e-003	0.0430	0.0385	6.0000e-005		2.6900e-003	2.6900e-003		2.5600e-003	2.5600e-003	0.0000	5.2601	5.2601	1.0000e-003	0.0000	5.2852
Total	4.7700e-003	0.0430	0.0385	6.0000e-005	6.4000e-004	2.6900e-003	3.3300e-003	1.0000e-004	2.5600e-003	2.6600e-003	0.0000	5.2601	5.2601	1.0000e-003	0.0000	5.2852

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3.2 Demolition - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-005	9.0000e-004	1.5000e-004	0.0000	5.0000e-005	0.0000	5.0000e-005	1.0000e-005	0.0000	2.0000e-005	0.0000	0.2360	0.2360	1.0000e-005	0.0000	0.2362
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.4000e-004	1.4500e-003	0.0000	3.9000e-004	0.0000	4.0000e-004	1.0000e-004	0.0000	1.1000e-004	0.0000	0.3501	0.3501	1.0000e-005	0.0000	0.3503
Total	2.2000e-004	1.0400e-003	1.6000e-003	0.0000	4.4000e-004	0.0000	4.5000e-004	1.1000e-004	0.0000	1.3000e-004	0.0000	0.5861	0.5861	2.0000e-005	0.0000	0.5865

3.3 Site Preparation - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6000e-004	4.4600e-003	2.0700e-003	0.0000		1.8000e-004	1.8000e-004		1.7000e-004	1.7000e-004	0.0000	0.4378	0.4378	1.4000e-004	0.0000	0.4413
Total	3.6000e-004	4.4600e-003	2.0700e-003	0.0000	2.7000e-004	1.8000e-004	4.5000e-004	3.0000e-005	1.7000e-004	2.0000e-004	0.0000	0.4378	0.4378	1.4000e-004	0.0000	0.4413

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3.3 Site Preparation - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	7.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0175	0.0175	0.0000	0.0000	0.0175
Total	1.0000e-005	1.0000e-005	7.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0175	0.0175	0.0000	0.0000	0.0175

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6000e-004	4.4600e-003	2.0700e-003	0.0000		1.8000e-004	1.8000e-004		1.7000e-004	1.7000e-004	0.0000	0.4378	0.4378	1.4000e-004	0.0000	0.4413
Total	3.6000e-004	4.4600e-003	2.0700e-003	0.0000	2.7000e-004	1.8000e-004	4.5000e-004	3.0000e-005	1.7000e-004	2.0000e-004	0.0000	0.4378	0.4378	1.4000e-004	0.0000	0.4413

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3.3 Site Preparation - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	7.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0175	0.0175	0.0000	0.0000	0.0175
Total	1.0000e-005	1.0000e-005	7.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0175	0.0175	0.0000	0.0000	0.0175

3.4 Grading - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.2200e-003	0.0000	1.2200e-003	4.6000e-004	0.0000	4.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.5000e-004	8.6000e-003	7.6900e-003	1.0000e-005		5.4000e-004	5.4000e-004		5.1000e-004	5.1000e-004	0.0000	1.0520	1.0520	2.0000e-004	0.0000	1.0570
Total	9.5000e-004	8.6000e-003	7.6900e-003	1.0000e-005	1.2200e-003	5.4000e-004	1.7600e-003	4.6000e-004	5.1000e-004	9.7000e-004	0.0000	1.0520	1.0520	2.0000e-004	0.0000	1.0570

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3.4 Grading - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	3.0000e-005	2.9000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0700	0.0700	0.0000	0.0000	0.0701
Total	4.0000e-005	3.0000e-005	2.9000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0700	0.0700	0.0000	0.0000	0.0701

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.2200e-003	0.0000	1.2200e-003	4.6000e-004	0.0000	4.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.5000e-004	8.6000e-003	7.6900e-003	1.0000e-005		5.4000e-004	5.4000e-004		5.1000e-004	5.1000e-004	0.0000	1.0520	1.0520	2.0000e-004	0.0000	1.0570
Total	9.5000e-004	8.6000e-003	7.6900e-003	1.0000e-005	1.2200e-003	5.4000e-004	1.7600e-003	4.6000e-004	5.1000e-004	9.7000e-004	0.0000	1.0520	1.0520	2.0000e-004	0.0000	1.0570

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3.4 Grading - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	3.0000e-005	2.9000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0700	0.0700	0.0000	0.0000	0.0701
Total	4.0000e-005	3.0000e-005	2.9000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0700	0.0700	0.0000	0.0000	0.0701

3.5 Building Construction - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0354	0.3634	0.2791	4.2000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	37.8512	37.8512	0.0120	0.0000	38.1506
Total	0.0354	0.3634	0.2791	4.2000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	37.8512	37.8512	0.0120	0.0000	38.1506

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3.5 Building Construction - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.3000e-004	9.5300e-003	1.9700e-003	2.0000e-005	4.8000e-004	6.0000e-005	5.4000e-004	1.4000e-004	6.0000e-005	2.0000e-004	0.0000	2.0588	2.0588	1.1000e-004	0.0000	2.0615
Worker	1.1200e-003	8.1000e-004	8.5800e-003	2.0000e-005	2.3200e-003	2.0000e-005	2.3400e-003	6.2000e-004	1.0000e-005	6.3000e-004	0.0000	2.0725	2.0725	6.0000e-005	0.0000	2.0739
Total	1.4500e-003	0.0103	0.0106	4.0000e-005	2.8000e-003	8.0000e-005	2.8800e-003	7.6000e-004	7.0000e-005	8.3000e-004	0.0000	4.1313	4.1313	1.7000e-004	0.0000	4.1354

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0354	0.3634	0.2791	4.2000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	37.8511	37.8511	0.0120	0.0000	38.1505
Total	0.0354	0.3634	0.2791	4.2000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	37.8511	37.8511	0.0120	0.0000	38.1505

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3.5 Building Construction - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.3000e-004	9.5300e-003	1.9700e-003	2.0000e-005	4.8000e-004	6.0000e-005	5.4000e-004	1.4000e-004	6.0000e-005	2.0000e-004	0.0000	2.0588	2.0588	1.1000e-004	0.0000	2.0615
Worker	1.1200e-003	8.1000e-004	8.5800e-003	2.0000e-005	2.3200e-003	2.0000e-005	2.3400e-003	6.2000e-004	1.0000e-005	6.3000e-004	0.0000	2.0725	2.0725	6.0000e-005	0.0000	2.0739
Total	1.4500e-003	0.0103	0.0106	4.0000e-005	2.8000e-003	8.0000e-005	2.8800e-003	7.6000e-004	7.0000e-005	8.3000e-004	0.0000	4.1313	4.1313	1.7000e-004	0.0000	4.1354

3.5 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0112	0.1151	0.0960	1.5000e-004		6.7900e-003	6.7900e-003		6.2500e-003	6.2500e-003	0.0000	13.0079	13.0079	4.2100e-003	0.0000	13.1130
Total	0.0112	0.1151	0.0960	1.5000e-004		6.7900e-003	6.7900e-003		6.2500e-003	6.2500e-003	0.0000	13.0079	13.0079	4.2100e-003	0.0000	13.1130

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3.5 Building Construction - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0000e-004	3.0900e-003	6.1000e-004	1.0000e-005	1.7000e-004	1.0000e-005	1.8000e-004	5.0000e-005	1.0000e-005	6.0000e-005	0.0000	0.7177	0.7177	4.0000e-005	0.0000	0.7186
Worker	3.6000e-004	2.5000e-004	2.7000e-003	1.0000e-005	8.2000e-004	1.0000e-005	8.2000e-004	2.2000e-004	1.0000e-005	2.2000e-004	0.0000	0.7049	0.7049	2.0000e-005	0.0000	0.7053
Total	4.6000e-004	3.3400e-003	3.3100e-003	2.0000e-005	9.9000e-004	2.0000e-005	1.0000e-003	2.7000e-004	2.0000e-005	2.8000e-004	0.0000	1.4226	1.4226	6.0000e-005	0.0000	1.4239

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0112	0.1151	0.0960	1.5000e-004		6.7900e-003	6.7900e-003		6.2500e-003	6.2500e-003	0.0000	13.0079	13.0079	4.2100e-003	0.0000	13.1130
Total	0.0112	0.1151	0.0960	1.5000e-004		6.7900e-003	6.7900e-003		6.2500e-003	6.2500e-003	0.0000	13.0079	13.0079	4.2100e-003	0.0000	13.1130

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3.5 Building Construction - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0000e-004	3.0900e-003	6.1000e-004	1.0000e-005	1.7000e-004	1.0000e-005	1.8000e-004	5.0000e-005	1.0000e-005	6.0000e-005	0.0000	0.7177	0.7177	4.0000e-005	0.0000	0.7186
Worker	3.6000e-004	2.5000e-004	2.7000e-003	1.0000e-005	8.2000e-004	1.0000e-005	8.2000e-004	2.2000e-004	1.0000e-005	2.2000e-004	0.0000	0.7049	0.7049	2.0000e-005	0.0000	0.7053
Total	4.6000e-004	3.3400e-003	3.3100e-003	2.0000e-005	9.9000e-004	2.0000e-005	1.0000e-003	2.7000e-004	2.0000e-005	2.8000e-004	0.0000	1.4226	1.4226	6.0000e-005	0.0000	1.4239

3.6 Paving - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.9300e-003	0.0181	0.0178	3.0000e-005		9.9000e-004	9.9000e-004		9.2000e-004	9.2000e-004	0.0000	2.3482	2.3482	6.8000e-004	0.0000	2.3653
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.9300e-003	0.0181	0.0178	3.0000e-005		9.9000e-004	9.9000e-004		9.2000e-004	9.2000e-004	0.0000	2.3482	2.3482	6.8000e-004	0.0000	2.3653

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3.6 Paving - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-004	1.1000e-004	1.1700e-003	0.0000	3.5000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3050	0.3050	1.0000e-005	0.0000	0.3052
Total	1.6000e-004	1.1000e-004	1.1700e-003	0.0000	3.5000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3050	0.3050	1.0000e-005	0.0000	0.3052

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.9300e-003	0.0181	0.0178	3.0000e-005		9.9000e-004	9.9000e-004		9.2000e-004	9.2000e-004	0.0000	2.3482	2.3482	6.8000e-004	0.0000	2.3653
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.9300e-003	0.0181	0.0178	3.0000e-005		9.9000e-004	9.9000e-004		9.2000e-004	9.2000e-004	0.0000	2.3482	2.3482	6.8000e-004	0.0000	2.3653

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3.6 Paving - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-004	1.1000e-004	1.1700e-003	0.0000	3.5000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3050	0.3050	1.0000e-005	0.0000	0.3052
Total	1.6000e-004	1.1000e-004	1.1700e-003	0.0000	3.5000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3050	0.3050	1.0000e-005	0.0000	0.3052

3.7 Architectural Coating - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2810					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.1000e-004	4.2100e-003	4.5800e-003	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004	0.0000	0.6383	0.6383	5.0000e-005	0.0000	0.6396
Total	0.2816	4.2100e-003	4.5800e-003	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004	0.0000	0.6383	0.6383	5.0000e-005	0.0000	0.6396

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3.7 Architectural Coating - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	1.0000e-005	1.3000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0339	0.0339	0.0000	0.0000	0.0339
Total	2.0000e-005	1.0000e-005	1.3000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0339	0.0339	0.0000	0.0000	0.0339

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2810					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.1000e-004	4.2100e-003	4.5800e-003	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004	0.0000	0.6383	0.6383	5.0000e-005	0.0000	0.6396
Total	0.2816	4.2100e-003	4.5800e-003	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004	0.0000	0.6383	0.6383	5.0000e-005	0.0000	0.6396

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3.7 Architectural Coating - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	1.0000e-005	1.3000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0339	0.0339	0.0000	0.0000	0.0339
Total	2.0000e-005	1.0000e-005	1.3000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0339	0.0339	0.0000	0.0000	0.0339

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

Increase Density

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0655	0.4569	0.7201	2.6500e-003	0.1922	2.3700e-003	0.1945	0.0517	2.2300e-003	0.0539	0.0000	244.2395	244.2395	0.0103	0.0000	244.4962
Unmitigated	0.0702	0.4999	0.8255	3.1300e-003	0.2314	2.7800e-003	0.2342	0.0623	2.6200e-003	0.0649	0.0000	288.0118	288.0118	0.0113	0.0000	288.2946

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	218.96	227.93	198.26	622,420	516,936
Total	218.96	227.93	198.26	622,420	516,936

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.80	7.30	7.50	42.60	21.00	36.40	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.494811	0.040252	0.220236	0.128508	0.023782	0.006284	0.029295	0.046215	0.001446	0.001205	0.005961	0.000773	0.001232

5.0 Energy Detail

Historical Energy Use: N

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5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	69.9265	69.9265	2.5500e-003	5.3000e-004	70.1478
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	69.9265	69.9265	2.5500e-003	5.3000e-004	70.1478
NaturalGas Mitigated	3.2000e-003	0.0274	0.0117	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	31.7087	31.7087	6.1000e-004	5.8000e-004	31.8971
NaturalGas Unmitigated	3.2000e-003	0.0274	0.0117	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	31.7087	31.7087	6.1000e-004	5.8000e-004	31.8971

Roseville Old Town Lofts - Placer-Sacramento County, Annual

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	594198	3.2000e-003	0.0274	0.0117	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	31.7087	31.7087	6.1000e-004	5.8000e-004	31.8971
Total		3.2000e-003	0.0274	0.0117	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	31.7087	31.7087	6.1000e-004	5.8000e-004	31.8971

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	594198	3.2000e-003	0.0274	0.0117	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	31.7087	31.7087	6.1000e-004	5.8000e-004	31.8971
Total		3.2000e-003	0.0274	0.0117	1.7000e-004		2.2100e-003	2.2100e-003		2.2100e-003	2.2100e-003	0.0000	31.7087	31.7087	6.1000e-004	5.8000e-004	31.8971

Roseville Old Town Lofts - Placer-Sacramento County, Annual

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

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	194207	69.9265	2.5500e-003	5.3000e-004	70.1478
Total		69.9265	2.5500e-003	5.3000e-004	70.1478

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	194207	69.9265	2.5500e-003	5.3000e-004	70.1478
Total		69.9265	2.5500e-003	5.3000e-004	70.1478

6.0 Area Detail**6.1 Mitigation Measures Area**

Roseville Old Town Lofts - Placer-Sacramento County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.6518	0.0302	1.9526	3.2400e-003		0.2507	0.2507		0.2507	0.2507	23.7580	10.2427	34.0008	0.0222	1.8700e-003	35.1125
Unmitigated	1.6518	0.0302	1.9526	3.2400e-003		0.2507	0.2507		0.2507	0.2507	23.7580	10.2427	34.0008	0.0222	1.8700e-003	35.1125

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0281					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1754					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.4432	0.0282	1.7814	3.2300e-003		0.2498	0.2498		0.2498	0.2498	23.7580	9.9638	33.7218	0.0219	1.8700e-003	34.8268
Landscaping	5.1900e-003	1.9800e-003	0.1712	1.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	0.2790	0.2790	2.7000e-004	0.0000	0.2857
Total	1.6518	0.0302	1.9526	3.2400e-003		0.2507	0.2507		0.2507	0.2507	23.7580	10.2427	34.0008	0.0222	1.8700e-003	35.1125

Roseville Old Town Lofts - Placer-Sacramento County, Annual

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0281					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1754					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.4432	0.0282	1.7814	3.2300e-003		0.2498	0.2498		0.2498	0.2498	23.7580	9.9638	33.7218	0.0219	1.8700e-003	34.8268
Landscaping	5.1900e-003	1.9800e-003	0.1712	1.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	0.2790	0.2790	2.7000e-004	0.0000	0.2857
Total	1.6518	0.0302	1.9526	3.2400e-003		0.2507	0.2507		0.2507	0.2507	23.7580	10.2427	34.0008	0.0222	1.8700e-003	35.1125

7.0 Water Detail**7.1 Mitigation Measures Water**

Roseville Old Town Lofts - Placer-Sacramento County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	4.5856	0.0490	1.1800e-003	6.1629
Unmitigated	4.5856	0.0490	1.1800e-003	6.1629

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	1.49854 / 0.944733	4.5856	0.0490	1.1800e-003	6.1629
Total		4.5856	0.0490	1.1800e-003	6.1629

Roseville Old Town Lofts - Placer-Sacramento County, Annual

7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	1.49854 / 0.944733	4.5856	0.0490	1.1800e-003	6.1629
Total		4.5856	0.0490	1.1800e-003	6.1629

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	4.8231	0.2850	0.0000	11.9489
Unmitigated	4.8231	0.2850	0.0000	11.9489

Roseville Old Town Lofts - Placer-Sacramento County, Annual

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	23.76	4.8231	0.2850	0.0000	11.9489
Total		4.8231	0.2850	0.0000	11.9489

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	23.76	4.8231	0.2850	0.0000	11.9489
Total		4.8231	0.2850	0.0000	11.9489

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Roseville Old Town Lofts - Placer-Sacramento County, Annual

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation


DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

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

MITIGATION MONITORING AND REPORTING PROGRAM

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

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

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

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

TABLE OF MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
MM BIO-1 Migratory birds and other birds of prey, protected under 50 CFR 10 of the MBTA and/or Section 3503 of the California Fish and Game Code, including Nuttall's woodpecker, loggerhead shrike, yellow-billed magpie, oak titmouse, grasshopper sparrow, song sparrow, purple martin, and white-tailed kite have the potential to nest within the trees within the riparian woodland and within the annual grassland. Ground-disturbing activities and/or vegetation clearing operations, including pruning or removal of trees and shrubs, shall be completed between September 1 to February 14, if feasible. If ground-disturbing activities and/or vegetation removal begins during the nesting season (February 15 to August 31), the developer shall have a qualified biologist conduct a pre-construction survey for active nests within 300 feet of the Project Site. The pre-construction survey will be conducted within 14 days prior to commencement of ground-disturbing activities and/or vegetation removal. The biologist shall provide a brief written report (including the date, time of survey, survey method, name of surveyor, and survey results) to City Planning prior to any ground-disturbing activity or vegetation removal. If the pre-construction survey shows that there is no evidence of active nests, no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional pre-construction survey shall be required. If any active nests are located within the vicinity of the proposed project the qualified biologist shall delineate an appropriate buffer zone, subject to approval of City Planning and in consultation with any other appropriate agencies, with construction tape or pin flags and maintain the buffer zone until the end of the breeding season or the young have successfully fledged. Buffer zones are typically 100 feet for migratory bird nests and 250 feet for raptor nests. If active nests are found onsite, a qualified biologist shall monitor nests weekly during construction to ensure activities are not causing nesting disturbance.	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans.	<i>Pre-Construction and Construction:</i> Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Planning and Engineering	Nesting bird surveys	
CUL-1: Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, as deemed necessary by the City, the developer shall retain a qualified archaeologist to assess the resource and provide proper management recommendations should potential impacts to the resources be found to be significant. All work by the archeologist shall be completed in consultation with and subject to the approval of City Planning. The archeologist shall also coordinate with and consult potentially-affected tribal representatives. Possible management recommendations for important resources could include resource avoidance or preservation in place. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section 5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	Project Applicant/Contractor/Qualified Archaeologist	During Construction	City of Roseville Planning and Public Works, and County Coroner		

**DEVELOPMENT SERVICES DEPARTMENT**

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

MITIGATION VERIFICATION SUBMITTAL COVER SHEET**Project Title/Planning File #** INFILL PCL 246 – Roseville Old Town Lofts, File #PL18-0178**Project Address** 241 Nevada Avenue**Property Owner** Robert Pegos**Planning Division Contact** Kinarik Shallow, Assistant Planner, Phone (916) 746-1309**SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL**

Mitigation Measure	Supporting Attachments Included	Date Complete

I HAVE ATTACHED THE FOLLOWING REQUIRED ITEMS:

- ☐ Table of Applicable Mitigation Measures
- ☐ Mitigation Verification Form(s)
- ☐ Specific supporting documentation required by measure(s), if applicable (e.g. biologist's report)

I hereby certify under penalty of perjury under the laws of the State of California that I am the property owner or an agent of the property owner and am authorized to submit this Mitigation Verification Form. I also certify that the above-listed mitigation measures have been completed in the manner required, and that all of the information in this submittal is true and correct, to the best of my knowledge:

Signature and Date_____
Print Name_____
Contact Number

MITIGATION VERIFICATION FORM

Mitigation Measure _____

Description of Monitoring and Verification Work Performed. The following information is a required part of the description: dates, personnel names or titles, and the stage/phase of construction work. Additional notes sheets may be attached, if necessary, or the below may simply reference a separate attachment that provides the required information.

INSTRUCTIONS

COVER SHEET:

A Cover Sheet for the project/development is prepared by City staff, with the top portion filled out. Each time Mitigation Verification Forms(s) are being submitted, a Cover Sheet completed by the Developer, Contractor, or Designee is required. An example of a completed summary table is provided below. The signature on the Cover Sheet must be *original wet ink*.

EXAMPLE MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File #	New Coffee Shop, PL15-0000
Project Address	10 Justashort Street
Property Owner	Jane Owner
Planning Division Contact	Joe Planner, Associate Planner, (916) 774-####

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete
MM-3	Copy of survey report signed by biologist	5/10/2016
MM-4	All information included in Mitigation Verification Form	5/12/2016
MM-5	E-mail from Air District approving Dust Control Plan	5/05/2016

MITIGATION VERIFICATION FORM:

A Mitigation Verification Form is provided by City staff, along with the Cover Sheet and Table of Applicable Mitigation Measures. A form is filled in and submitted for each mitigation measure by the Developer, Contractor, or Designee. The form needs only the mitigation number to be filled in, along with the Description of Monitoring and Verification Work Performed. Multiple forms may be submitted simultaneously, under one cover sheet. It is also permissible to submit a form for each part of a measure, on separate dates. For instance, in the example measure MM-4 in the table above, the actual mitigation requires informing construction workers *and* retaining a qualified archeologist if resources are uncovered. Thus, a developer may submit a form in May certifying that construction workers have been informed, and also submit a second copy of the form in July because resources were discovered and additional actions had to be undertaken.

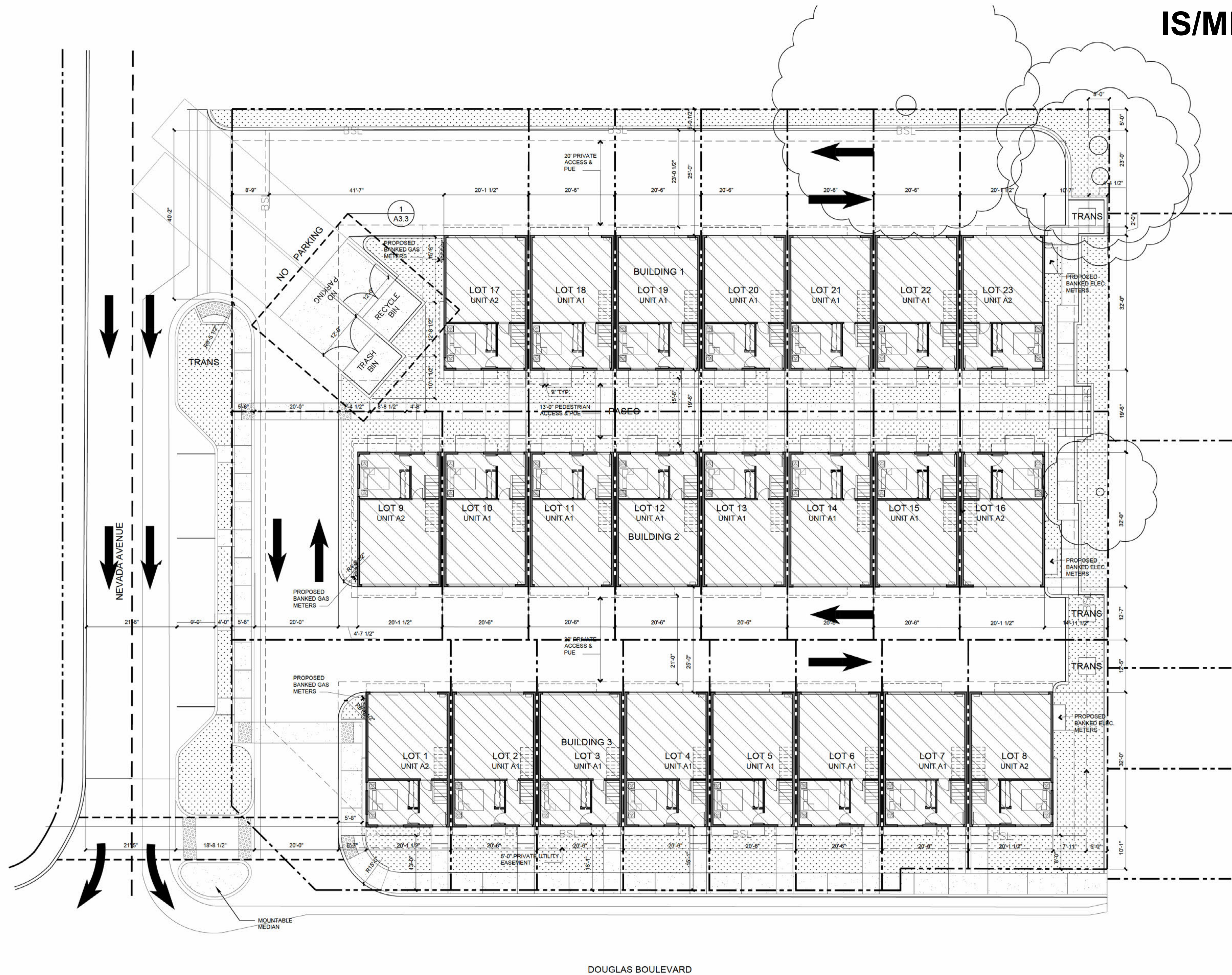
Each mitigation measure specifies the type of supporting documentation required; this must be submitted in order for the City to accept the mitigation as complete. An example of a completed Mitigation Verification Form is provided below.

EXAMPLE **MITIGATION VERIFICATION FORM**

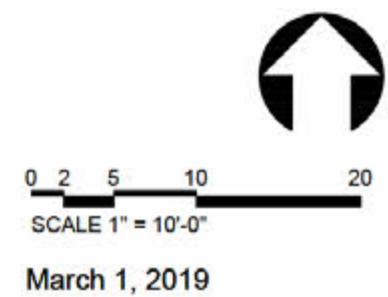
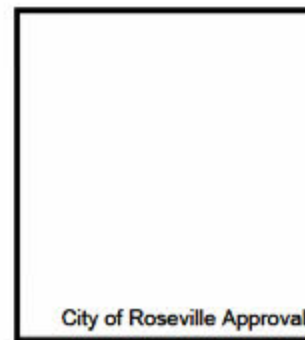
Mitigation Measure MM3

Description of Monitoring and Verification Work Performed. The following information is a required part of the description: dates, personnel names or titles, and the stage/phase of construction work. Additional notes sheets may be attached, if necessary, or the below may simply reference a separate attachment that provides the required information.

The mitigation measure text is included on the Improvement Plans General Notes page (Improvement Plan EN15-0001). On May 4, 2016, prior to any ground-disturbing activities (the pre-construction phase), a site meeting was held. At this meeting, workers on the site were informed of the potential to unearth remains, and were instructed to cease work and notify their supervisor immediately if any resources were observed.



03/01/19	3	CYCLE 4 - SUBMITTAL	GK
11/19/18	2	CYCLE 3 - SUBMITTAL	GK
08/16/18	1	CYCLE 2 - SUBMITTAL	GK



C&P
DEVELOPMENT
L.L.C.

Roseville Old Town Lofts

Roseville, California

SITE PLAN

A1.1

IS/MND EXHIBIT B



CIVIL

PROPERTY OWNER / DEVELOPER:

TOPOGRAPHIC SURVEY:

SURVEY BY RFE ENGINEERING, INC.
DATED: 08-20-2015

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE EAST RIGHT OF WAY LINE OF LEVADA AVENUE AS SHOWN ON THE PARCEL MAP FILED FOR RECORD IN BOOK 35 OF PARCEL MAPS, AT PAGE 19. THE BEARING OF WHICH IS N 00°02' 33" E AND WAS ESTABLISHED FROM RECORD MONUMENTS FOUND THEREON.

THE BENCHMARK USED FOR THIS SURVEY WAS THE CITY OF ROSEVILLE
BENCHMARK NO. 83, WHICH IS A 3 1/4" BRASS DISC STAMPED "SEPT 97 LS 4519"
LOCATED IN THE NORTHEAST CORNER OF THE DOUGLAS BLVD. BRIDGE OVER DRY
CREEK.
ELEVATION = 142.237 (DATUM: CITY OF ROSEVILLE NGVD 1929)

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY:
PANEL NO. 06061C0478
DATED: JUNE 8, 1998

CHICAGO TITLE COMPANY
TITLE NO. FSJP-8501800407-RV
DATED: JUNE 23, 2015
UPDATED: APRIL 13, 2018

ABACUS CONSULTING ARBORISTS
DATED: APRIL 07, 2018

AS SHOWN ON SHEET TM-02

RFE ENGINEERING, INC.
2260 DOUGLAS BLVD, SUITE 160
ROSEVILLE, CA 95661

CITY OF ROSEVILLE

CITY OF ROSEVILLE SOLID WASTE DIVISION
PH:916-774-5780

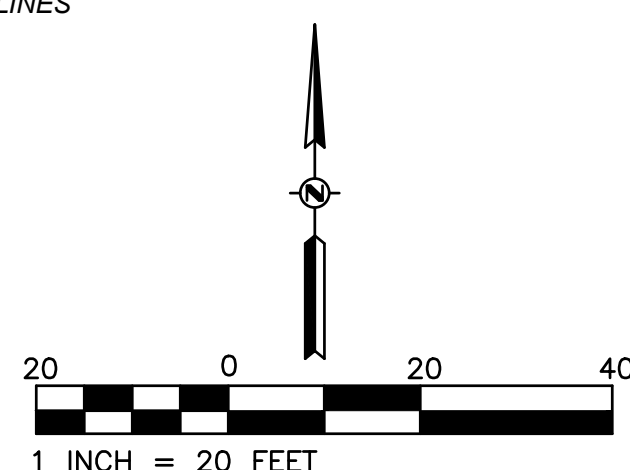
ROSEVILLE UNIFIED

	LEGEND	
DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
ROW		
EASEMENT		
LOT LINE		
CENTERLINE		
BUILDING SETBACK LINE		
SW, CURB & GUTTER		
DITCH / FLOWLINE		
EP		
STORM DRAIN		
SANITARY SEWER		
WATER		
GAS LINE		
SDMH		
DROP INLET		
SSMH		
SSCO		
FIRE HYDRANT		
WATER VALVE		
WATER METER		
UTILITY POLE		
FENCE		
RETAINING WALL		
BLOCK SCREEN WALL		
INDEX CONTOUR		
INTERMEDIATE CONTOURS		
TREE & DRIP		
FINISHED FLOOR ELEVATION		
BUILDING		

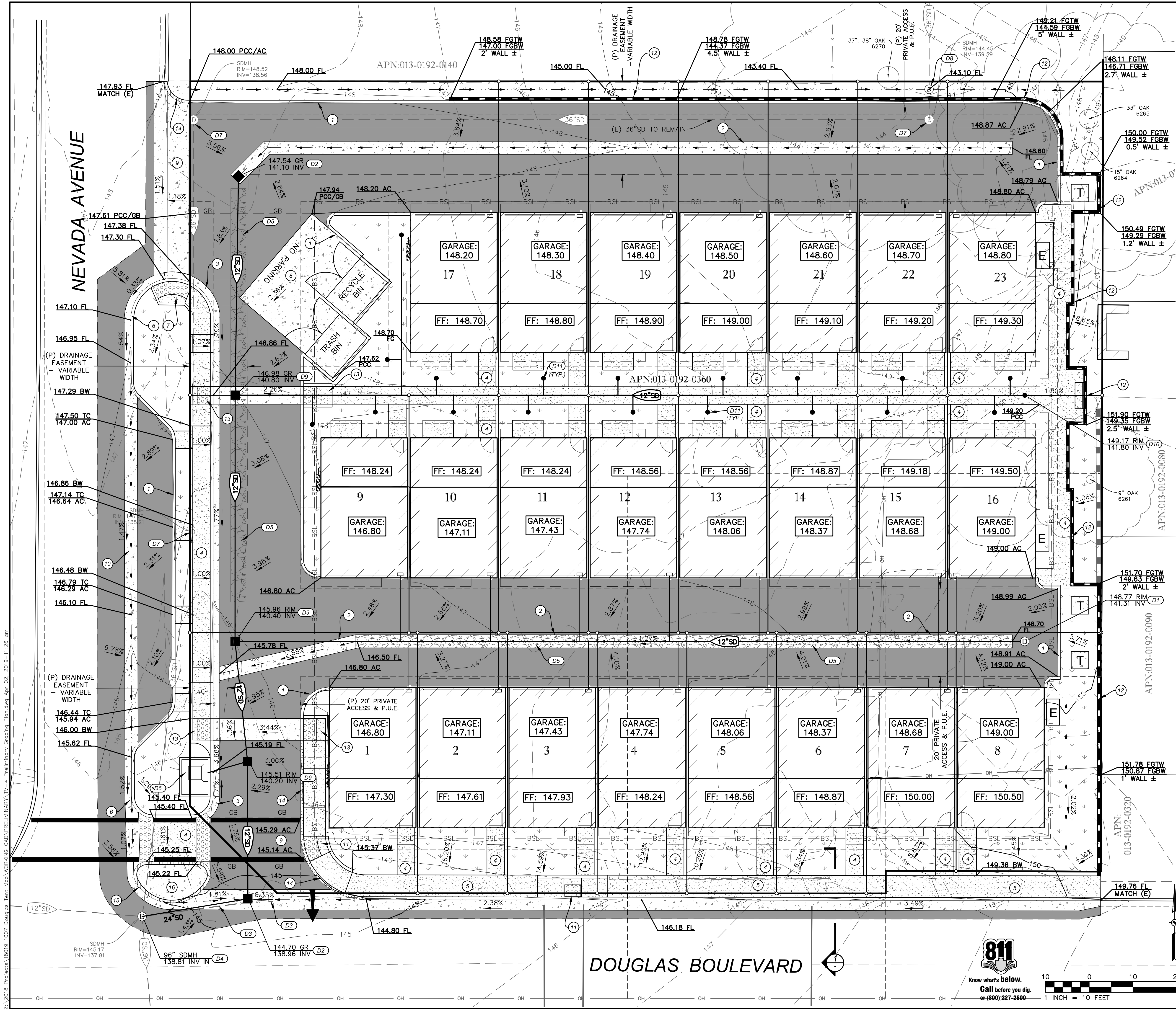
[illegible]

LOCATION: 241 NEVADA AVENUE, ROSEVILLE, CA		
APN: 013-0192-0360		
PROPERTY AREA: 0.89 AC (38,838 SF)		
EXISTING ZONE: R3	PROPOSED ZONE: R3/DS	
EXISTING USE: BUSINESS POTENTIAL	PROPOSED USE: SINGLE FAMILY HIGH DENSITY RESIDENTIAL	
ITEM	REQUIREMENTS	PROVIDED
SETBACKS (MIN) SEE CHAPTER 19.22 FOR SETBACKS		
FRONT SETBACK	N/A	7.50' MIN
SIDE SETBACK	N/A	11.50' MIN
SIDE (FRONTAGE) SETBACK	N/A	28.40' MIN
REAR SETBACK	N/A	27.50' MIN
SITE COVERAGE	50%	
HEIGHT LIMITS	45 FT	
REFERENCE IS MADE TO THE CITY OF ROSEVILLE ZONING ORDINANCE 19.10.030		

AC	ASPHALT CONCRETE	R	PROPERTY LINE
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE	(P)	PROPOSED
BW	BOTTOM WALL	SDMH	STORM DRAIN MANHOLE
CL	CENTERLINE	SSCO	SANITARY SEWER CLEANOUT
EX	EXISTING	SSBH	SANITARY SEWER MANHOLE
EP	EDGE OF PAVEMENT	TSM	TOP BACK OF CURB
FL	FLOW LINE	TW	TOP OF WALL
GR	GRATE	UG	UNDERGROUND
INV	INVERT	WA	WATER
IRR	IRRIGATION	WM	WATER METER
QH	OVER HEAD POWER LINES		



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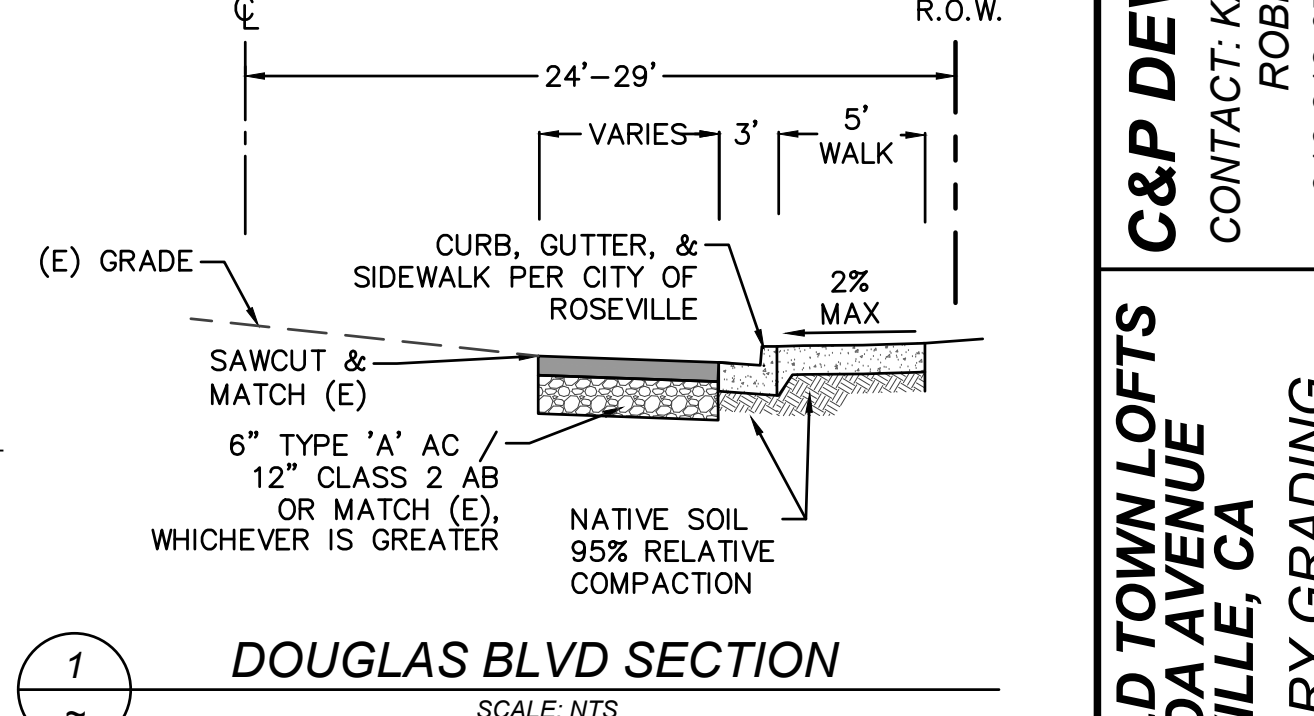


LEGENDS/MND EXHIBIT C

- HEAVY DUTY PAVING
HEAVY DUTY CONCRETE
PEDESTRIAN CONCRETE
ROLLED CONCRETE CURB
OVERLAND RELEASE
FLOW DIRECTION
BUILDING FINISHED FLOOR ELEVATION
ELEVATION AT FRONT OF GARAGE SEE ARCH PLANS FOR GRADE SLOPE

- GRADING KEYNOTES:**
- PROPOSED BARRIER CURB
 - PROPOSED VALLEY GUTTER
 - PROPOSED CURB & GUTTER
 - PROPOSED CONCRETE SIDEWALK
 - CURB, GUTTER, & SIDEWALK PER CITY OF ROSEVILLE STDs
 - CURB & GUTTER PER CITY OF ROSEVILLE STDs
 - MODIFIED FLUSH PAN RAMP PER CITY OF ROSEVILLE STDs
 - MODIFIED TRASH ENCLOSURE PER CITY OF ROSEVILLE STDs
 - MODIFIED TYPE 'S' DRIVEWAY PER CITY OF ROSEVILLE STDs
 - CONCRETE VALLEY GUTTER PER CITY OF ROSEVILLE STDs
 - FLUSH PAN RAMP PER CITY OF ROSEVILLE STDs
 - RETAINING WALL
 - CURB CUT RAMP
 - ROLLED CONCRETE CURB PER CITY OF ROSEVILLE STDs
 - ROLLED CONCRETE CURB AND GUTTER PER CITY OF ROSEVILLE STDs
 - CONCRETE MOUNTABLE MEDIAN

- DRAINAGE KEYNOTES:**
- STORM DRAIN MANHOLE
 - DRAINAGE INLET
 - REMOVE (E) DRAINAGE INLET AND 12" PIPING. REPLACE WITH NEW DRAINAGE INLET AND 24" PIPING.
 - CONTRACTOR TO DETERMINE IF INSTALLATION OF NEW 24" STORM DRAIN WILL BE FEASIBLE WITH EXISTING MANHOLE. IF NOT FEASIBLE, REPLACE WITH NEW 96" STORM DRAIN MANHOLE.
 - UNDERGROUND INFILTRATION TRENCH
 - CONTECH FILTERRA STORMWATER QUALITY TREE BOX UNIT
 - BRING MANHOLE RIM TO GRADE AND REPLACE WITH SOLID RIM
 - INSTALL SADDLE MANHOLE WITH GRATE TOP
 - DRAINAGE JUNCTION BOX
 - STORM DRAIN CLEANOUT
 - LANDSCAPE DRAIN



DOUGLAS BLVD SECTION
SCALE: NTS

DISTURBED AREA BREAKDOWN
ONSITE: 37,240 SF
OFFSITE: 6,190 SF
TOTAL: 43,430 SF

RAW EARTHWORK SUMMARY			
CUT:	865 CY		
FILL:	1210 CY		
NET:	345 CY IMPORT		
NOTE: EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT SHRINKAGE, EXCESS MATERIALS FROM TRENCHING, EXCAVATION FOR DETENTION BASIN, AND MISC. UNKNOWN STRUCTURAL SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.			
Drawing	Sheet	of	of Total
	TM-04		9
04-02-2019			

APPROVED BY DATE REVISION

BY CHECK NO. RFE TSM DESIGN DRAWN QUANT.

1 2

ORIGINAL SCALE IS IN INCHES

NOT FOR CONSTRUCTION

RFE ENGINEERING, INC. 2200 Douglas Blvd, Suite 100, Roseville, CA 95661 Ph: 916-772-7800 Fax: 916-772-7804 www.RFEEngineering.com

C&P DEVELOPMENT CONTACT: KARLTON CASTLES / ROBERT PEGOS 916-218-0728 / 916-764-4201

ROSEVILLE OLD TOWN LOFTS 241 NEVADA AVENUE ROSEVILLE, CA PRELIMINARY GRADING, DRAINAGE, AND PAVING PLAN

Drawing Sheet of of Total 9

04-02-2019

IS/MND EXHIBIT D

TREE LEGEND

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/COMMON NAME	CONTAINER SIZE	HT/SPR	REMARKS
(Note: All trees symbols sizes are reduced up to 50%)				
	DOUGLAS BLVD. STREET TREE <u>ACER RUBRUM</u> 'ARMSTRONG'- A. RED MAPLE	15 GAL	45'/15'	NARROW, FASTIGIATE
	NEVADA AVE. STREET TREE <u>PISTACIA CHINENSIS</u> CHINESE PISTACHE	15 GAL	35'/30'	SEASONAL COLOR
	PASEO/SEASONAL BUILDING SCREENING TREE <u>ACER RUBRUM</u> 'BOWHILL'- B. RED MAPLE	15 GAL	40'/15'	UPRIGHT, VERY NARROW
	SITE ACCENT & SEASONAL SCREENING TREE <u>LAGERSTROEMIA</u> 'TUSCARORA'- T. CRAPE MYRTLE	15 GAL	25'/15'	SEASONAL FLOWER COLOR
	PASEO UNDERSTORY TREE <u>ACER PALMATUM</u> 'BLOODGOOD'- B. JAPANESE MAPLE	15 GAL	16'/14'	MULTI- STEMMED
	SITE PERIMETER SCREENING TREE <u>PHOTINIA FRASERI</u> RED TIP PHOTINIA	15 GAL	18'/18'	EVERGREEN, TREE TRAINED

SHRUB LEGEND

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/COMMON NAME	CONTAINER SIZE	HT/SPR	WATER USE
SITE ENTRY ACCENT SHRUBS SUCH AS:				
	<u>ALOE 'BLUE ELF'</u> BLUE ELF ALOE	1 GAL.	1'-6'/2'	LOW
	<u>HEMEROCALLIS</u> HYBRID DAY LILY	1 GAL.	6'/2'	LOW
	<u>ROSA X NOATRUM</u> 'FLOWER CARPET'- CARPET ROSE	2 GAL.	2'-6'/3'-6'	MEDIUM
	<u>TULBAGHIA VIOLACEA</u> SOCIETY GARLIC	1 GAL.	1'-6'/2'	LOW
PASEO/BUILDING FOUNDATION SHRUBS SUCH AS:				
	<u>CHONDROPETALUM</u> TECTORUM SMALL CAPE RUSH	1 GAL.	3'/4'	MEDIUM
	<u>DIANELLA TASMANICA</u> 'TASRED'- TASRED FLAX	1 GAL.	1'-6'/3'	MEDIUM
	<u>LIRIOPE GIGANTEA</u> GIANT LILY TURF	1 GAL.	2'/3'	MEDIUM
	<u>LOROPETALUM CHINENSIS</u> 'EMERALD SNOW'- E.S. FRINGE FLOWER	5 GAL.	3'/4'	MEDIUM
SCREENING SHRUBS SUCH AS:				
	<u>CALLISTEMON VIMINALIS</u> 'BETTER JOHN'- B.J. BOTTLEBRUSH	5 GAL.	3'/3'	LOW
	<u>DIETES BIGOLOR</u> AFRICAN IRIS	1 GAL.	2'/3'	LOW
	<u>ILEX X 'RUTHOLI'</u> EMERALD COLONNADE HOLLY	5 GAL.	6'/10'	MEDIUM
	<u>VIBURNUM TINUS</u> 'DWARF'- DWARF VIBURNUM	5 GAL.	4'/5'	LOW

GROUND COVER LEGEND

SITE ENTRY ACCENT COVER SUCH AS:				EVERGREEN FOLIAGE GROUND COVER SUCH AS:			
BOTANICAL & COMMON NAME	CONTAINER SIZE	HEIGHT/SPREAD	WATER USE	BOTANICAL & COMMON NAME	CONTAINER SIZE	HEIGHT/SPREAD	WATER USE
<u>FESTUCA GLAUCA</u> 'ELIJAH BLUE'- E.B. FESCUE	FLATS	1'/2'	LOW	<u>CAREX PANSA</u> CALIFORNIA MEADOW SAGE	LINERS	8'/10"	LOW
<u>GAZANIA</u> 'MOONGLOW'- M. GAZANIA	FLATS	10'/11'-6"	MEDIUM	<u>VINCA MINOR</u> DWARF PERIWINKLE	1 GAL.	1'/3'	LOW

IRRIGATION NOTES

AN AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED. IT WILL FOLLOW THE CITY LOW WATER USE CONSERVATION GUIDELINES INCLUDING ITEMS SUCH AS:

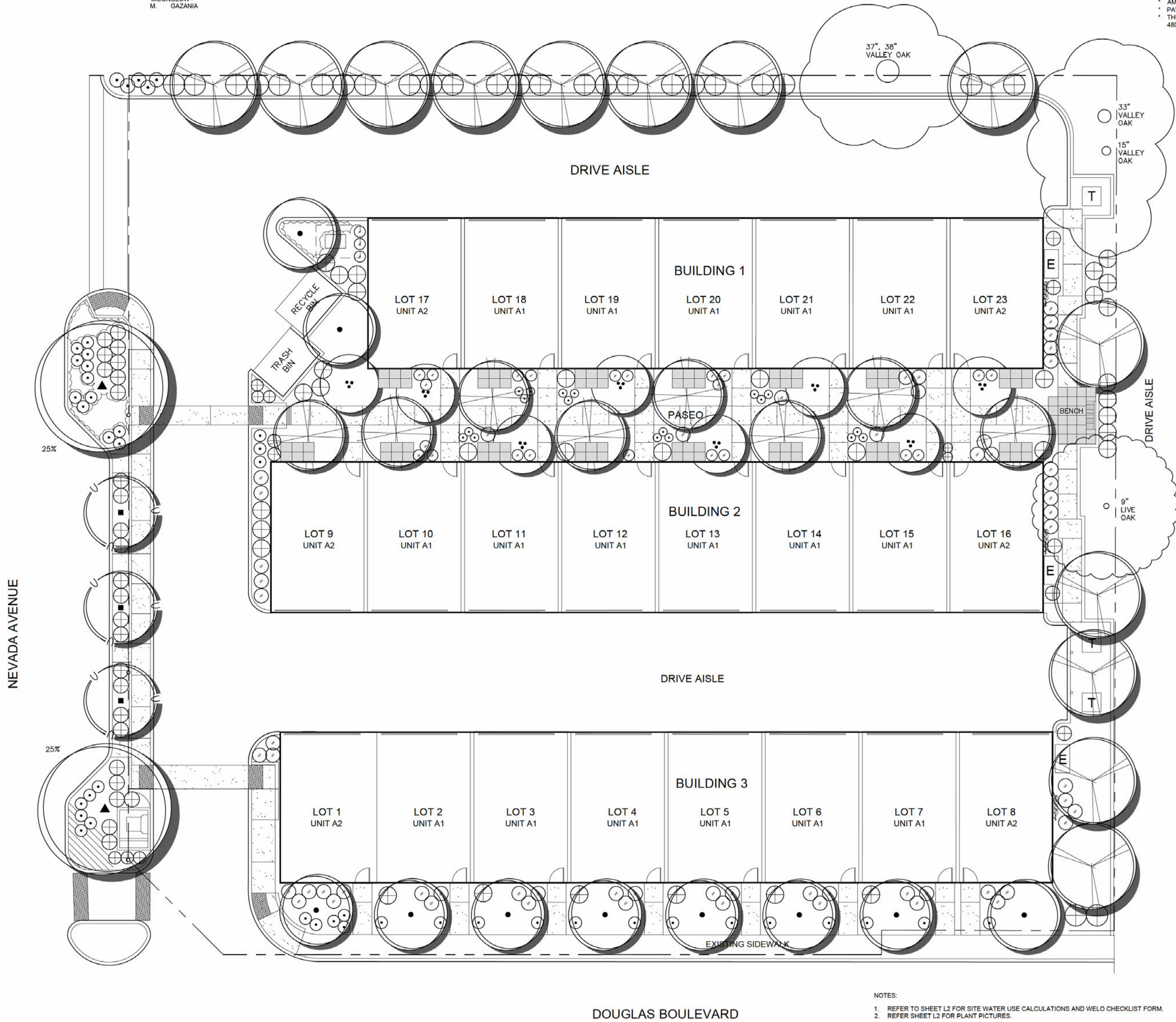
1. GROUPING OF PLANTS WITH SIMILAR WATER USE LEVEL WITHIN THEIR REMOTE CONTROL/VALVE/HYDROZONE SYSTEM.
2. SMART CONTROLLERS WITH WATER SAVINGS FEATURES.
3. LOW WATER FLOW WITH DRIP TYPE APPLICATION.
4. ALLOWABLE MAXIMUM WATER USE CALCULATIONS.
5. WATERING SCHEDULES ARE TO BE PROVIDED FOR BOTH ESTABLISHING AND ESTABLISHED PLANT MATERIALS.

PARKING SHADE CALCULATIONS

TREE	100%	75%	50%	25%
<u>PISTACIA CHINENSIS</u> CHINESE PISTACHE	NA	NA	NA	2(240) = 480
				480 SF
TOTAL AMOUNT OF SHADE PROVIDED				= 480 SF

PARKING LOT SHADE CALCULATIONS

* AMOUNT OF PAVED AREA = 752 SF
* PAVED AREA REQUIRED TO BE SHADED: 752 SF X 50% = 376 SF
* THE PERCENTAGE OF SHADE PROVIDED FOR THE PAVED AREA:
480 SF DIVIDED BY 752 SF = 63.8%
PERCENTAGE OF PAVING SHADED = 63.8%



NOTES:
1. REFER TO SHEET L2 FOR SITE WATER USE CALCULATIONS AND WELO CHECKLIST FORM.
2. REFER SHEET L2 FOR PLANT PICTURES.

SCALE 1" = 10'-0"



TOM SMITH
ASSOCIATES
Landscape Architects
Urban Design &
Landscape Guidelines
Site Planning
6921 Roundell Rd. CLA 2009
Sacramento, (916) 749-7279
CA 95842 Fax (916) 749-7229

MARCH 1, 2019

Roseville Old Town Lofts

Roseville, California

PRELIMINARY LANDSCAPE PLAN

kuchman
ARCHITECTS PC

L1

PRELIMINARY WATER USE ESTIMATE BASED
ON SITE PLANTING AREA SHOWN ON PLAN

MAXIMUM APPLIED WATER ALLOWANCE CALCULATION:

MAWA=(ETo)(0.62)/[(ETAFxLA)+(1-ETAF)xSLA]

MAWA=(52.2)(0.62)/[(0.55x7,473)+(1-0.55)x0.0]

MAWA=133,020 GALLONS

ETo: ANNUAL EVAPOTRANSPIRATION RATE

ETAF: ET ADJUSTMENT FACTOR FOR RESIDENTIAL

LA: LANDSCAPE AREA IN SQUARE FEET

SLA: SPECIAL LANDSCAPE AREA IN SQ. FT.

NOTE: THE WATER USE ITEMS REQUESTED IN THE FORM BELOW WILL BE PROVIDED WHEN THE LANDSCAPE IRRIGATION CONSTRUCTION PLAN IS COMPLETED.

WATER EFFICIENT LANDSCAPE ORDINANCE
SUBMITTAL CHECKLIST

To be completed by applicant and submitted with plans:

Project Name: Contact:

Address: Phone:

LANDSCAPE DOCUMENTATION PACKAGE CERTIFICATION

"I agree to comply with the water efficient landscape ordinance"(see rule, page 4) and certify that the landscape plans contain all information required in the landscape documentation package."

Applicant Name (Print) Signature Date

LANDSCAPE PACKAGE SUBMITTAL REQUIREMENTS

SHEET NO. 1 NOTES:

PROJECT INFORMATION (on cover sheet or equivalent):

Date

Applicant name & contact information

Owner name and contact information

Project address

Total landscaped area (in sq. ft.)

Project type (new, rehabilitated, public, private, etc.)

Water supply type (potable/recycled)

Checklist of documents contained in landscape package

WATER EFFICIENT LANDSCAPE WORKSHEET:

Hydrozone information table

Water budget calculations for MAWA and ETWU

SOIL MANAGEMENT REPORT:

Recommendations incorporated into landscape plan?

Copy of report provided to Planning Department?

LANDSCAPE PLAN

Consistent with Specific Plan Design Guidelines?

Plant materials list – botanical & common name

Planting symbols

Container size

Plant spacing

Plant quantities

SHEET NO. 2 NOTES:

Identify edible plants

Identify water features & surface area

Turf limited to 25% of total planting area?

Designate and label hydrozones (low, moderate, high, mixed use) – group plants by hydrozone

Minimum 3" mulch or bark (no shredded bark)

Establishing mulch/bark on slopes greater than 25%

Identify composting installation rates (unless exempt)

Delineate property lines, utilities, easements, streets, driveways, other paved surfaces

Identify buildings, structures and pad elevations (if not provided on grading plan)

Identify natural features to remain (rock outcroppings, trees, etc.)

Identify "Special Landscape Areas" if any

Identify stormwater treatment improvements

Identify rain catching or harvesting improvements, if any

Identify any applicable greywater systems

Include statement with signature/date: "I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the landscape design plan."

IRRIGATION PLAN:

Location/size of water meters

Type & size of all irrigation system components

Irrigation controller type (must use evapotranspiration or soil moisture sensor data and utilize a rain sensor)

Main and lateral lines

Valves

Sprinkler head location & type

Moisture sensing devices (soil and/or rain)

Quick couplers

Pressure regulators

Backflow devices

Rain/freeze/wind sensors

Indicate flow rate (gallons per minute)

Indicate application rate (inches per hour)

Indicate design operating pressure (per square inch)

Designed to optimal dynamic pressure? (Booster pumps or pressure regulators shall be used to achieve required dynamic pressure)

Manual shut off valves

Designate hydrozone and valves by number, letter or other means.

Designed to prevent low head drainage & no overspray or runoff?

Conforms to hydrozones indicated on landscape plan?

Designed to achieve irrigation efficiency of 0.75 for overhead spray and 0.81 for drip?

Low volume irrigation in mulched planting areas

Matched precipitation rates for heads and emitters desired?

Optimal sprinkler spacing?

Swing joints or other river protection adjacent to high traffic areas?

Check valves or anti-drain valves required?

Low flow or subsurface irrigation for turf strips or other areas less than 10 feet in width

Sprinkler heads setback 24" from hardscape? if not, to

Adjacent hardscape permeable?

Adjacent impermeable hardscape designed to drain entirely to landscaping?

Alternative design or technology specified to minimize overspray/runoff?

Maximum 0.75 inch per hour precipitation rate for slopes greater than 25%.

Include statement with signature/date: "I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the irrigation design plan."

GRADING & DRAINAGE PLAN: (in addition to other City grading standards)

Height of graded slope

Drainage patterns

Proposed underground and in-ground drainage improvements

Pad elevations

Finish grade

Stormwater retention or treatment improvements, if any

Include statement with signature/date: "I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the grading and drainage plan."

IRRIGATION SCHEDULE:

Utilize local ET data?

Overhead irrigation scheduled between 8 p.m. and 10 a.m.?

Applied water equal to or less than MAWA?

TREES



ARMSTRONG RED MAPLE



CHINESE PISTACHE



BOWHILL RED MAPLE



TUSCARORA CRAPE MYRTLE



BLOODGOOD JAPANESE MAPLE



RED TIP PHOTINIA

SHRUBS

SITE ENTRY ACCENT SHRUBS:



BLUE ELF ALOE



DAY LILLY



PINK CARPET ROSE



SOCIETY GARLIC

PASEO/BUILDING FOUNDATION SHRUBS:



SMALL CAPE RUSH



TASRED FLAX LILLY



GIANT LILLY TURF



EMERALD SNOW FRINGE FLOWER

SCREENING SHRUBS:



BETTER JOHN BOTTLE BRUSH



AFRICAN IRIS



EMERALD COLONNADE HOLLY



DWARF VIBURNUM

GROND COVERS

SITE ENTRY ACCENT COVER:



ELIJAH BLUE FESCUE



MOONGLOW GAZANIA

EVERGREEN FOLIAGE:



CALIFORNIA MEADOW SAGE



DWARF PERIWINKLE



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6921 Roundell Rd. CLIA 2009
Sacramento (916) 749-7276
CA 95842 Fax (916) 749-7229

NOVEMBER 12, 2018

Roseville Old Town Lofts

Roseville, California

PLANT PICTURES & WATER USE CALCS AND CHECKLIST



L2



EAST ELEVATION - BUILDING 2 (DRIVE ISLE)

SCALE 3/16" = 1'-0"



WEST ELEVATION - BUILDING 2 (NEVADA STREET)

SCALE 3/16" = 1'-0"



NORTH ELEVATION - BUILDING 2 (PUBLIC / PASEO)

SCALE 3/16" = 1'-0"

EXTERIOR COLOR SCHEDULE

TRAIL DUST HLS 4273	FEATHER STONE KM 4578
FRONTIER SHINGLE HLS 4272	HC MUDDOX COVENTRY
GRANT DRAB HLS 4271	RED HOT JAZZ HLS 4268

WALL MOUNTED PORCH LIGHT

WALL MOUNTED ADDRESS SIGNAGE

0 1 2 5 10
SCALE 3/16" = 1'-0"

AUGUST 10, 2018



SOUTH ELEVATION - BUILDING 2 (DRIVE ISLE)

SCALE 3/16" = 1'-0"

EXTERIOR COLOR SCHEDULE

TRAIL DUST HLS 4273	FEATHER STONE KM 4578
FRONTIER SHINGLE HLS 4272	HC MUDDOX COVENTRY
GRANT DRAB HLS 4271	RED HOT JAZZ HLS 4268

0 1 2 5 10
SCALE 3/16" = 1'-0"

AUGUST 10, 2018

C&P
DEVELOPMENT
L.L.C.

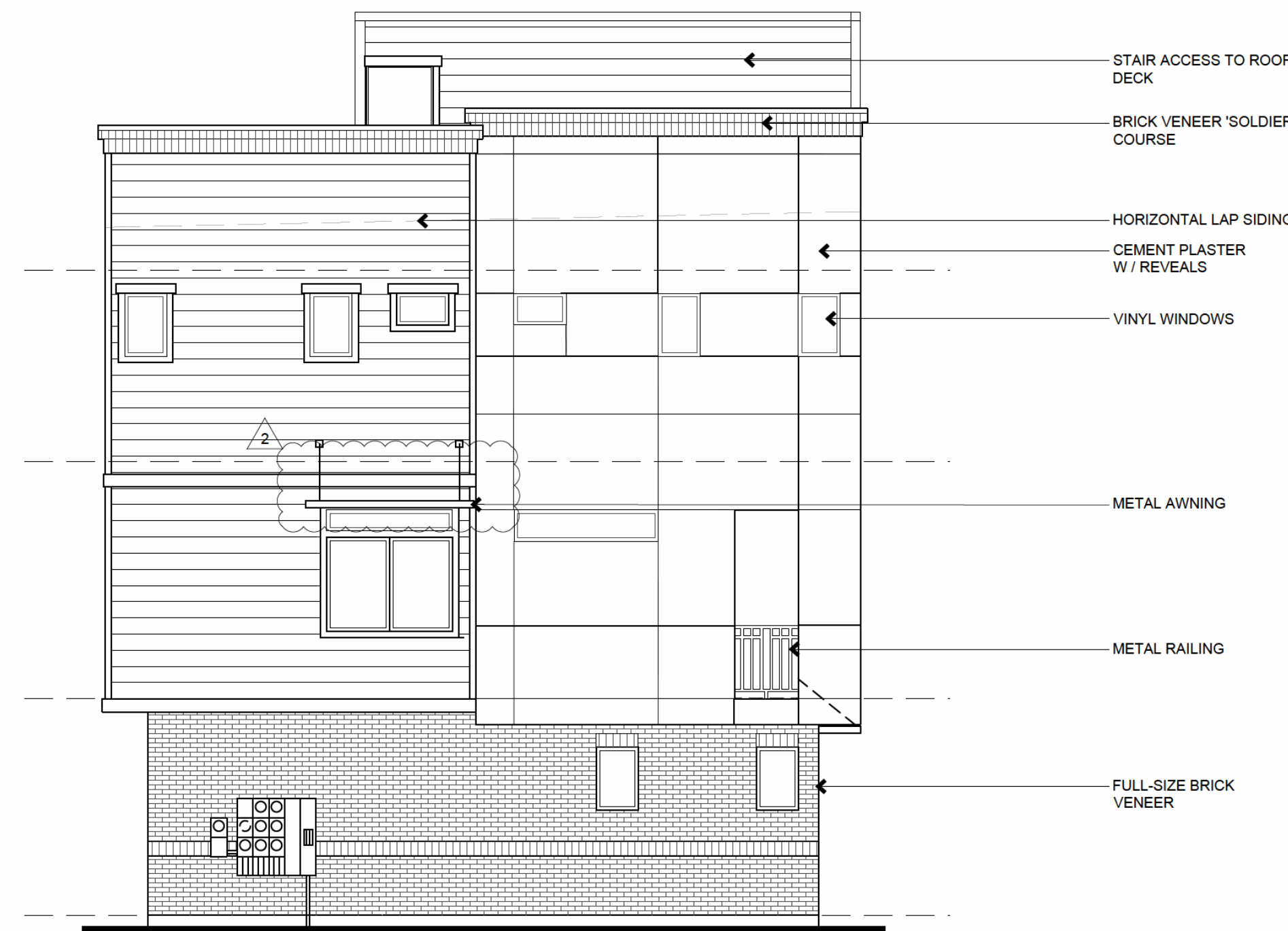
Roseville Old Town Lofts

Roseville, California

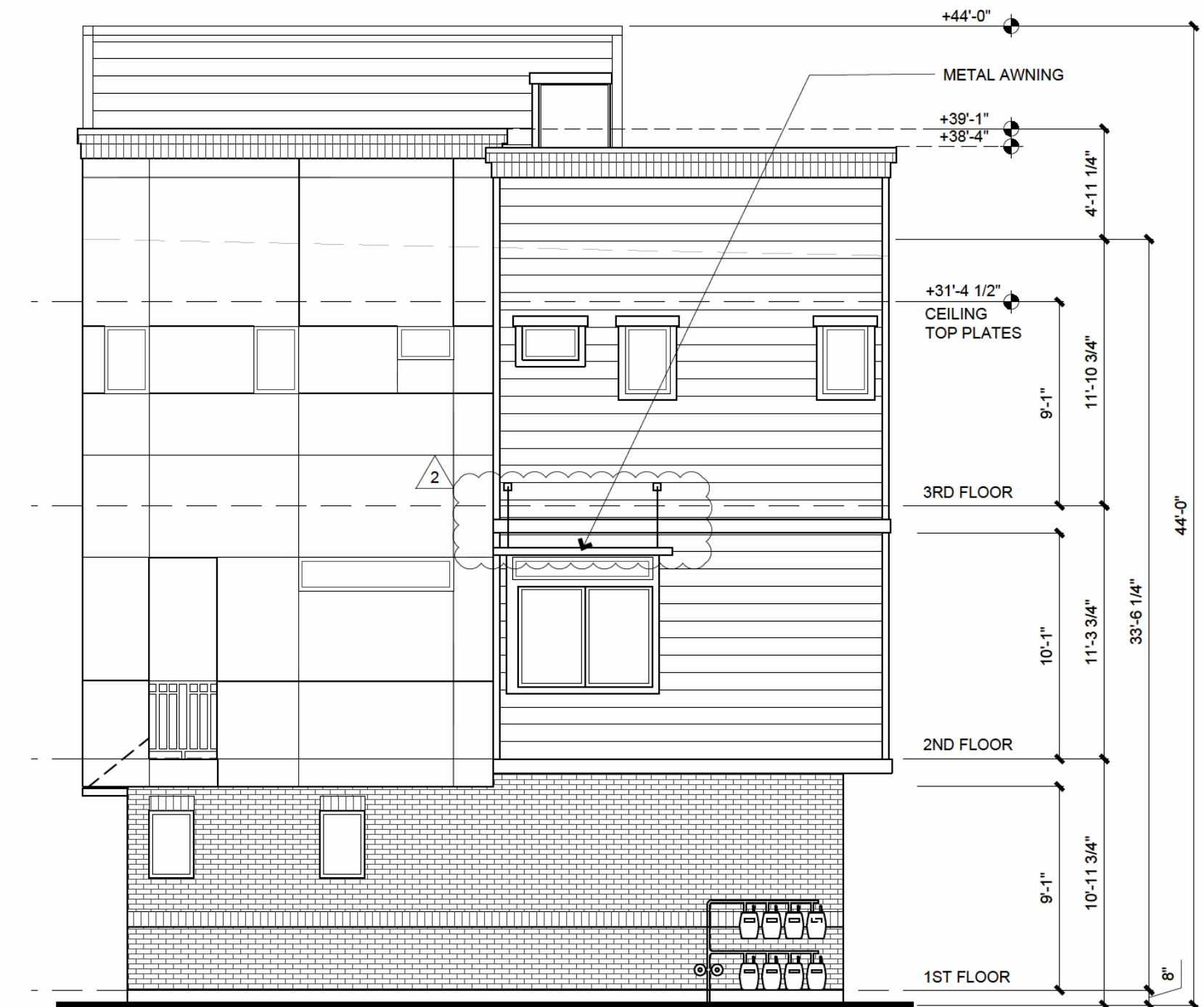
COLOR ELEVATIONS



A3.1



EAST ELEVATION - BUILDING 2 (DRIVE ISLE)
SCALE 3/16" = 1'-0"



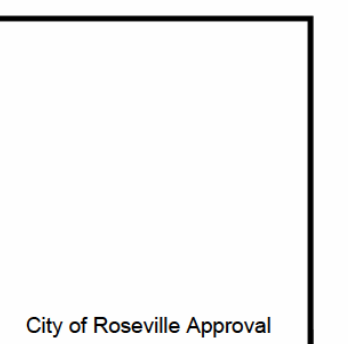
WEST ELEVATION - BUILDING 2 (NEVADA STREET)
SCALE 3/16" = 1'-0"



NORTH ELEVATION - BUILDING 2 (PUBLIC / PASEO)

SCALE 3/16" = 1'-0"

03/01/19	3	Cycle 4 - Submittal	GK
11/19/18	2	Cycle 3 - Submittal	GK
08/16/18	1	Cycle 2 - Submittal	GK



0 1 2 5 10
SCALE 3/16" = 1'-0"
March 1, 2019

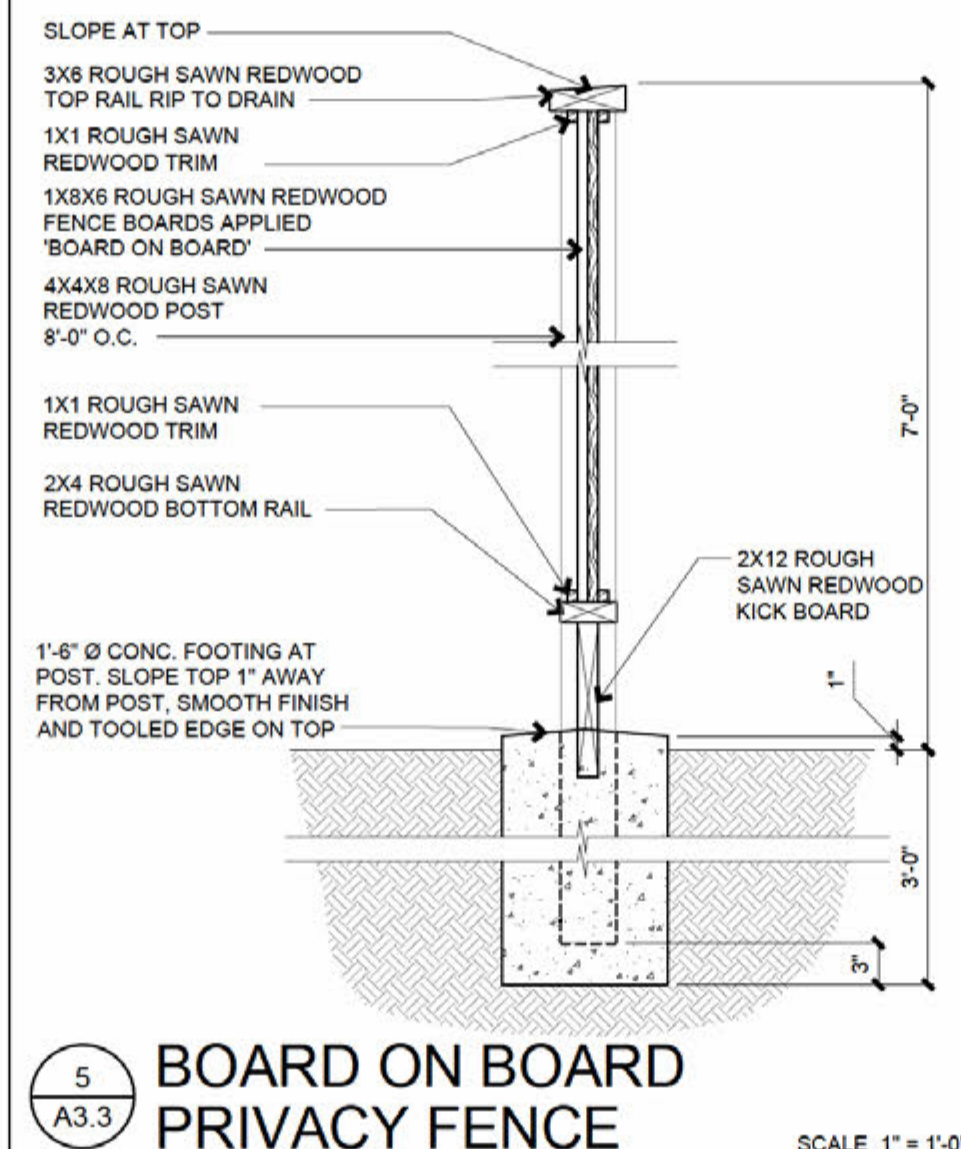
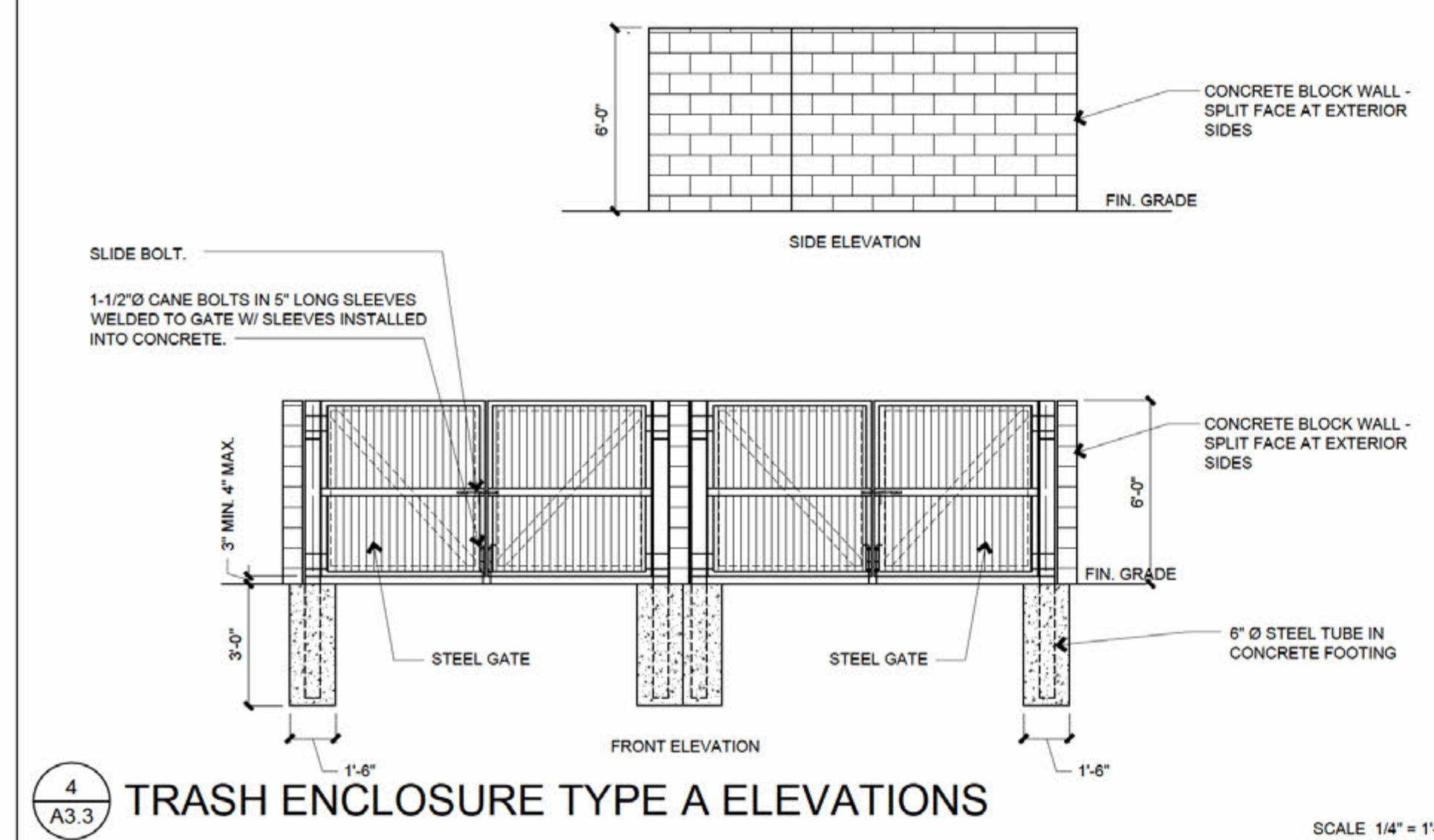
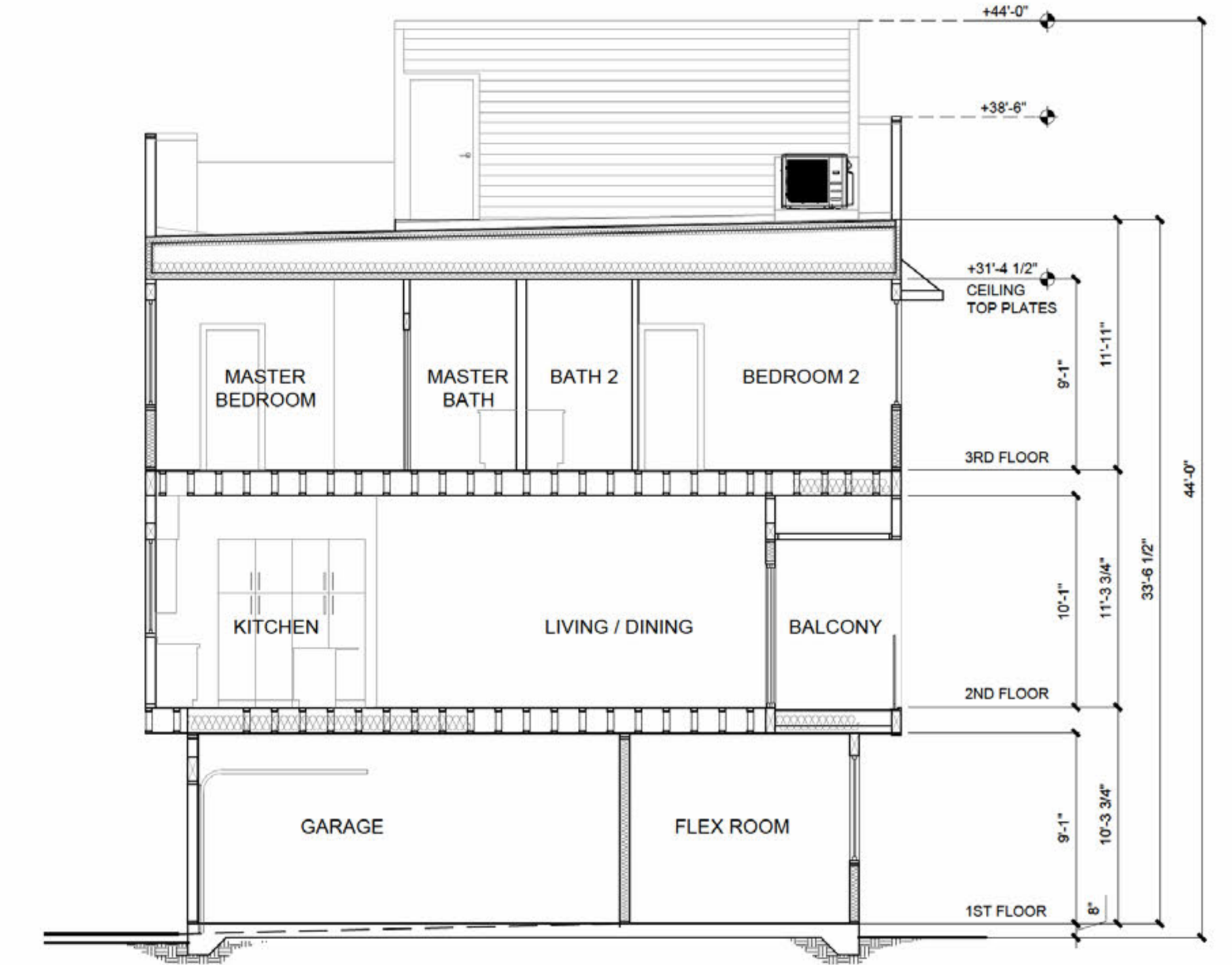
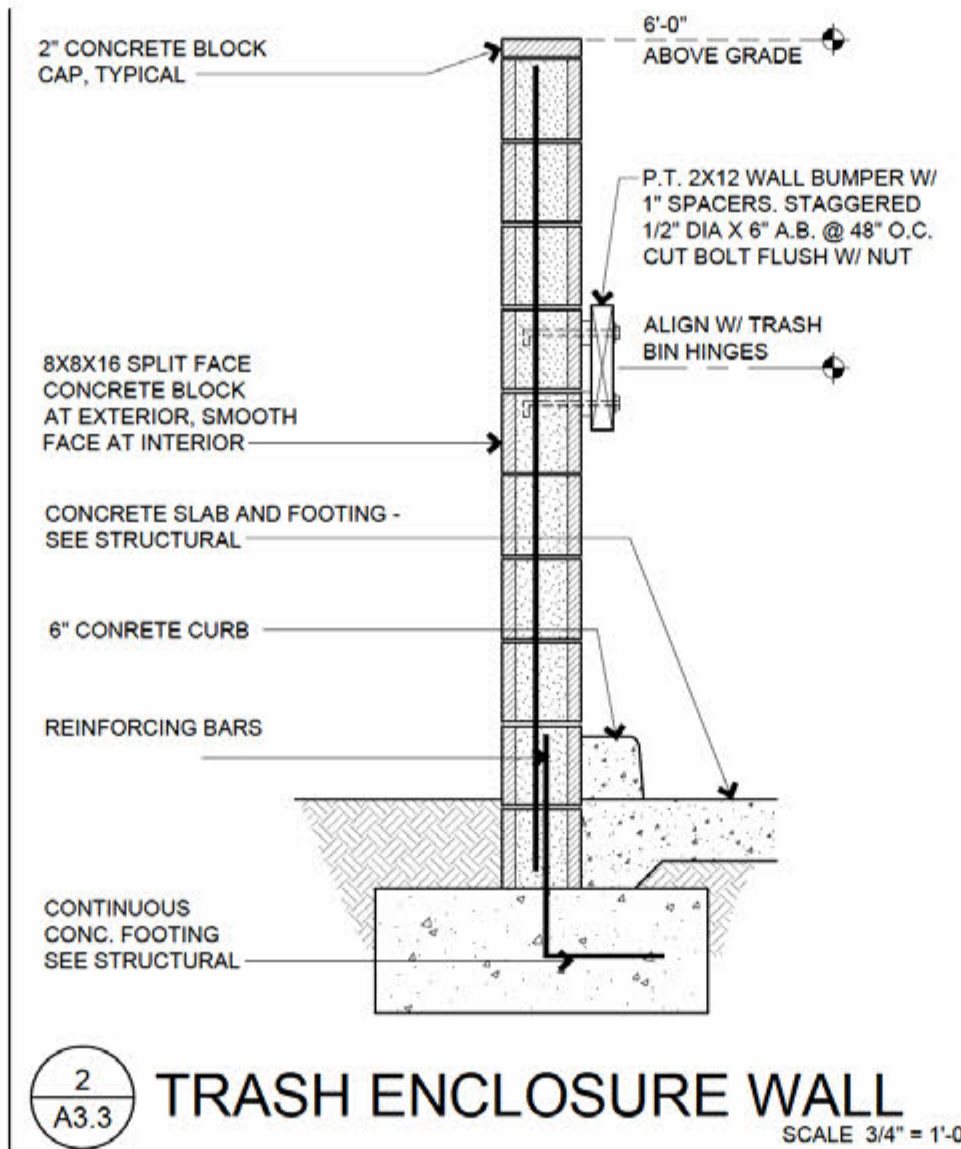
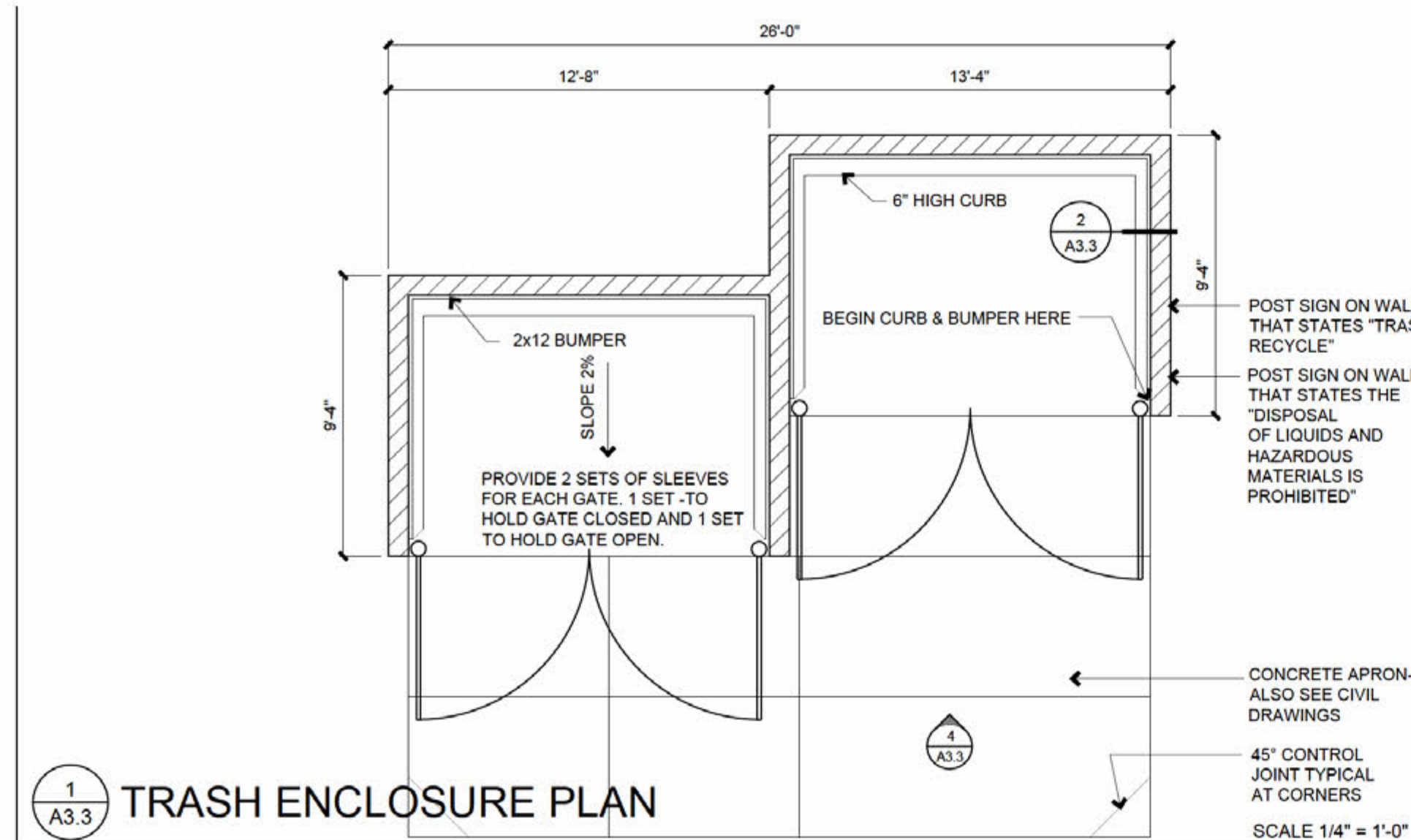


C&P
DEVELOPMENT
L.L.C.

Roseville Old Town Lofts
Roseville, California

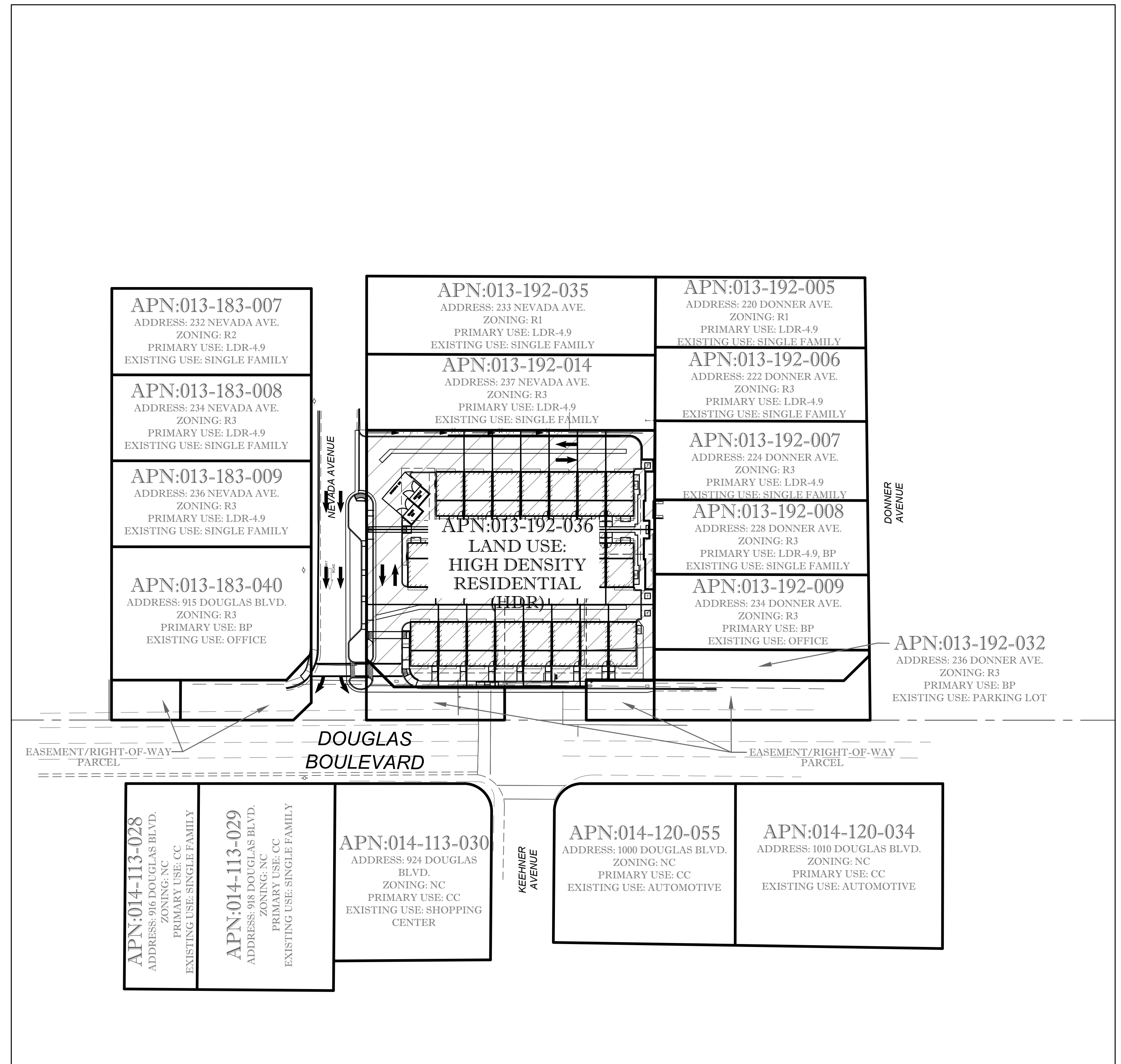
BUILDING 2 ELEVATIONS
BUILDING 1 & 3 SIMILAR

A3.2



PC EXHIBIT B PCPRV'D

PROPOSED LAND USE



NOTE:
ADJACENT PARCEL BOUNDARIES ARE IN APPROXIMATE LOCATIONS PER
CITY OF ROSEVILLE PARCEL VIEW DATA



EXISTING CONDITIONS AND PROJECTIONS

A. PLANNING AREA

The focus of the General Plan's land use policy is on the City's "planning area." Roseville's planning area includes approximately 44.2 square miles of incorporated lands as well as an additional 796 acres, which make up the City's sphere of influence. Roseville's planning area is reflected on Figure II-1. A summary of the acreages for the lands within both the incorporated area and sphere of influence are included on Table II-1.

INCORPORATED AREA

Within the City limits there are sixteen subareas that have been planned for urban development. These include the Infill Area, the North Industrial area, and the City's fourteen specific plan areas. Each area is briefly described below:

Infill Area

The Infill area constitutes what historically has been the central core of Roseville, as well as the areas that were the focus of growth in the City until the early 1980's. With the exception of scattered parcels of limited acreage, the Infill area is close to being fully developed. The land use in this area incorporates a mix of residential neighborhoods, commercial and industrial uses and amenities to serve the residents of the community. The Infill area encompasses the oldest portions of the City but excludes the newly adopted Downtown Specific Plan area and Riverside Gateway Specific Plan area. Totaling 8,515 gross acres, the Infill area will accommodate approximately ~~43,167~~ **43,227** residents at full buildout.

Southeast Roseville Specific Plan

The Southeast Roseville Specific Plan represents the City's first effort to utilize the specific plan process to master plan a new development area. The Plan, originally adopted in February 1985 and expanded in April 1988, provides for the development of approximately 1,024 gross acres south of Douglas Boulevard in the southeast portion of the City. Included is a mix of single and multi-family residential, commercial and office uses with schools, parks and open space

amenities. The Plan area is anticipated to accommodate approximately 8,255 residents and provide 4,386 jobs at buildout.

Northeast Roseville Specific Plan

The Northeast Roseville Specific Plan was adopted in April 1987 and consists of 954 gross acres east of Interstate 80 and north of Douglas Boulevard. The land use plan for this area consists largely of commercial and employment based uses focused towards the regional market, and the inclusion of 1,350 dwelling units. The Plan incorporates significant open space resources including Miner's and Secret Ravines. Buildout population for the Northeast Plan area is projected at 3,524 residents with 18,587 jobs.

Northwest Roseville Specific Plan Area

The Northwest Roseville Specific Plan was adopted in May 1989 and includes 2,663 gross acres in the western portion of the City. Single and multi-family residences are the predominant land use in the area, with associated commercial, office and service uses. The Plan area incorporates a significant amount of parklands and open space, a city golf course and several school sites, including a high school. The Plan is anticipated to accommodate approximately 23,667 residents and provide 4,236 jobs at buildout.

North Central Roseville Specific Plan

The North Central Roseville Specific Plan area is generally situated between Interstate 80 and Washington Boulevard, north of the Diamond Oaks Golf Course. The Plan, adopted in July 1990, is bordered on the north by Highway 65 and incorporates 1,825 acres. The North Central Plan area provides a diverse mix of residential, commercial and office uses. Included are regional commercial sites and significant wetland preservation/compensation area. The Plan area is expected to accommodate approximately 12,296 residents and 15,200 jobs at buildout.

**TABLE II-2
TOTAL LAND USE ALLOCATION**

USE CATEGORY	GROSS ¹ ACRES	% OF TOTAL ACRES
Residential (RES)	12,854 12,855	45%
Commercial (COM)	2,276	8%
Business Professional (BP)	792 791	3%
Industrial (IND)	2,369	8%
Open Space (OS)	3,151	11%
Park & Recreation (PR)	2,136	8%
Public/Quasi Public (P/QP)	2,719	10%
Right of Way (ROW)	1,978	7%
TOTAL	28,274	100%

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

**TABLE II-3
LAND USE ALLOCATION BY INCORPORATED SUBAREA (in acres)**

SUBAREA	RES	COM ²	BP	IND ³	OS ⁴	PR ⁵	P/QP ⁶	ROW	TOTAL ACRES
INFILL	3,349 3,350	571	201 200	914	479	465	2,109	426	8,514
SERSP	559	83	99	0	74	111	20	78	1,024
NERSP	132	300	308	0	94	13	10	97	954
NWRSP	1,759	119	11	0	155	353	107	159	2,663
NCRSP	656	339	162	78	183	100	75	232	1,825
NIPA	307	68	6	1,287	173	53	9	129	2,031
DWSP	659	13	0	0	98	378	4	51	1,203
HRNSP	294	162	0	0	37	37	48	99	677
NRSP	998	81	0	0	184	117	68	121	1,569
SRSP	616	35	5	0	270	78	23	90	1,117
WRSP	1,758	55	0	88	705	251	147	190	3,194
RGSP	21	29	0	0	0	0	0	0	50
DTSP	27	110	0	2	0	37	0	0	176
SVSP	1,133	241	0	0	357	105	72	173	2,081
CSP	248	19	0	0	177	16	10	32	502
ARSP	338	51	0	0	165	22	17	101	694
TOTAL ACRES	12,854 12,855	2,276	792 791	2,369	3,151	2,136	2,719	1,978	28,274

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

¹ Gross acreage includes road and highway rights-of-way, easements, etc.

² Commercial includes neighborhood commercial, community commercial, regional commercial and central business district.

³ Industrial includes general industrial, light industrial, and transfer station.

⁴ Open Space includes open space, floodway open space, paseos, wildlife/vernal pool preserves, and 80 acres of Urban Reserve.

⁵ Parks and Recreation includes developed park and recreation areas and golf courses.

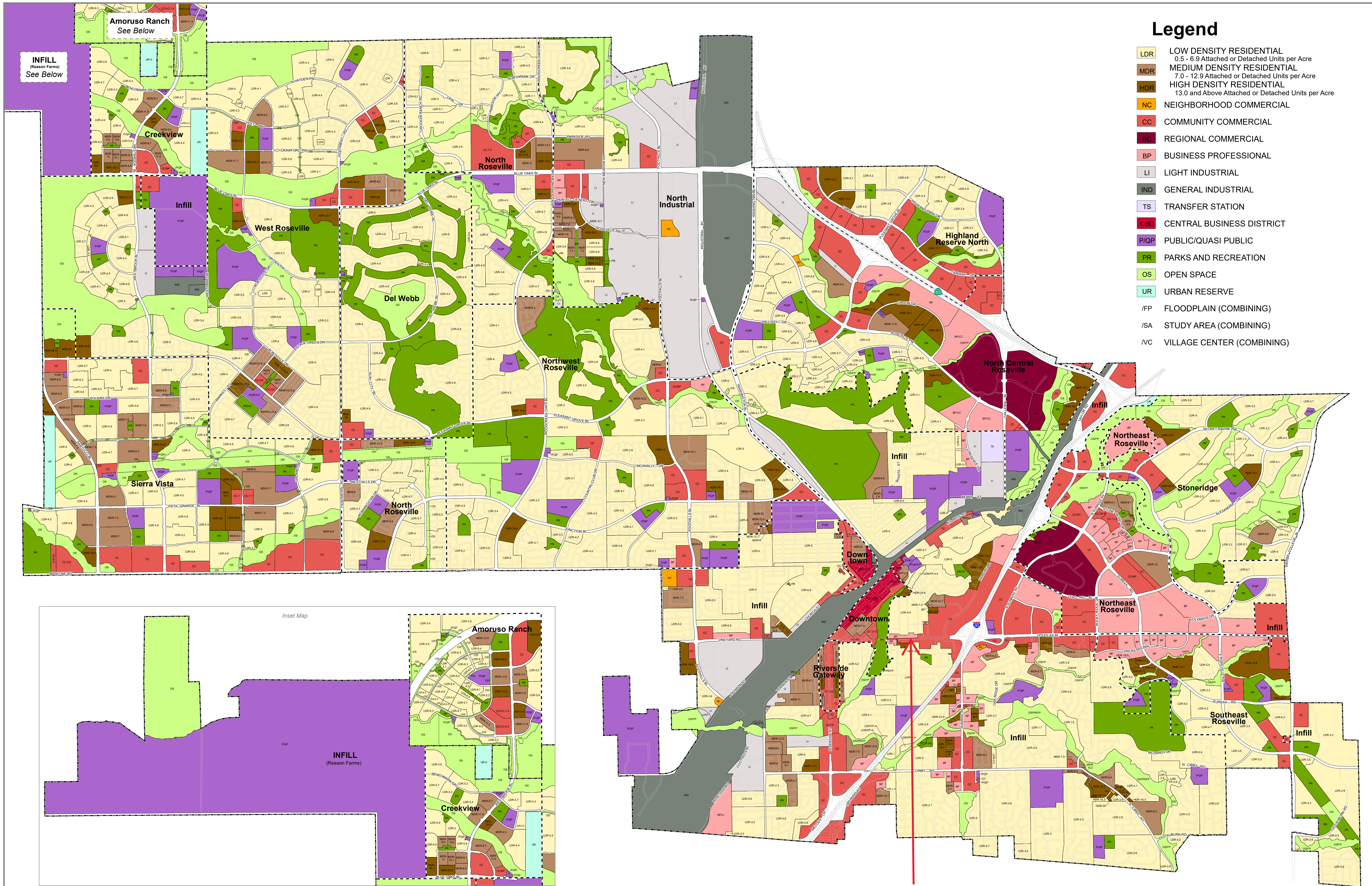
⁶ Public/Quasi Public includes: schools, churches, fire stations, electrical substations, corporation yards, well sites, tank and pump station sites, solid waste recycled drop off and park & ride lots.

**TABLE II-4
RESIDENTIAL UNITS AND POPULATION BY INCORPORATED
SUBAREA**

SUBAREA	DWELLING UNITS			POPULATION ¹		
	(2016)	(2035)	Buildout	(2016)	(2035)	Buildout
Infill	15,647	16,359 16,382	16,359 16,382	40,839	43,167 43,227	43,167 43,227
Southeast Roseville	3,054	3,163	3,163	7,971	8,255	8,255
Northeast Roseville	1,098	1,350	1,350	2,866	3,524	3,524
Northwest Roseville	8,930	9,068	9,068	23,307	23,667	23,667
North Central Roseville	4,261	4,711	4,711	11,121	12,296	12,296
North Industrial	1,043	1,991	1,991	2,722	5,196	5,196
Del Webb	3,210	3,210	3,210	5,859	5,859	5,859
Highland Reserve North	1,669	1,669	1,669	4,356	4,356	4,356
North Roseville	5,434	5,801	5,801	14,183	15,141	15,141
Stoneridge	2,446	2,861	2,861	6,384	7,467	7,467
West Roseville	4,606	10,495	10,495	11,461	26,822	26,822
Riverside Gateway	206	456	456	538	1,190	1,190
Downtown	255	2,272	2,272	665	5,930	5,930
Sierra Vista	23	8,658	8,658	60	22,198	22,198
Creekview	0	2,011	2,011	0	5,249	5,249
ARSP	0	2,827	2,827	0	7,378	7,378
TOTAL	51,882	76,902	76,902	132,332	197,695	197,695

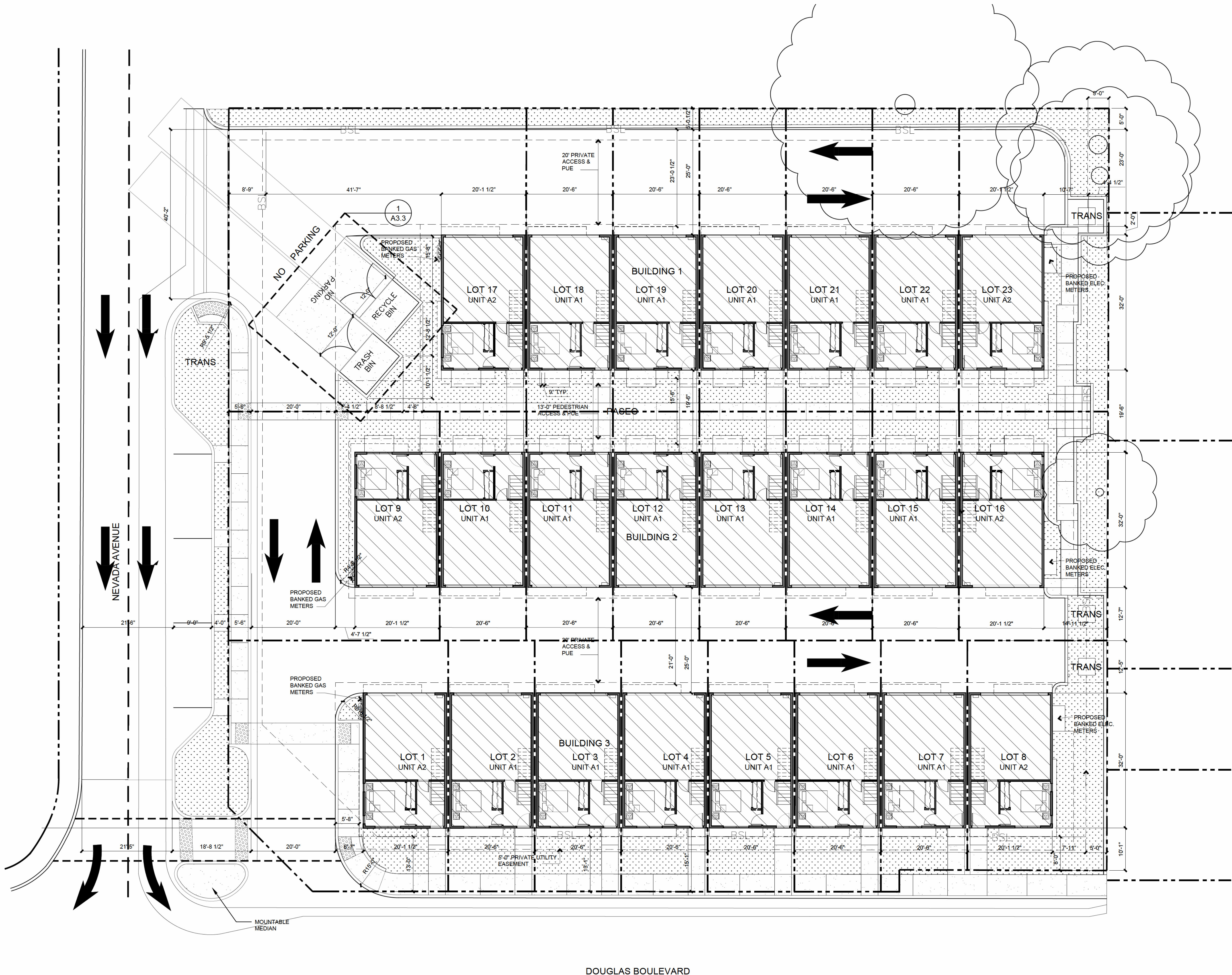
SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

¹ Assumes 2.61 persons per household except for 3,110 units in Del Webb, 493 units in Sierra Vista and 704 units in West Roseville which utilize a 1.8 persons per household multiplier (2010 Census).

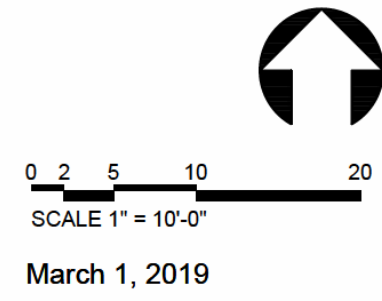
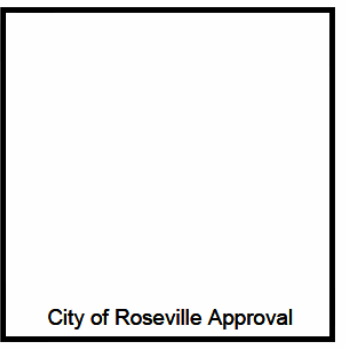


Roseville Old Town Lofts
Modified R3 Development Standards

Description	Proposed Development Standard
Minimum lot area (Sq ft)	
Interior	1,112
Corner	1,159
Minimum lot width	
Interior	20'-6"
Corner	21'-4 ½"
Residential Density	26 units per acre
Setbacks (minimum)	
Front	7'-5" for interior lot; 20' for corner lot
Sides	0'-3" interior; 20' street side on corner
Rear	10'
Maximum lot coverage	60%
Height Limits	45'-0"



03/01/19 CYCLE 4 - SUBMITTAL GK
11/19/18 CYCLE 3 - SUBMITTAL GK
08/16/18 CYCLE 2 - SUBMITTAL GK

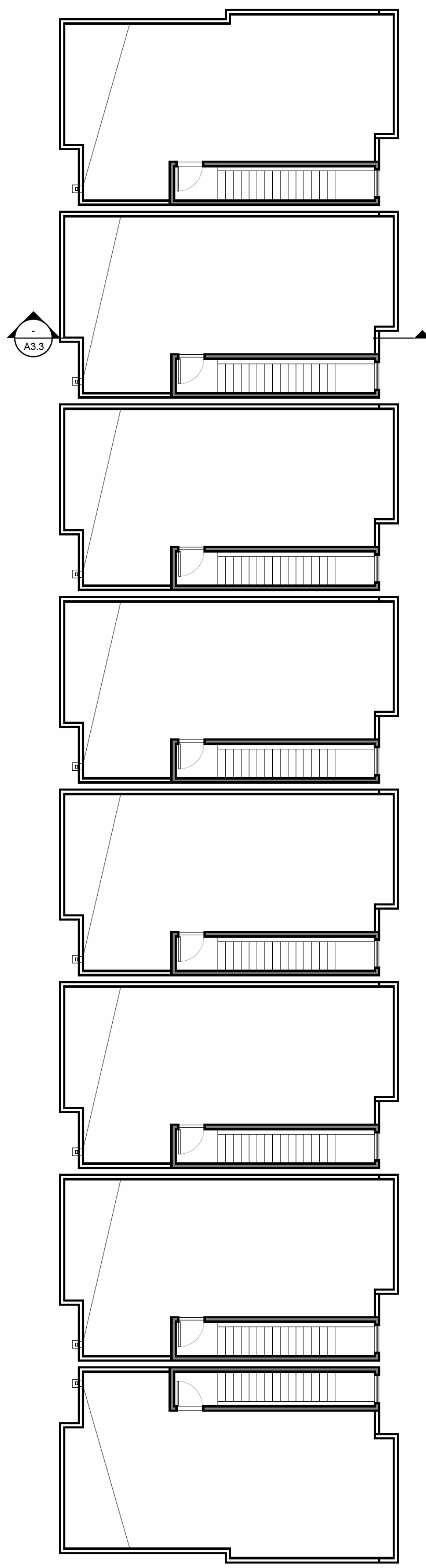


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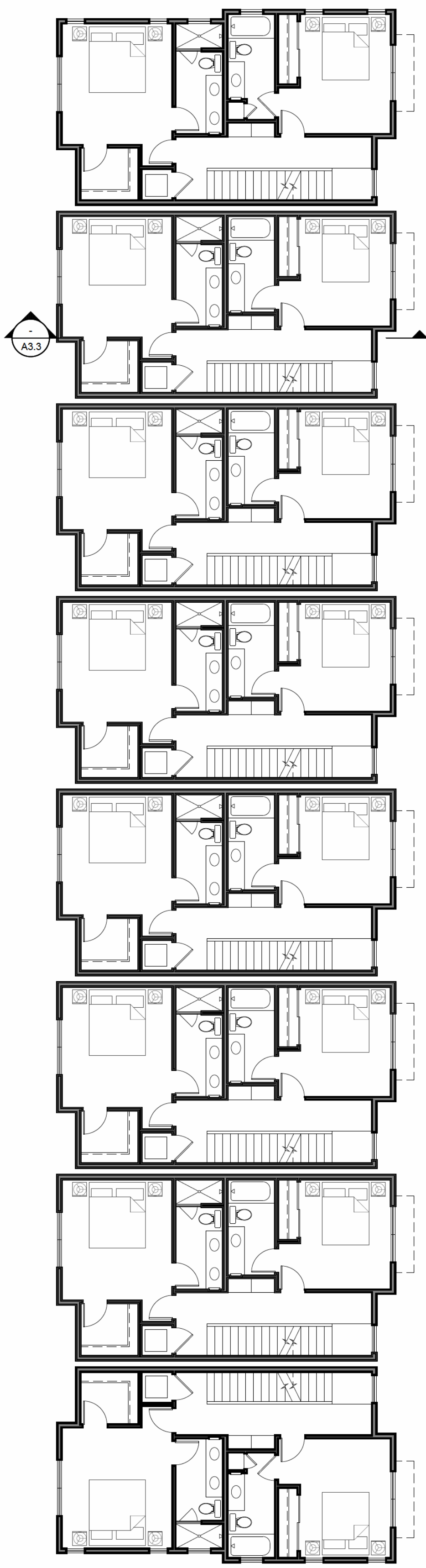
Roseville Old Town Lofts

Roseville, California

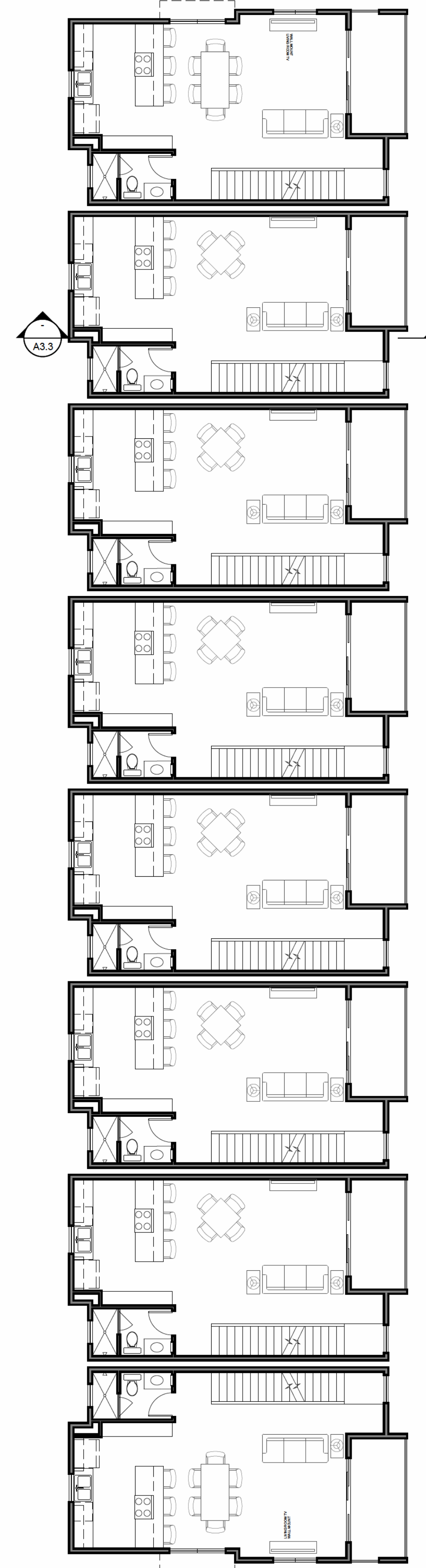
SITE PLAN



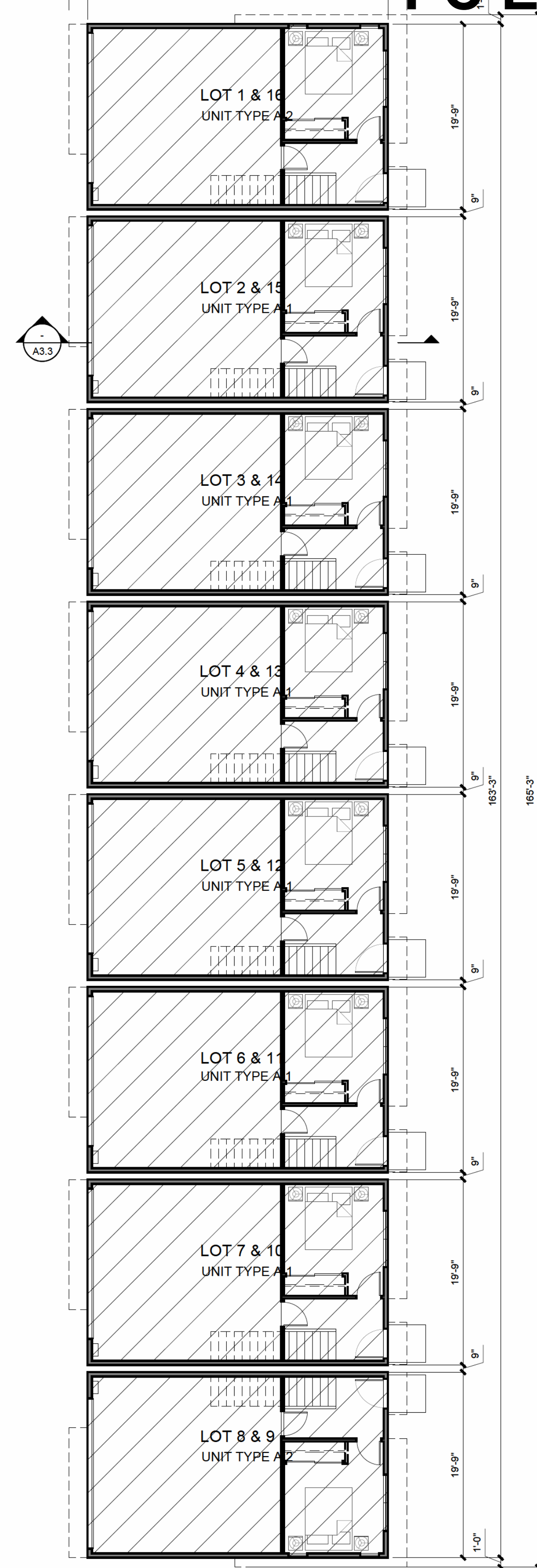
ROOF DECK PLAN



3RD FLOOR PLAN



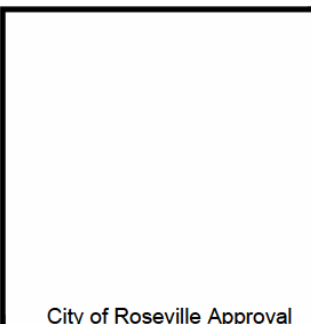
2ND FLOOR PLAN



1ST FLOOR PLAN

03/01/19	3	CYCLE 4 - SUBMITTAL	GK
11/19/18	2	CYCLE 3 - SUBMITTAL	GK
08/16/18	1	CYCLE 2 - SUBMITTAL	GK


0 2 4 8 16
SCALE 1/8" = 1'-0"
March 1, 2019


City of Roseville Approval

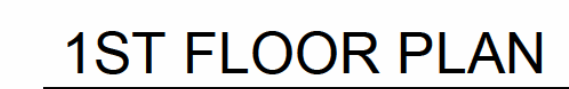
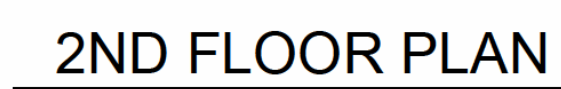
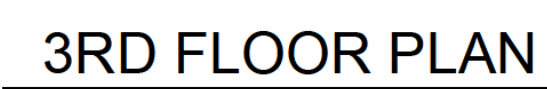
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Roseville Old Town Lofts

Roseville, California

BUILDING 2 FLOOR PLAN
BUILDING 3 SIMILAR

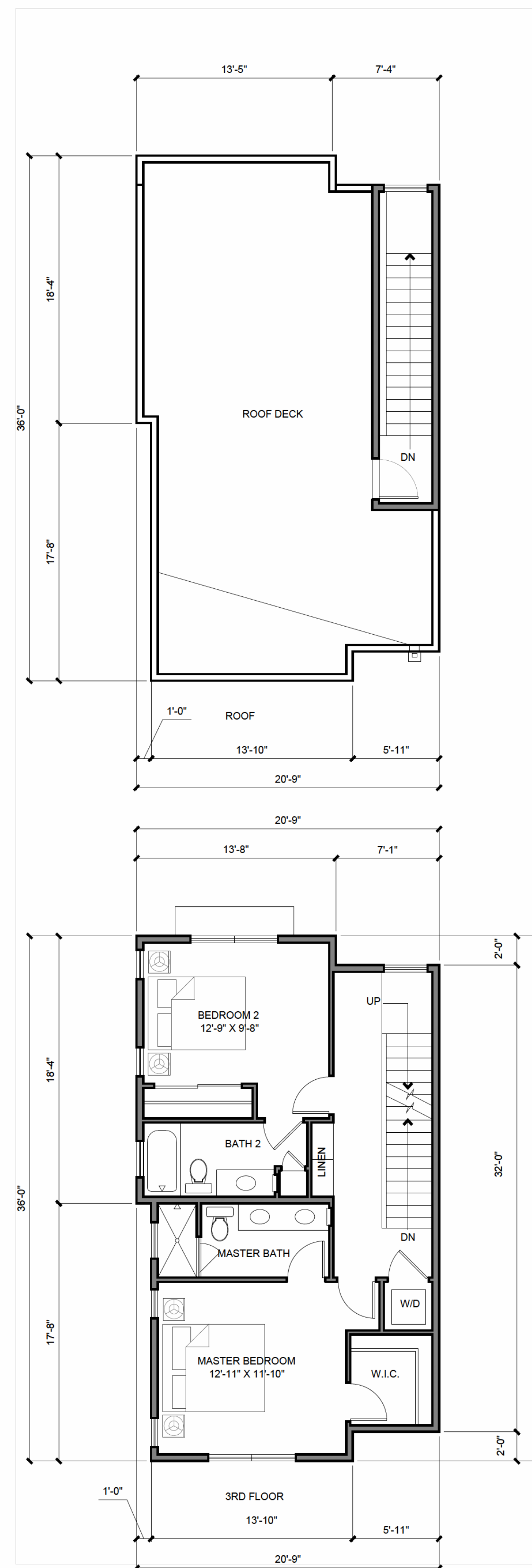

kuchman
ARCHITECTS PC



City of Roseville Approval



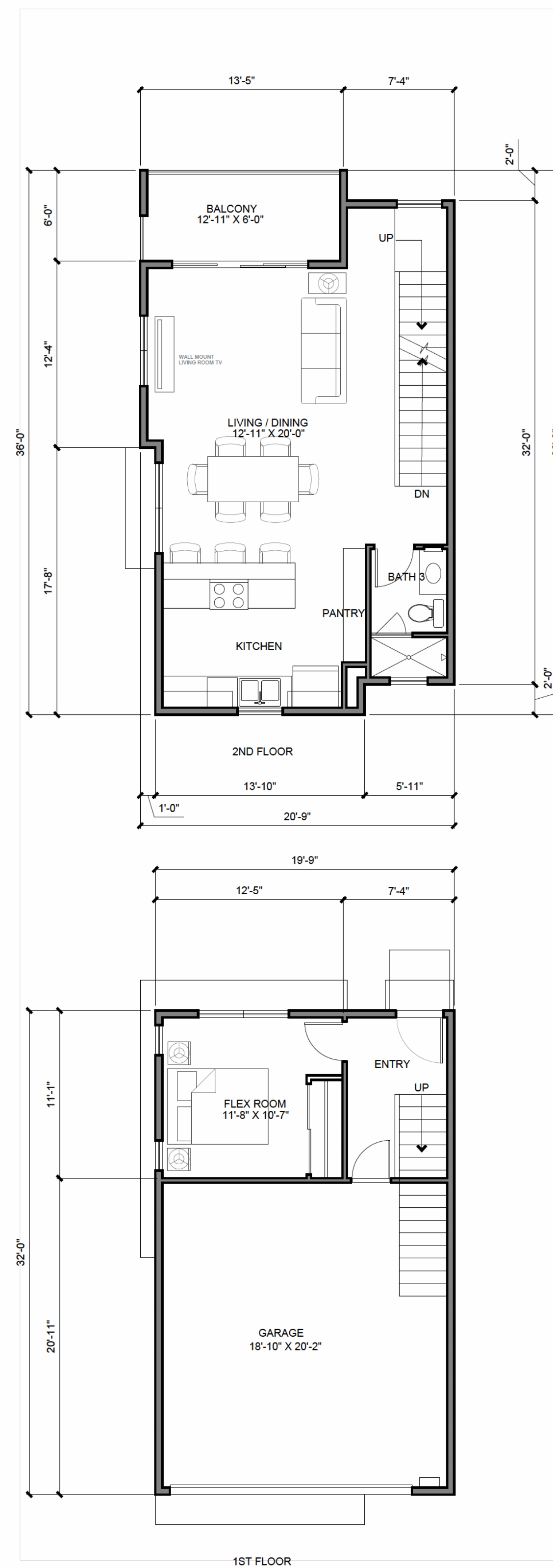
A2.2



UNIT A2 - 2 BED / 3 BATH

1ST FLOOR:	224 SF.
2ND FLOOR:	624 SF.
3RD FLOOR:	655 SF.
TOTAL LIVING:	1,503 SF.
BALCONY:	80 SF.
GARAGE:	407 SF.

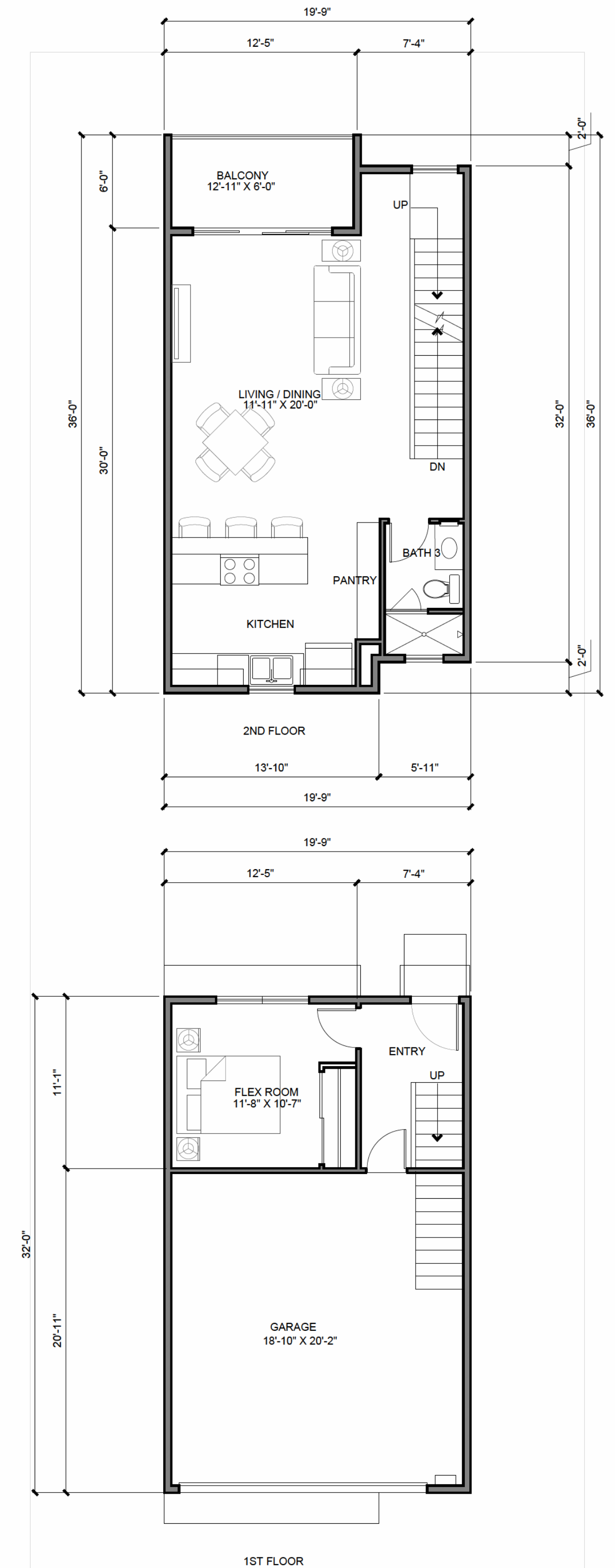
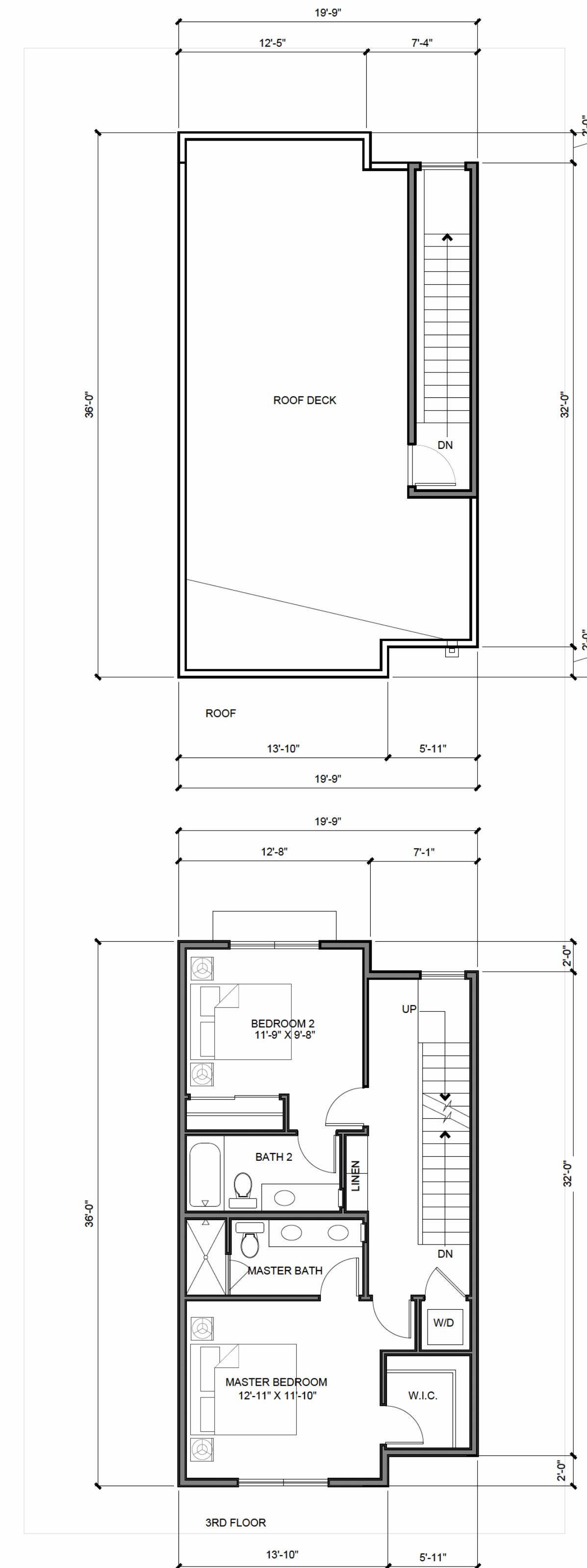
SCALE 3/16" = 1'-0"



UNIT A1 - 2 BED / 3 BATH

1ST FLOOR:	224 SF.
2ND FLOOR:	611 SF.
3RD FLOOR:	637 SF.
TOTAL LIVING:	1,472 SF.
BALCONY:	74 SF.
GARAGE:	407 SF.

SCALE 3/16" = 1'-0"



3/01/19		CYCLE 4 - SUBMITTAL	GK
1/19/18		CYCLE 3 - SUBMITTAL	GK
3/16/18		CYCLE 2 - SUBMITTAL	GK

0 1 2 5 10

SCALE 3/16" = 1'-0"

March 1, 2019

City of Roseville Approval

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Roseville Old Town Lofts

Roseville, California

UNIT PLANS



kuchman
ARCHITECTS

A2.3



EAST ELEVATION - BUILDING 2 (DRIVE ISLE)

SCALE 3/16" = 1'-0"



WEST ELEVATION - BUILDING 2 (NEVADA STREET)

SCALE 3/16" = 1'-0"



NORTH ELEVATION - BUILDING 2 (PUBLIC / PASEO)

SCALE 3/16" = 1'-0"

EXTERIOR COLOR SCHEDULE

TRAIL DUST HLS 4273	FEATHER STONE KM 4578
FRONTIER SHINGLE HLS 4272	HC MUDDOX COVENTRY
GRANT DRAB HLS 4271	RED HOT JAZZ HLS 4268

0 1 2 5 10
SCALE 3/16" = 1'-0"

AUGUST 10, 2018

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Roseville Old Town Lofts
Roseville, California

COLOR ELEVATIONS



A3.0



SOUTH ELEVATION - BUILDING 2 (DRIVE ISLE)

SCALE 3/16" = 1'-0"

EXTERIOR COLOR SCHEDULE			
	TRAIL DUST HLS 4273		FEATHER STONE KM 4578
	FRONTIER SHINGLE HLS 4272		HC MUDDOX COVENTRY
	GRANT DRAB HLS 4271		RED HOT JAZZ HLS 4266

0 1 2 5 10
SCALE 3/16" = 1'-0"

AUGUST 10, 2018

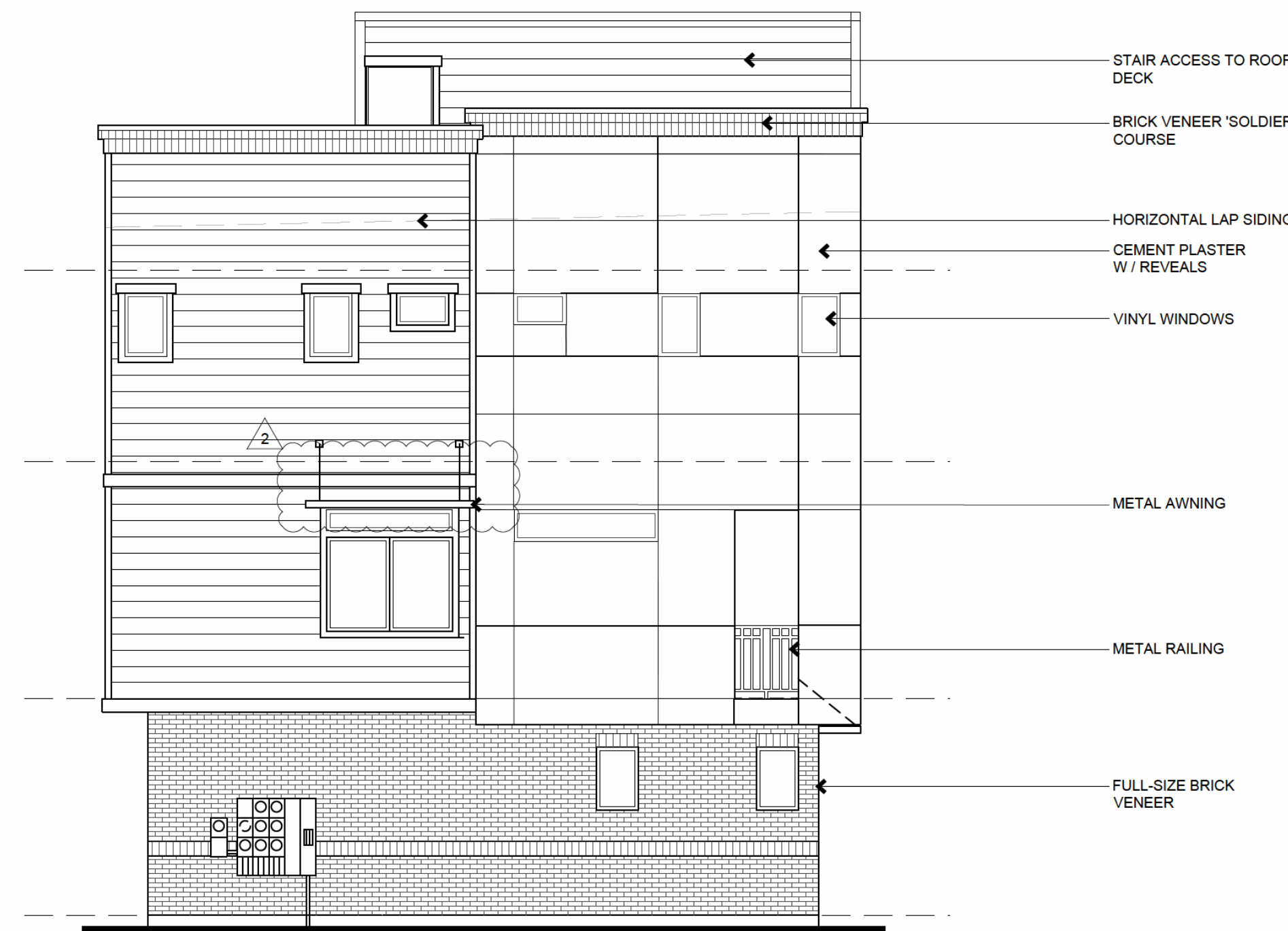
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Roseville Old Town Lofts

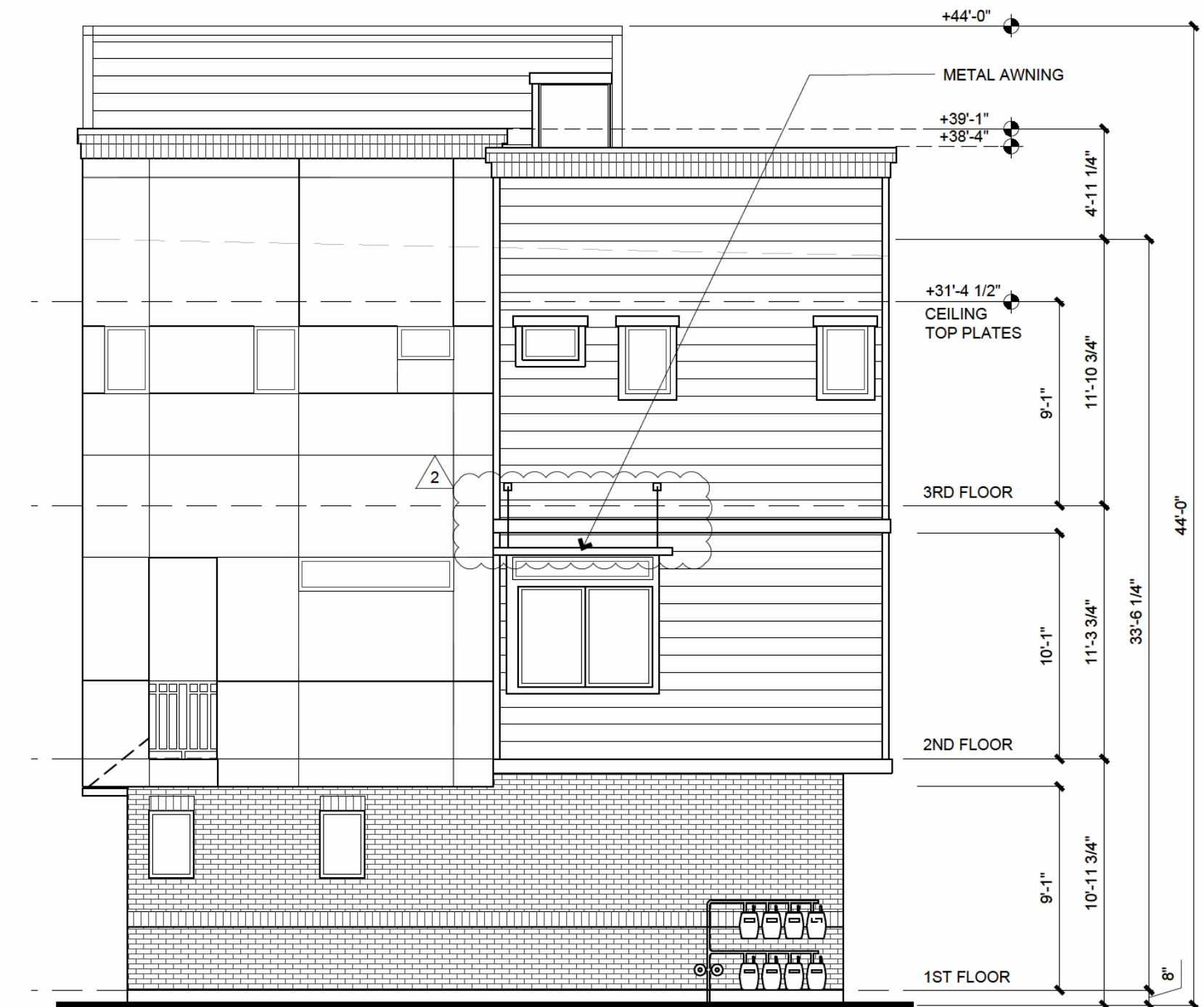
Roseville, California

COLOR ELEVATIONS





EAST ELEVATION - BUILDING 2 (DRIVE ISLE)
SCALE 3/16" = 1'-0"



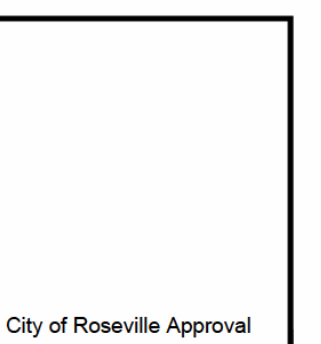
WEST ELEVATION - BUILDING 2 (NEVADA STREET)
SCALE 3/16" = 1'-0"



NORTH ELEVATION - BUILDING 2 (PUBLIC / PASEO)

SCALE 3/16" = 1'-0"

03/01/19	3	Cycle 4 - Submittal	GK
11/19/18	2	Cycle 3 - Submittal	GK
08/16/18	1	Cycle 2 - Submittal	GK



0 1 2 5 10
SCALE 3/16" = 1'-0"
March 1, 2019

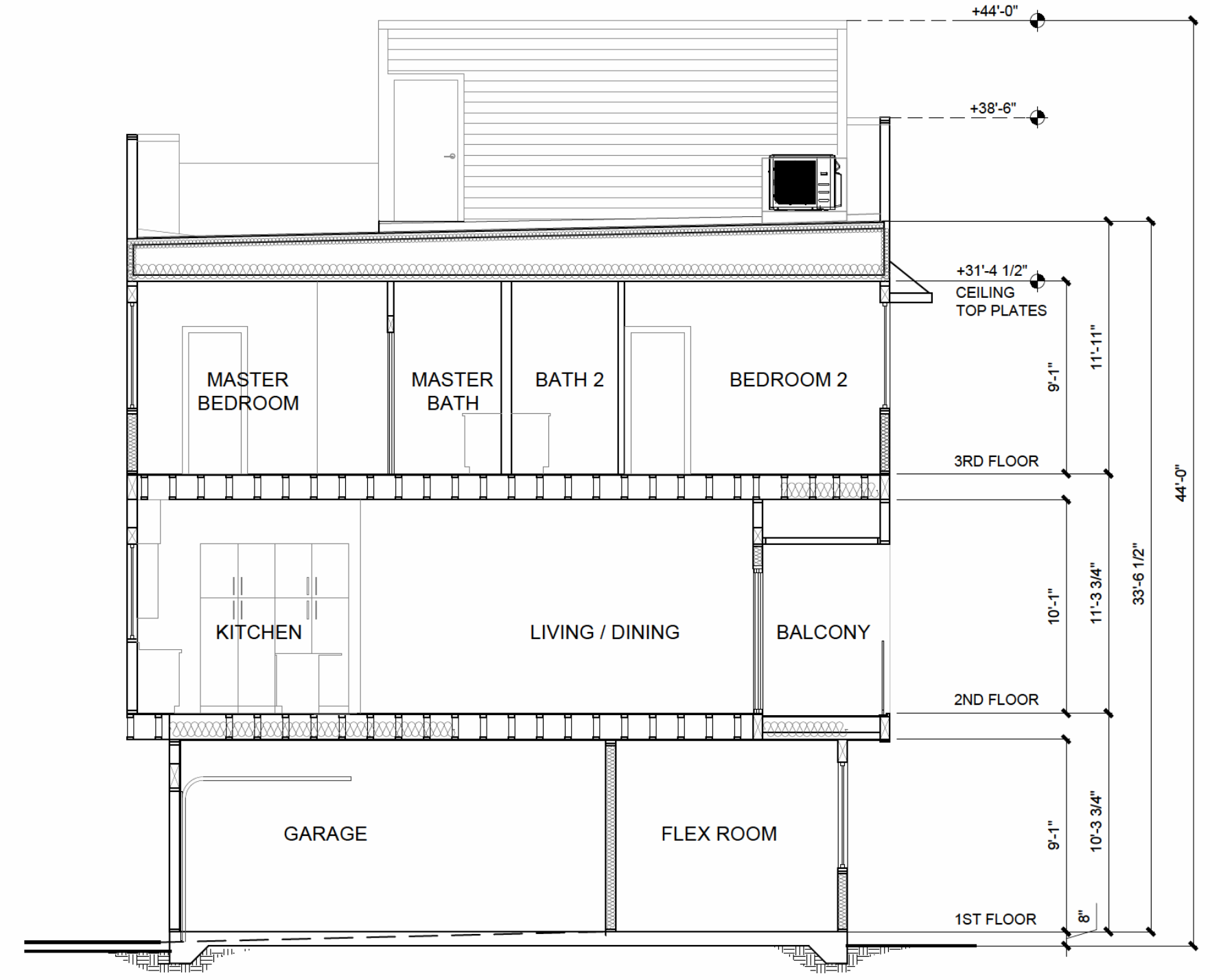
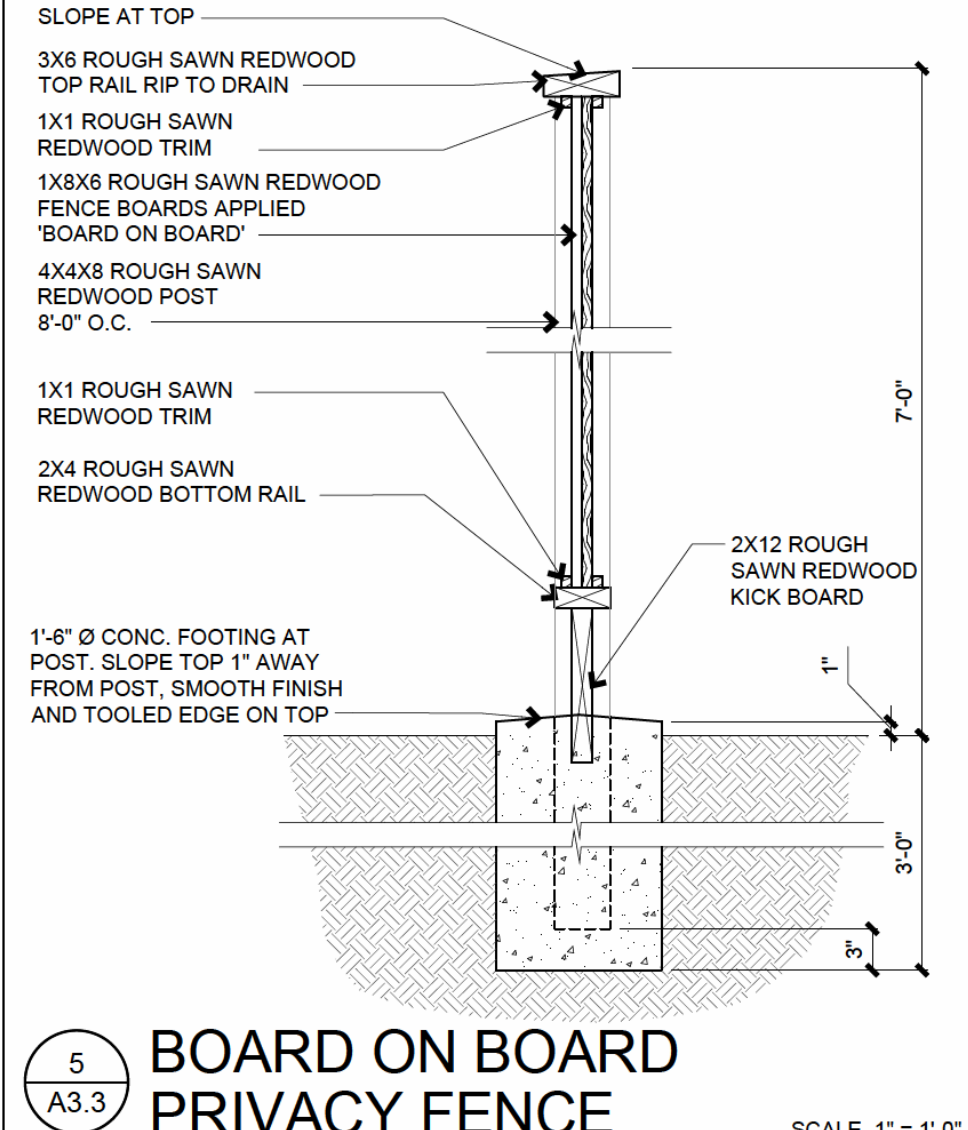
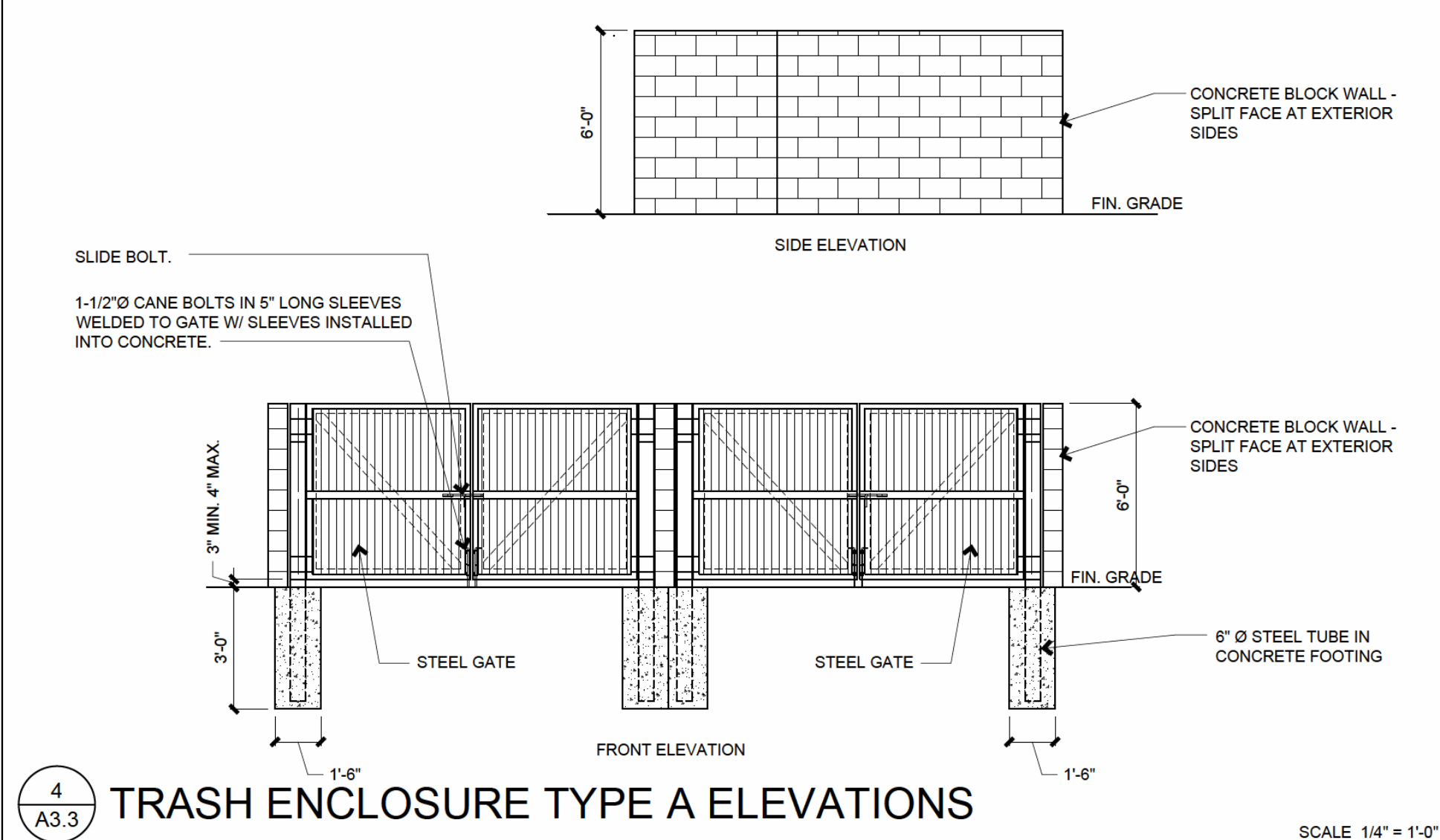
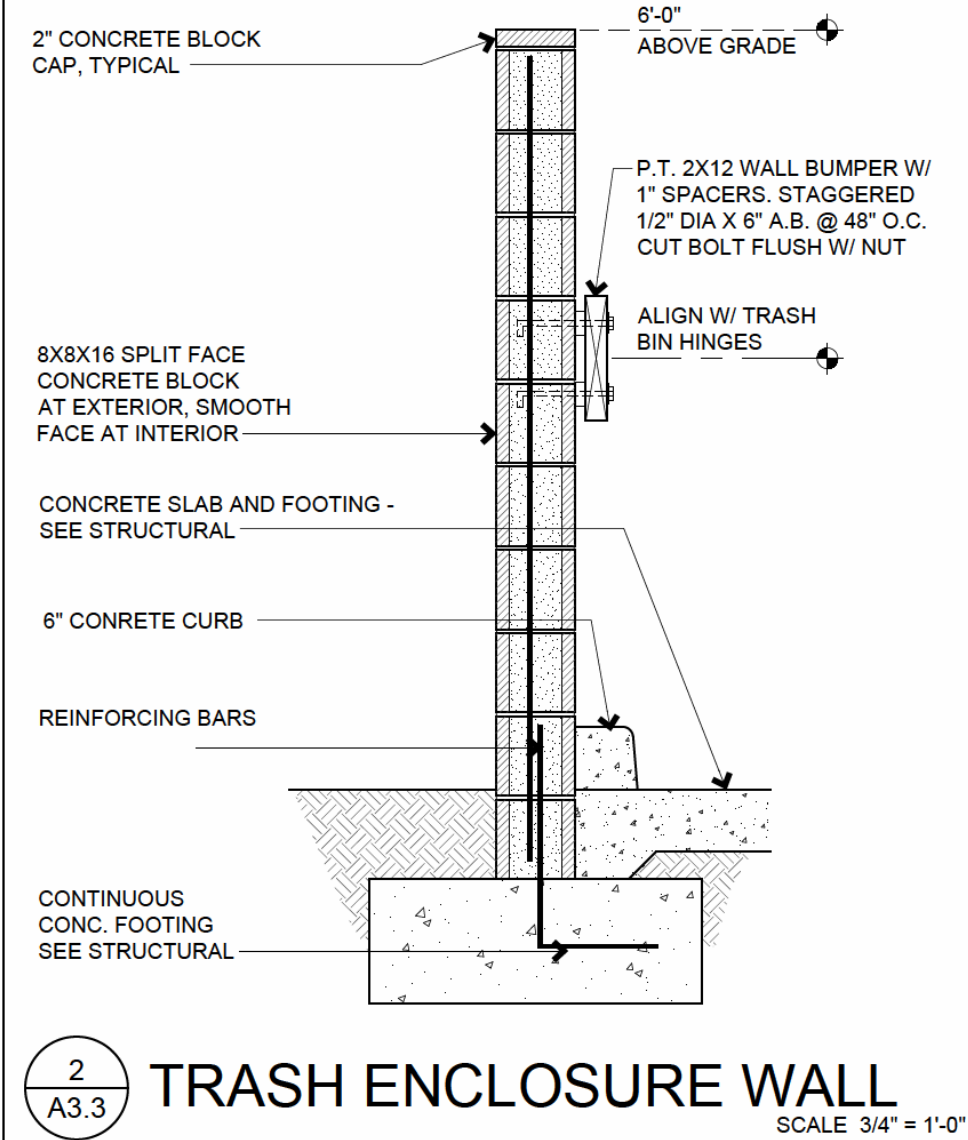
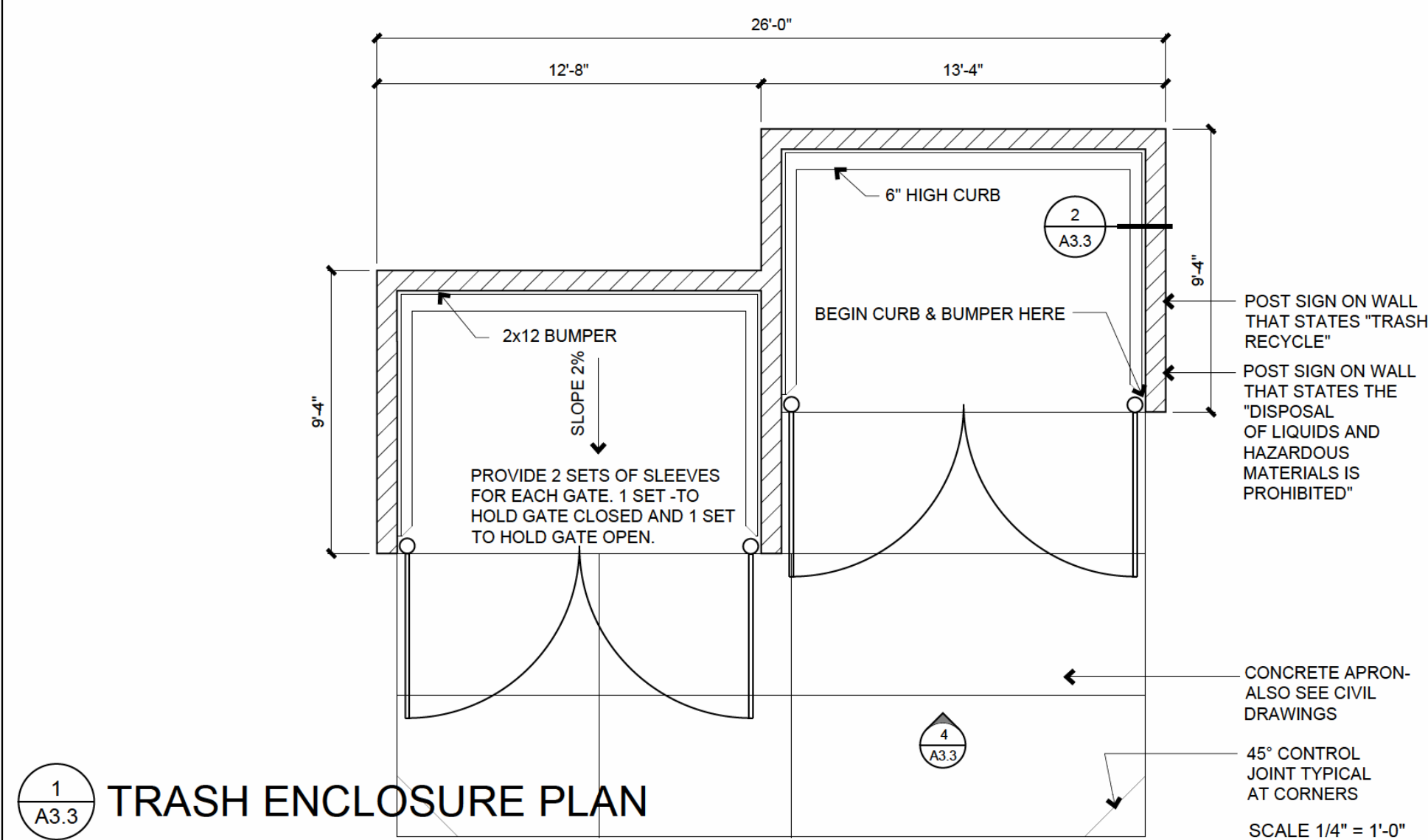


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DEVELOPMENT
L.L.C.

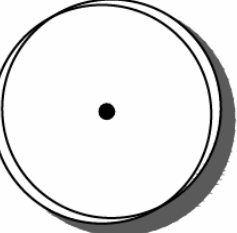
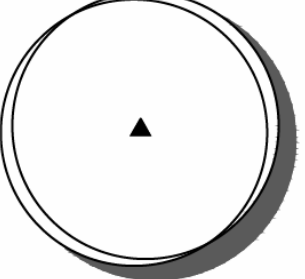
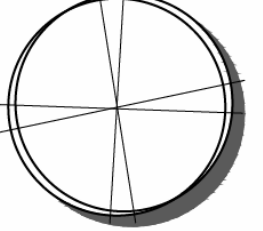
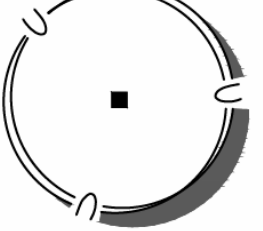
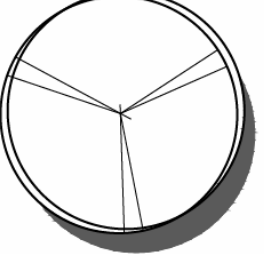
Roseville Old Town Lofts
Roseville, California

BUILDING 2 ELEVATIONS
BUILDING 1 & 3 SIMILAR

A3.2



TREE LEGEND

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	HT/SPR	REMARKS
(Note: All trees symbols sizes are reduced up to 50%)				
	DOUGLAS BLVD. STREET TREE <u>ACER RUBRUM</u> 'ARMSTRONG'- A. RED MAPLE	15 GAL	45'/15'	NARROW, FASTIGIATE
	NEVADA AVE. STREET TREE <u>PISTACIA CHINENSIS</u> CHINESE PISTACHE	15 GAL	35'/30'	SEASONAL COLOR
	PASEO/SEASONAL BUILDING SCREENING TREE <u>ACER RUBRUM</u> 'BOWHILL'- B. RED MAPLE	15 GAL	40'/15'	UPRIGHT, VERY NARROW
	SITE ACCENT & SEASONAL SCREENING TREE <u>LAGERSTROEMIA</u> 'TUSCARORA'- T. CRAPE MYRTLE	15 GAL	25'/15'	SEASONAL FLOWER COLOR
	PASEO UNDERSTORY TREE <u>ACER PALMATUM</u> 'BLOODGOOD'- B. JAPANESE MAPLE	15 GAL	16'/14'	MULTI- STEMMED
	SITE PERIMETER SCREENING TREE <u>PHOTINIA FRASERI</u> RED TIP PHOTINIA	15 GAL	18'/18'	EVERGREEN, TREE TRAINED

SHRUB LEGEND

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	HT/SPR	WATER USE
	SITE ENTRY ACCENT SHRUBS SUCH AS:			
	<u>ALOË 'BLUE ELF'</u> BLUE ELF ALOË	1 GAL.	1'-6"/2'	LOW
	<u>HEMEROCALLIS</u> HYBRID DAY LILY	1 GAL.	6"/2'	LOW
	<u>ROSA X NOATRUM</u> 'FLOWER CARPET' - CARPET ROSE	2 GAL.	2'-6"/3'-6"	MEDIUM
	<u>TULBAGHIA VIOLACEA</u> SOCIETY GARLIC	1 GAL.	1'-6"/2'	LOW
	PASEO/BUILDING FOUNDATION SHRUBS SUCH AS:			
	<u>CHONDROPETALUM</u> TECTORUM SMALL CAPE RUSH	1 GAL.	3'/4'	MEDIUM
	<u>DIANELLA TASMANICA</u> 'TASRED'- TASRED FLAX	1 GAL.	1'-6"/3'	MEDIUM
	<u>LIRIOPE GIGANTEA</u> GIANT LILY TURF	1 GAL.	2'/3'	MEDIUM
	<u>LOROPETALUM CHINENSIS</u> EMERALD SNOWY- E.S. FRINGE FLOWER	5 GAL.	3'/4'	MEDIUM
	SCREENING SHRUBS SUCH AS:			
	<u>CALLISTEMON VIMINALIS</u> 'BETTER JOHN'- B.J. BOTTLEBRUSH	5 GAL.	3'/3'	LOW
	<u>DIETES BICOLOR</u> AFRICAN IRIS	1 GAL.	2'/3'	LOW
	<u>ILEX X 'RUTHOLI'</u> EMERALD COLONNADE HOLLY	5 GAL.	6'/10'	MEDIUM
	<u>VIBURNUM TINUS</u> DWARF- DWARF VIBURNUM	5 GAL.	4'/5'	LOW

GROUND COVER LEGEND

SITE ENTRY ACCENT COVER SUCH AS:				EVERGREEN FOLIAGE GROUND COVER SUCH AS:			
BOTANICAL & COMMON NAME	CONTAINER SIZE	HEIGHT/ SPREAD	WATER USE	BOTANICAL & COMMON NAME	CONTAINER SIZE	HEIGHT/ SPREAD	WATER USE
<u>FESTUCA GLAUCA</u> 'ELIJAH BLUE'- E.B. FESCUE	FLATS	1'/2'	LOW	<u>CAREX PANSA</u> CALIFORNIA MEADOW SAGE	LINERS	8'/10"	LOW
<u>GAZANIA</u> 'MOONGLOW'- M. GAZANIA	FLATS	10'/11'- 6"	MEDIUM	<u>VINCA MINOR</u> DWARF PERIWINKLE	1 GAL.	1'/3'	LOW

IRRIGATION NOTES

AN AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED. IT WILL FOLLOW THE CITY LOW WATER USE CONSERVATION GUIDELINES INCLUDING ITEMS SUCH AS:

1. GROUPING OF PLANTS WITH SIMILAR WATER USE LEVEL WITHIN THEIR REMOTE CONTROL/VALVE/HYDROZONE SYSTEM.
2. SMART CONTROLLERS WITH WATER SAVINGS FEATURES.
3. LOW WATER FLOW WITH DRIP TYPE APPLICATION.
4. ALLOWABLE MAXIMUM WATER USE CALCULATIONS.
5. WATERING SCHEDULES ARE TO BE PROVIDED FOR BOTH ESTABLISHING AND ESTABLISHED PLANT MATERIALS.

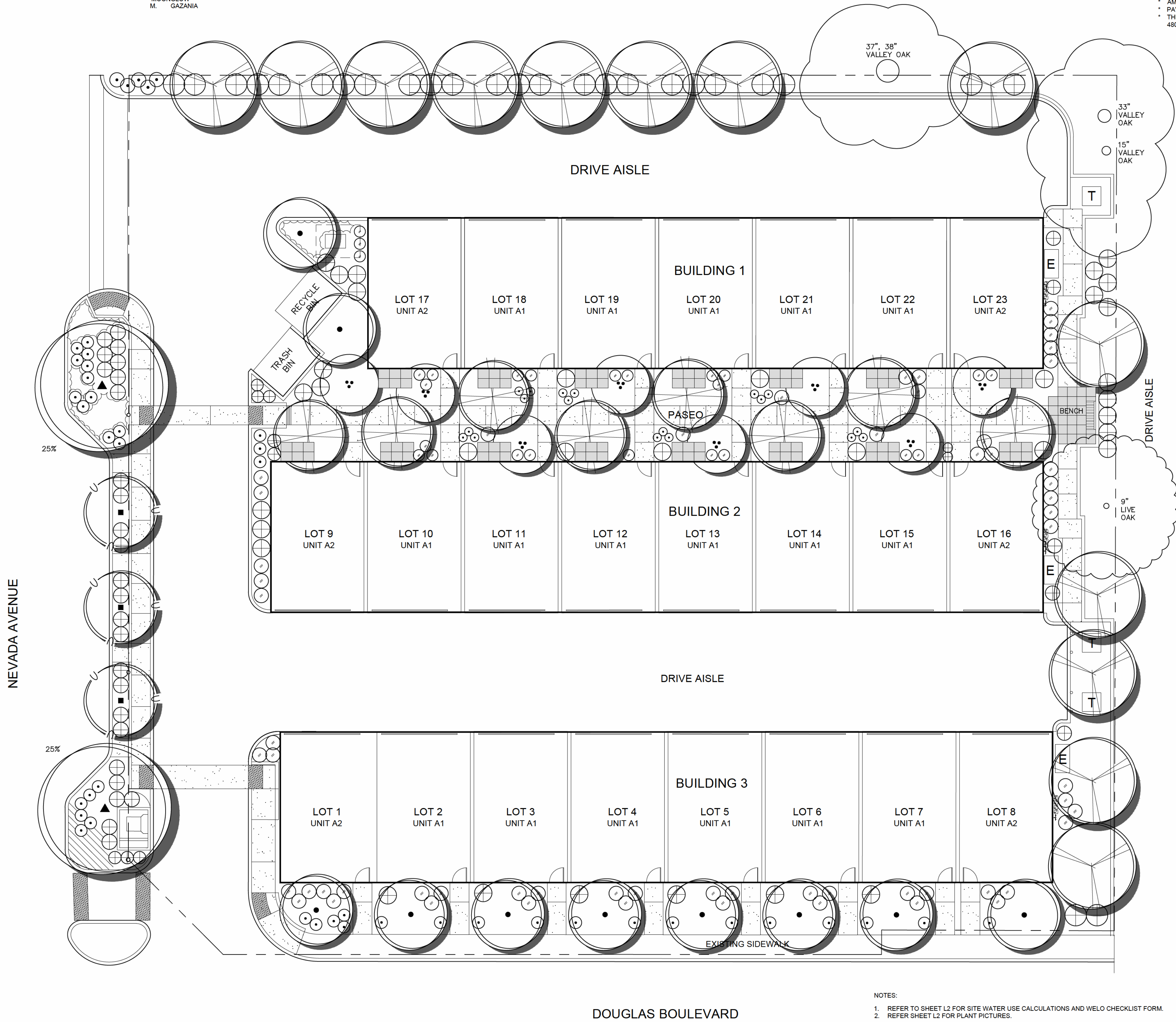
PARKING SHADE CALCULATIONS

* REFER TO THE PERCENTAGE OF THE SHADE PROVIDED ON THE PLAN AND THE SHADE PERCENTAGE VALUES ADJUSTED TO THE TREES' CANOPIES.				
TREE	100%	75%	50%	25%
<u>PISTACIA CHINENSIS</u> CHINESE PISTACHE	NA	NA	NA	2(240) = 480
				480 SF
TOTAL AMOUNT OF SHADE PROVIDED				= 480 SF

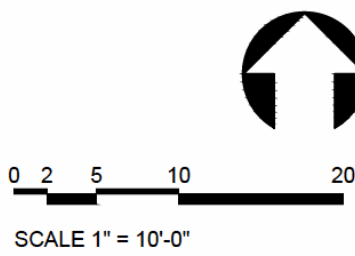
PARKING LOT SHADE CALCULATIONS

* AMOUNT OF PAVED AREA = 752 SF
* PAVED AREA REQUIRED TO BE SHADED: 752 SF X 50% = 376 SF
* THE PERCENTAGE OF SHADE PROVIDED FOR THE PAVED AREA:
480 SF DIVIDED BY 752 SF = 63.8%

PERCENTAGE OF PAVING SHADED = 63.8%



- NOTES:
1. REFER TO SHEET L2 FOR SITE WATER USE CALCULATIONS AND WELO CHECKLIST FORM.
 2. REFER SHEET L2 FOR PLANT PICTURES.



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MARCH 1, 2019

Roseville Old Town Lofts

Roseville, California

PRELIMINARY LANDSCAPE PLAN



L1

PRELIMINARY WATER USE ESTIMATE BASED
ON SITE PLANTING AREA SHOWN ON PLAN

MAXIMUM APPLIED WATER ALLOWANCE CALCULATION:

MAWA=(ETo)(0.62)[(ETAFxLA)+(1-ETAF)xSLA]

MAWA=(52.2)(0.62)[(0.55x7,473)+(1-0.55)x0.0]

MAWA=133,020 GALLONS

ETo: ANNUAL EVAPOTRANSPIRATION RATE

ETAF: ET ADJUSTMENT FACTOR FOR RESIDENTIAL

LA: LANDSCAPE AREA IN SQUARE FEET

SLA: SPECIAL LANDSCAPE AREA IN SQ. FT.

NOTE: THE WATER USE ITEMS REQUESTED IN THE FORM BELOW WILL BE PROVIDED WHEN THE LANDSCAPE IRRIGATION CONSTRUCTION PLAN IS COMPLETED.

WATER EFFICIENT LANDSCAPE ORDINANCE
SUBMITTAL CHECKLIST

To be completed by applicant and submitted with plans:

Project Name:

Contact:

Address:

Phone:

LANDSCAPE DOCUMENTATION PACKAGE CERTIFICATION

"I agree to comply with the water efficient landscape ordinance"(see rule, page 4) and certify that the landscape plans contain all information required in the landscape documentation package."

Applicant Name (Print)SignatureDate

LANDSCAPE PACKAGE SUBMITTAL REQUIREMENTS

SHEET NO. 1NOTES:

PROJECT INFORMATION (on cover sheet or equivalent):

Date

Applicant name & contact information

Owner name and contact information

Project address

Total landscaped area (in sq. ft.)

Project type (new, rehabilitated, public, schools, etc.)

Water supply type (potable/reclaimed)

Checklist of documents contained in landscape package

WATER EFFICIENT LANDSCAPE WORKSHEET:

Hydrozone information table

Water budget calculations for MAWA and ETWU

SOIL MANAGEMENT REPORT:

Recommendations incorporated into landscape plan?

Copy of report provided to Planning Department?

LANDSCAPE PLAN

Consistent with Specific Plan Design Guidelines?

Plant materials list – botanical & common name

Planting symbols

Container size

Plant spacing

Plant quantities

SHEET NO. 2NOTES:

Identify edible plants

Identify water features & surface area

Turf limited to 25% of total planting area?

Designate and label hydrozones (low, moderate, high, mixed use) – group plants by hydrozone

Minimum 3" mulch or bark (no shredded bark)

Stabilizing mulch/bark on slopes greater than 25%

Identify composting installation rates (unless exempt)

Delineate property lines, utilities, easements, streets, driveways, other paved surfaces

Identify buildings, structures and pad elevations (if not provided on grading plan)

Identify natural features to remain (rock outcroppings, trees, etc.)

Identify "Special Landscape Areas" if any

Identify stormwater treatment improvements

Identify rain catching or harvesting improvements, if any

Identify any applicable greywater systems

Include statement with signature/date: "I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the landscape design plan."

IRRIGATION PLAN:

Location/size of water meters

Type & size of all irrigation system components

Irrigation controller type (must use evapotranspiration or soil moisture sensor data and utilize a rain sensor)

Main and lateral lines

Valves

Sprinkler head location & type

Moisture sensing devices (soil and/or rain)

Quick couplers

Pressure regulators

Backflow devices

Rain/freeze/wind sensors

Indicate flow rate (gallons per minute)

Indicate application rate (inches per hour)

Indicate design operating pressure (per square inch)

Designed to optimal dynamic pressure? (Booster pumps or pressure regulators shall be used to achieve required dynamic pressure)

Manual shut off valves

Designate hydrozone and valves by number, letter or other means.

Designed to prevent low head drainage & no overspray or runoff?

Conforms to hydrozones indicated on landscape plan?

Designed to achieve irrigation efficiency of 0.75 for overhead spray and 0.81 for drip?

Low volume irrigation in mulched planting areas

Matched precipitation rates for heads and emission devices?

Optimal sprinkler spacing?

Swing joints or other riser protection adjacent to high traffic areas?

Check valves or anti-drain valves required?

Low flow or subsurface irrigation for turf strips or other areas less than 10 feet in width

Sprinkler heads setback 24" from hardscape? If not, is

Adjacent landscape permeable?

Adjacent impermeable hardscape designed to drain entirely to landscaping?

Alternative design or technology specified to minimize overspray/runoff?

Maximum 0.75 inch per hour precipitation rate for slopes greater than 25%.

Include statement with signature/date: "I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the irrigation design plan."

GRADING & DRAINAGE PLAN: (in addition to other City grading standards)

Height of graded slope

Drainage patterns

Proposed underground and in-ground drainage improvements

Pad elevations

Finish grade

Stormwater retention or treatment improvements, if any

Include statement with signature/date: "I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the grading and drainage plan."

IRRIGATION SCHEDULE:

Utilize local ET data?

Overhead irrigation scheduled between 8 p.m. and 10 a.m.?

Applied water equal to or less than MAWA?

TREES



ARMSTRONG RED MAPLE



CHINESE PISTACHE



BOWHILL RED MAPLE



TUSCARORA GRAPE MYRTLE



BLOODGOOD JAPANESE MAPLE



RED TIP PHOTINIA

SHRUBS

SITE ENTRY ACCENT SHRUBS:



BLUE ELF ALOE



DAY LILLY



PINK CARPET ROSE



SOCIETY GARLIC

PASEO/BUILDING FOUNDATION SHRUBS:



SMALL CAPE RUSH



TASRED FLAX LILLY



GIANT LILLY TURF



EMERALD SNOW FRINGE FLOWER

SCREENING SHRUBS:



BETTER JOHN BOTTLE BRUSH



AFRICAN IRIS



EMERALD COLONNADE HOLLY



DWARF VIBURNUM

GROND COVERS

SITE ENTRY ACCENT COVER:



ELIJAH BLUE FESCUE



MOONGLOW GAZANIA

EVERGREEN FOLIAGE:



CALIFORNIA MEADOW SAGE



DWARF PERIWINKLE



TOM SMITH ASSOCIATES
Landscape Architects
Urban Design &
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Site Planning

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Sacramento (916) 749-7379
CA 95842 Fax (916) 749-7329

NOVEMBER 12, 2018

Roseville Old Town Lofts

Roseville, California

PLANT PICTURES & WATER USE CALCS AND CHECKLIST



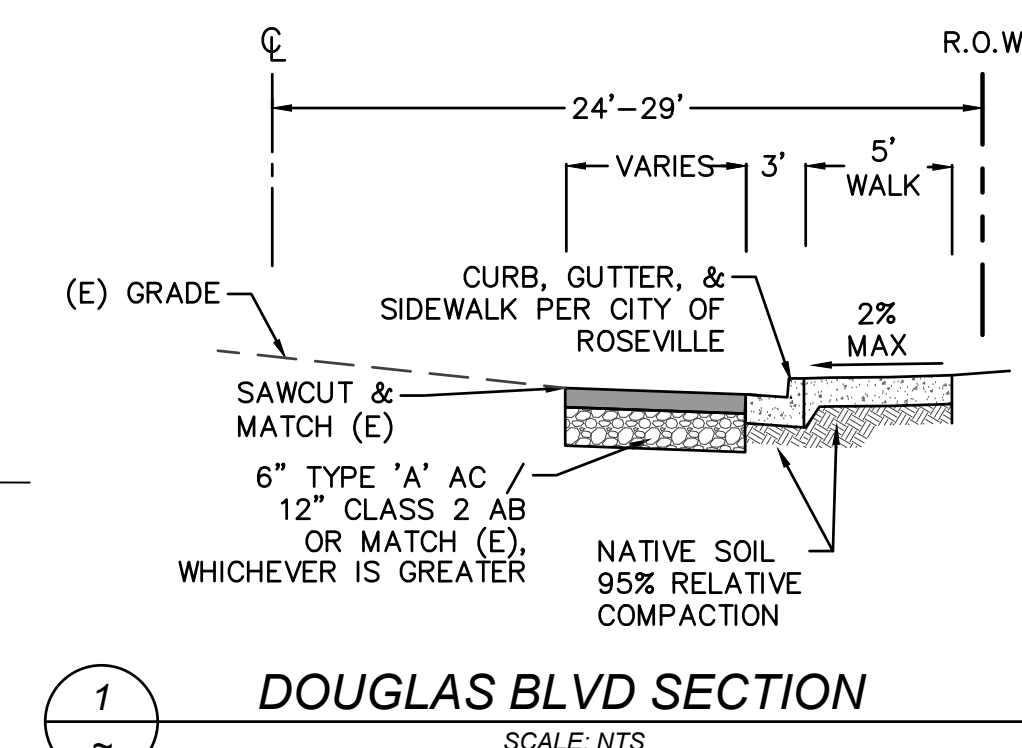
L2

GRADING KEYNOTES:

- 1 PROPOSED BARRIER CURB
- 2 PROPOSED VALLEY GUTTER
- 3 PROPOSED CURB & GUTTER
- 4 PROPOSED CONCRETE SIDEWALK
- 5 CURB, GUTTER, & SIDEWALK PER CITY OF ROSEVILLE STDS
- 6 CURB & GUTTER PER CITY OF ROSEVILLE STDS
- 7 MODIFIED FLUSH PAN RAMP PER CITY OF ROSEVILLE STDS
- 8 MODIFIED TRASH ENCLOSURE PER CITY OF ROSEVILLE STDS
- 9 MODIFIED TYPE 'S' DRIVEWAY PER CITY OF ROSEVILLE STDS
- 10 CONCRETE VALLEY GUTTER PER CITY OF ROSEVILLE STDS
- 11 FLUSH PAN RAMP PER CITY OF ROSEVILLE STDS
- 12 RETAINING WALL
- 13 CURB CUT RAMP
- 14 ROLLED CONCRETE CURB PER CITY OF ROSEVILLE STDS
- 15 ROLLED CONCRETE CURB AND GUTTER PER CITY OF ROSEVILLE STDS
- 16 CONCRETE MOUNTABLE MEDIAN

DRAINAGE KEYNOTES:

- (D1) STORM DRAIN MANHOLE
- (D2) DRAINAGE INLET
- (D3) REMOVE (E) DRAINAGE INLET AND 12" PIPING. REPLACE WITH NEW DRAINAGE INLET AND 24" PIPING.
- (D4) CONTRACTOR TO DETERMINE IF INSTALLATION OF NEW 24" STORM DRAIN WILL BE FEASIBLE WITH EXISTING MANHOLE. IF NOT FEASIBLE, REPLACE WITH NEW 96" STORM DRAIN MANHOLE.
- (D5) UNDERGROUND INFILTRATION TRENCH
- (D6) CONTECH FILTERRA STORMWATER QUALITY TREE BOX UNIT
- (D7) BRING MANHOLE RIM TO GRADE AND REPLACE WITH SOLID RIM
- (D8) INSTALL SADDLE MANHOLE WITH GRATE TOP
- (D9) DRAINAGE JUNCTION BOX
- (D10) STORM DRAIN CLEANOUT
- (D11) LANDSCAPE DRAIN



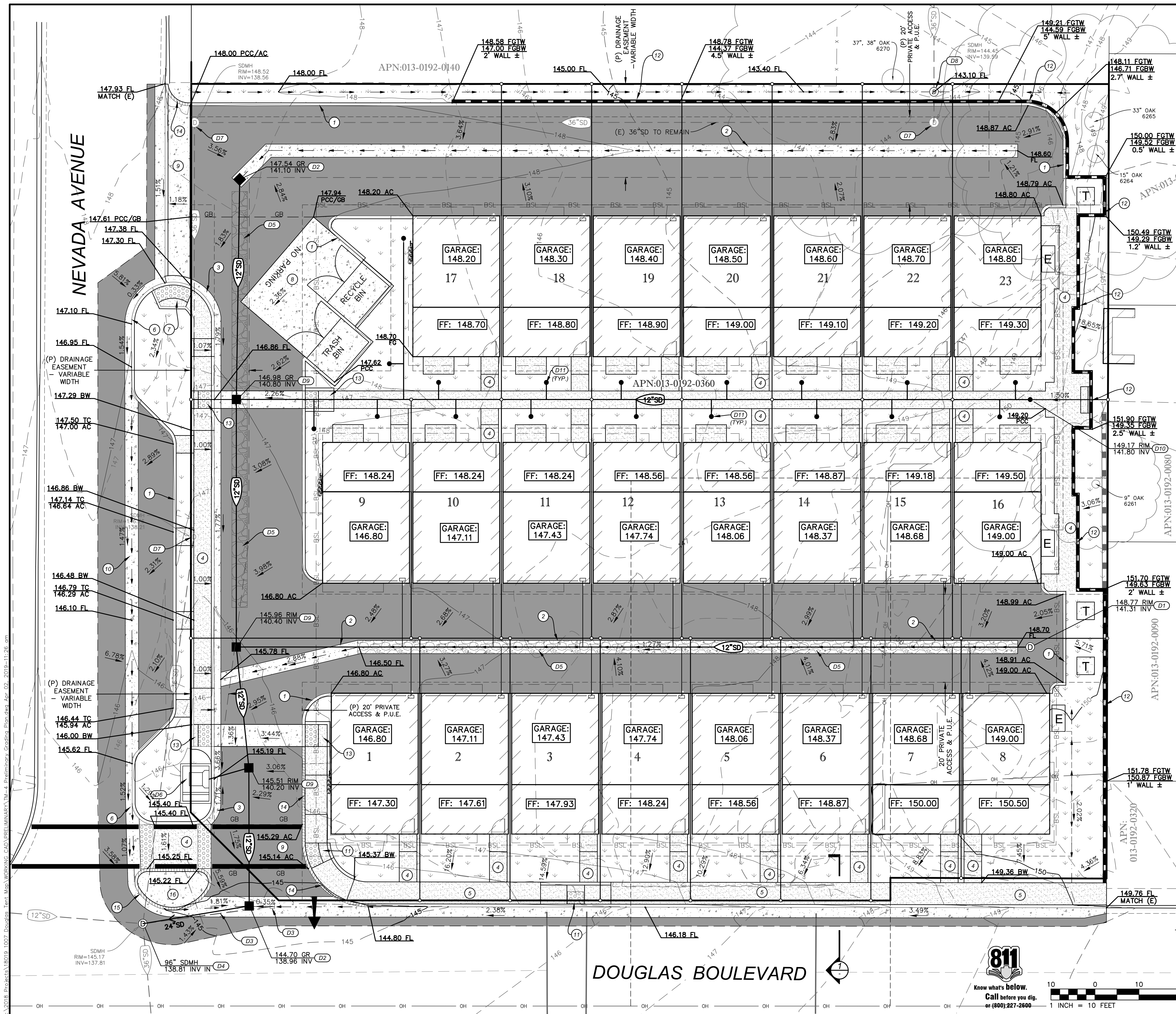
DISTURBED AREA BREAKDOWN
ONSITE: 37,240 SF
OFFSITE: 6,190 SF
TOTAL: 43,430 SF

RAW EARTHWORK SUMMARY

CUT:	865 CY
FILL:	1210 CY
NET:	345 CY IMPORT

NOTE:
EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT
TAKE INTO ACCOUNT SHRINKAGE, EXCESS MATERIALS FROM TRENCHING
EXCAVATION FOR DETENTION BASIN, AND MISC. UNKNOWN STRUCTURAL
SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.

Drawing		Sheet		of		of Total		9		04-02-2019									
ROSEVILLE OLD TOWN LOFTS 241 NEVADA AVENUE ROSEVILLE, CA PRELIMINARY GRADING, DRAINAGE AND PAVING PLAN										C&P DEVELOPMENT CONTACT: KARLTON CASTLES / ROBERT PEGOS 916-218-0728 / 916-764-4201									
 RFE ENGINEERING, INC. <i>Civil Engineers • Planners • Surveyors</i> 2200 S. 1st St., Suite 200 Ph: 916-772-7800 Fax: 916-772-7804 www.RFEEngineering.com																			
		BY		CHECK		NO.		REVISION		DATE		BY		APPROVED					
		DESIGN		TSM		RFE													
		DRAWN		TSM		RFE													
		QUANT.																	
		0		1		2													

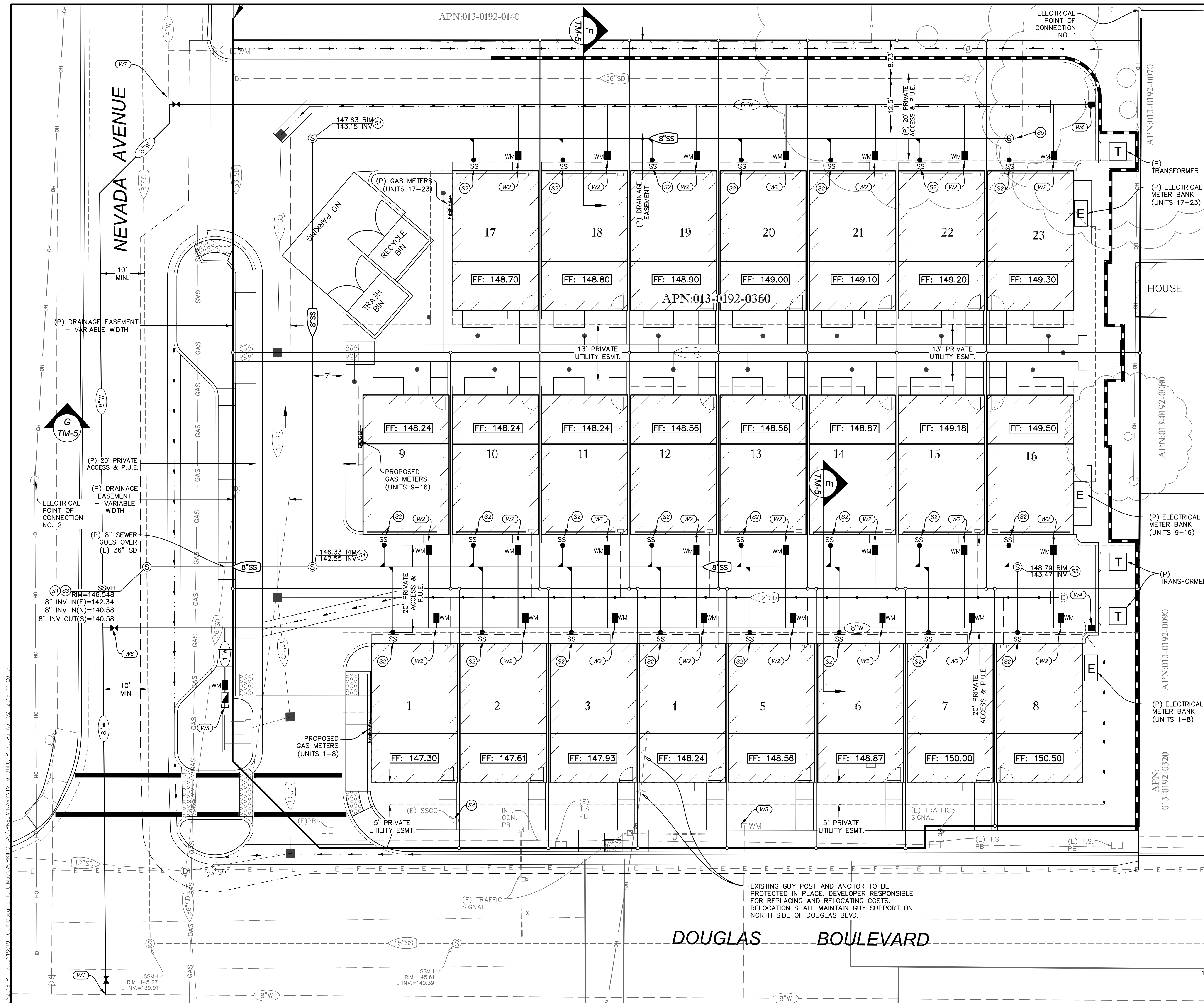


- (S1) SEWER MANHOLE PER CITY OF ROSEVILLE STD
- (S2) SANITARY SEWER SERVICE
- (S3) CONNECT INTO (E) PUBLIC SEWER MAIN
- (S4) ABANDON (E) SS CLEANOUT AND SERVICE

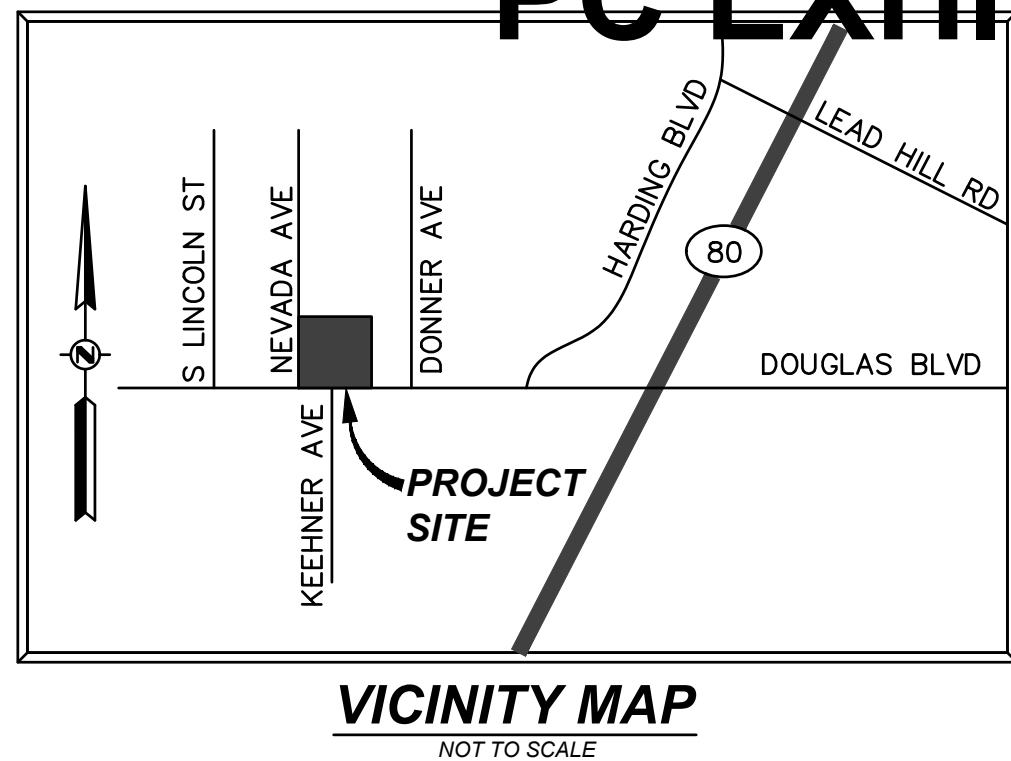
WATER KEYNOTES:

- | | |
|----|---|
| W1 | REMOVE (E) 4" TAP OR TEE AND GATE VALVE. INSTALL NEW 8" TAP OR TEE WITH NEW GATE VALVE. |
| W2 | BUILDING WATER SERVICE AND METER |
| W3 | ABANDON (E) WATER METER AND SERVICE |
| W4 | BLOWOFF VALVE ASSEMBLY |
| W5 | IRRIGATION WATER SERVICE |
| W6 | INSTALL NEW 8" TEE AND VALVE. |
| W7 | INSTALL NEW 8" TEE AND VALVE. INSTALL 8" x 4" REDUCER ON NORTH SIDE OF TEE AND CONNECT INTO EXISTING 4" WATER MAIN. |

ROSEVILLE OLD TOWN LOFTS 241 NEVADA AVENUE ROSEVILLE, CA		C&P DEVELOPMENT CONTACT: KARLTON CASTLES / ROBERT PEGOS 916-218-0728 / 916-764-4201		 RFE ENGINEERING, INC. <i>Civil Engineers • Planners • Surveyors</i> 22601 S. 15th St., Suite 100 Phoenix, AZ 85061 Ph: 916-772-7800 Fax: 916-772-7804 www.RFEEngineering.com				NO. _____ REVISION _____ DATE _____ BY _____ APPROVED _____	
Drawing	Sheet			BY	CHECK				
of	of			DESIGN	TSM				
Total				DRAWN	TSM				
9				QUANT.					
				0 1 2					



TENTATIVE SUBDIVISION MAP FOR:
ROSEVILLE OLD TOWN LOFTS
241 NEVADA AVENUE
ROSEVILLE, CA 95678
APN: 013-192-036-000



SHEET INDEX:

CIVIL	
TM-01	TENTATIVE SUBDIVISION MAP
TM-02	PRELIMINARY LOT LAYOUT PLAN
TM-03	EXISTING CONDITIONS AND TREE PRESERVATION PLAN
TM-04	PRELIMINARY GRADING, DRAINAGE & PAVING PLAN
TM-05	PRELIMINARY CROSS SECTIONS
TM-06	PRELIMINARY UTILITY PLAN
TM-07	PRELIMINARY POST CONSTRUCTION SWQCP
TM-08	FIRE FLOW EXHIBIT
TM-09	FIRE TRUCK TURNING RADII PLAN

PROPERTY OWNER / DEVELOPER:

C&P DEVELOPMENT
CONTACT: KARLTON CASTLES / ROBERT PEGOS
916-218-0728 / 916-764-4201

TOPOGRAPHIC SURVEY:

SURVEY BY RFE ENGINEERING, INC.
DATED: 08-20-2015
BASIS OF BEARINGS
THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE EAST RIGHT OF WAY LINE OF NEVADA AVENUE AS SHOWN ON THE PARCEL MAP FILED FOR RECORD IN BOOK 35 OF PARCEL MAPS, AT PAGE 19, THE BEARING OF WHICH IS N 00°02' 33" E AND WAS ESTABLISHED FROM RECORD MONUMENTS FOUND THEREON.

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY WAS THE CITY OF ROSEVILLE BENCHMARK NO. 83, WHICH IS A 3 1/2" BRASS DISC STAMPED "SEPT 97 LS 4519" LOCATED IN THE NORTHEAST CORNER OF THE DOUGLAS BLVD. BRIDGE OVER DRY CREEK.
ELEVATION = 142.237 (DATUM: CITY OF ROSEVILLE NGVD 1929)

FLOOD NOTE:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY:
PANEL NO. 06061C0478
DATED: JUNE 8, 1998

PRELIMINARY TITLE REPORT:

CHICAGO TITLE COMPANY
TITLE NO. FSJP-8501800407-RV
DATED: JUNE 23, 2015
UPDATED: APRIL 13, 2018

ARBORIST REPORT:

ABACUS CONSULTING ARBORISTS
DATED: APRIL 07, 2018

PROPOSED LOT AREAS:

AS SHOWN ON SHEET TM-02

ENGINEER AND SURVEYOR:

RFE ENGINEERING, INC.
2260 DOUGLAS BLVD, SUITE 160
ROSEVILLE, CA 95661

JURISDICTION:

CITY OF ROSEVILLE

REFUSE:

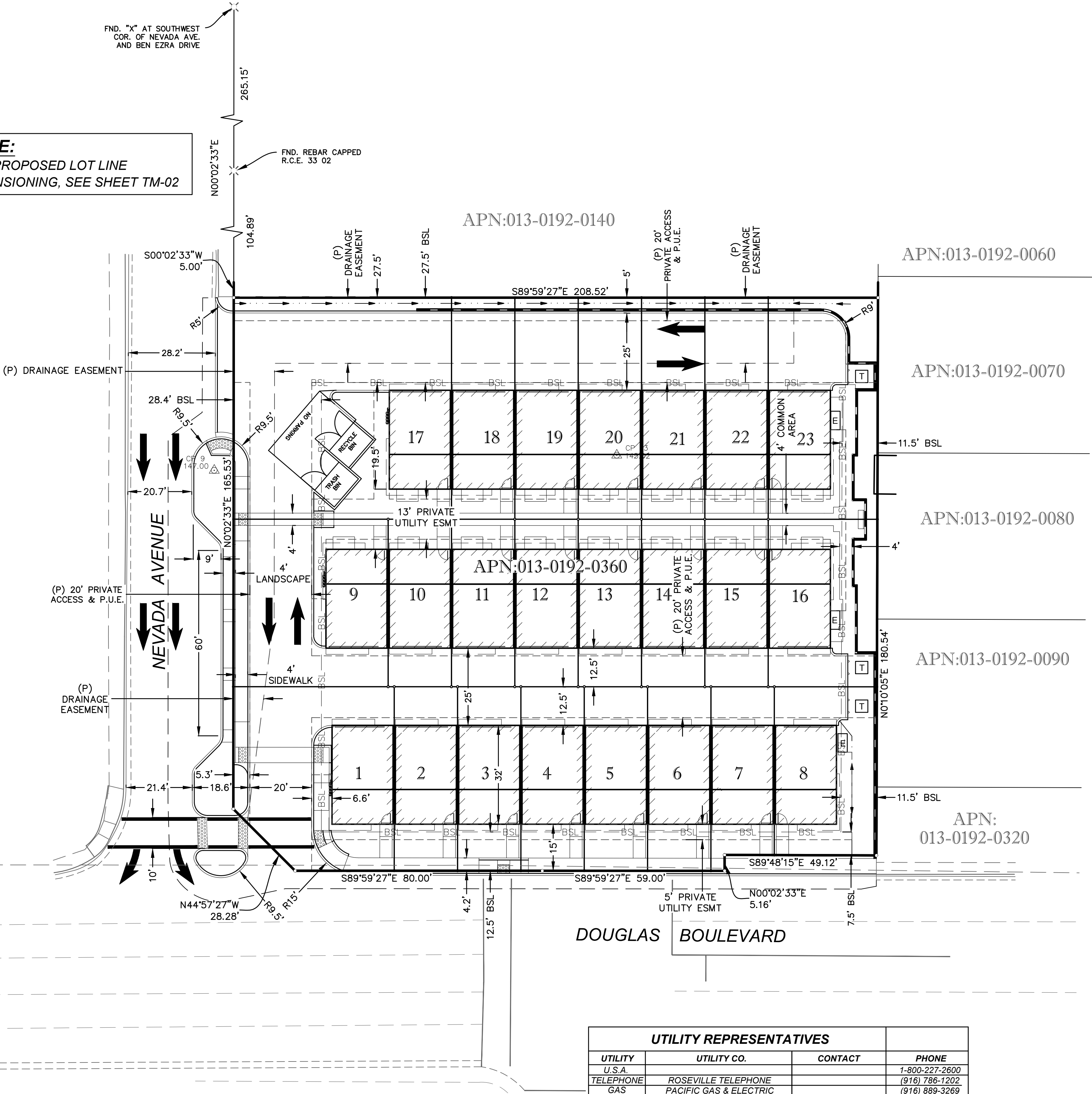
CITY OF ROSEVILLE SOLID WASTE DIVISION
PH: 916-774-5780

SCHOOL DISTRICT:

ROSEVILLE UNIFIED

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
EASEMENT	---	---
LOT LINE	---	---
CENTERLINE	---	---
BUILDING SETBACK LINE	---	---
SW, CURB & GUTTER	---	---
DITCH / FLOWLINE	---	---
EP	---	---
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
GAS LINE	GAS	GAS
SDMH	SDMH	SDMH
DROP INLET	DI	DI
SSMH	SSMH	SSMH
SSCO	SSCO	SSCO
FIRE HYDRANT	FH	FH
WATER VALVE	WV	WV
WATER METER	WM	WM
UTILITY POLE	UP	UP
FENCE	F	F
RETAINING WALL	RW	RW
BLOCK SCREEN WALL	BSW	BSW
INDEX CONTOUR	IC	IC
INTERMEDIATE CONTOURS	ICC	ICC
TREE & DRIP	TD	TD
FINISHED FLOOR ELEVATION	FF: 123.00	FF: 123.00
BUILDING	B	B

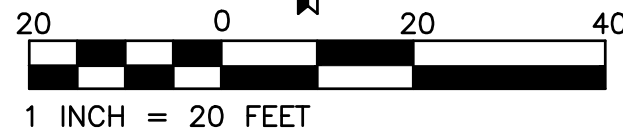
NOTE:
FOR PROPOSED LOT LINE
DIMENSIONING, SEE SHEET TM-02



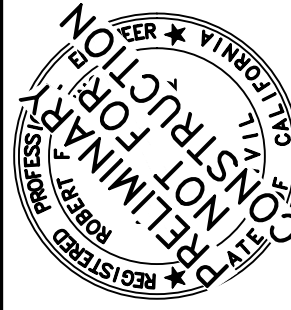
PROPERTY INFORMATION		
LOCATION: 241 NEVADA AVENUE, ROSEVILLE, CA		
APN: 013-0192-0360		
PROPERTY AREA: 0.89 AC (38,838 SF)		
EXISTING ZONE: R3	PROPOSED ZONE: R3/DS	
EXISTING USE: BUSINESS POTENTIAL	PROPOSED USE: SINGLE FAMILY HIGH DENSITY RESIDENTIAL	
ITEM	REQUIREMENTS	PROVIDED
SETBACKS (MIN) SEE CHAPTER 19.22 FOR SETBACKS		
FRONT SETBACK	N/A	7.50' MIN
SIDE SETBACK	N/A	11.50' MIN
SIDE (FRONTAGE) SETBACK	N/A	28.40' MIN
REAR SETBACK	N/A	27.50' MIN
SITE COVERAGE	50%	
HEIGHT LIMITS	45 FT	
REFERENCE IS MADE TO THE CITY OF ROSEVILLE ZONING ORDINANCE 19.10.030		

ABBREVIATIONS:

AC	ASPHALT CONCRETE	ℙ	PROPERTY LINE
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE	(P)	PROPOSED
BW	BOTTOM WALL	SDMH	STORM DRAIN MANHOLE
CL	CENTERLINE	SSCO	SANITARY SEWER CLEANOUT
(E)	EXISTING	SSMH	SANITARY SEWER MANHOLE
EP	EDGE OF PAVEMENT	TBC	TOP BACK OF CURB
FL	FLOW LINE	TW	TOP OF WALL
GR	GRATE	UG	UNDERGROUND
INV	INVERT	WA	WATER
IRR	IRRIGATION	WM	WATER METER
OH	OVER HEAD POWER LINES		



UTILITY REPRESENTATIVES			
UTILITY	UTILITY CO.	CONTACT	PHONE
U.S.A.			1-800-227-2600
TELEPHONE	ROSEVILLE TELEPHONE		(916) 786-1202
GAS	PACIFIC GAS & ELECTRIC		(916) 889-3269
ELECTRIC	ROSEVILLE ELECTRIC UTILITY	ANDREW KOTZ	(916) 746-1662
FIRE	ROSEVILLE FIRE DEPT.	PATRICK CHEW	(916) 774-5823
WATER & SEWER	CITY OF ROSEVILLE DEPT. OF ENVIRONMENTAL UTILITIES	DAVE SAMUELSON	(916) 774-5770
DRAINAGE	DEVELOPMENT SERVICES ENGINEERING	MATT TODD	(916) 774-5339
CABLE T.V.	SUREWEST		(916) 786-3232



C&P DEVELOPMENT
CONTACT: KARLTON CASTLES / ROBERT PEGOS
916-218-0728 / 916-764-4201

ROSEVILLE OLD TOWN LOFTS
241 NEVADA AVENUE
ROSEVILLE, CA
TENTATIVE SUBDIVISION MAP

Drawing	Sheet
of	TM-01
of	Total
	9
04-02-2019	

LEGEND:

COMMON AREA

LANDSCAPE MAINTENANCE
AGREEMENT AREA

NOTE:

THE COMMON AREA WILL BE USED AND ACCESSED
BY THE COMMUNITY AND WILL BE MAINTAINED BY
AN HOA.

LANDSCAPE MAINTENANCE
AGREEMENT WILL BE
REQUIRED FOR OWNER TO
MAINTAIN LANDSCAPING
WITHIN THE PUBLIC R.O.W.
(CITY WILL NOT MAINTAIN)

NEVADA AVENUE

DOUGLAS BOULEVARD

PC EXHIBIT L

APN:013-0192-0140

APN:013-0192-0070

APN:013-0192-0080

APN:013-0192-0090

APN:
013-0192-0320

APN:013-0192-0140

APN:013-0192-0360

17

GROSS: 5,056 SF

18

GROSS: 1,470 SF

19

GROSS: 1,470 SF

20

GROSS: 1,470 SF

21

GROSS: 1,470 SF

22

GROSS: 1,470 SF

23

GROSS: 2,541 SF

9

GROSS: 2,714 SF

10

GROSS: 1,112 SF

11

GROSS: 1,112 SF

12

GROSS: 1,112 SF

13

GROSS: 1,112 SF

14

GROSS: 1,112 SF

15

GROSS: 1,112 SF

16

GROSS: 1,913 SF

1

GROSS: 2,901 SF

2

GROSS: 1,221 SF

3

GROSS: 1,221 SF

4

GROSS: 1,221 SF

5

GROSS: 1,221 SF

6

GROSS: 1,221 SF

7

GROSS: 1,139 SF

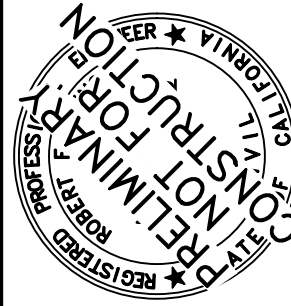
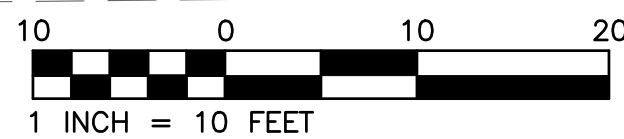
8

GROSS: 1,807 SF



Know what's below.

Call before you dig.
or (800) 227-2600



C&P DEVELOPMENT
CONTACT: KARLTON CASTLES /
ROBERT PEGOS
916-218-0728 / 916-764-4201

ROSEVILLE OLD TOWN LOFTS
241 NEVADA AVENUE
ROSEVILLE, CA
PRELIMINARY LOT
LAYOUT

Drawing of TM-02
of 9
04-02-2019

ABACUS

CONSULTING ARBORISTS



P. O. Box 4248
Auburn, CA 95604
(530) 305-0165

E-mail: nicole.abacus@gmail.com

www.abacus-tree.com

Consulting Arborist Report & **Tree Inventory & Assessment**

Prepared at the request of:

Karlton Castles

For

241 Nevada Street
APN #013-0190-0360

In

City of Roseville, California

Nicole Harrison

International Society of Arboriculture, Certified Arborist #WE-6500AM, TRAQ

September 11, 2018 (Updated April 8, 2019 to correspond with
Preliminary Grading, 03-01-2019 by RFE Engineering)

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Executive Summary

Karlton Castles of DBISBK, LLC. contacted Abacus Consulting Arborists to inventory and evaluate the protected trees and produce an Arborist Report as the end product. The property is parcel 013-192-036-000, located at 1007 Douglas Boulevard in Roseville, California.

Nicole Harrison, ISA Certified Arborist #WE6500AM, and Nicholas McNamara, arborists assistant, of Abacus Consulting Arborists was on site on March 28, 2018; to identify species, take measurements of DBH¹ and canopy, field condition notes, recommended actions, ratings, and locations of the protected trees.

There are 23 trees surveyed of which 21 qualify as protected trees as defined by the City of Roseville municipal code, Title 19, Article IV, Chapter 19.66 Tree Preservation. There are five (5) trees off site or property line trees which could be impacted by the development of the site².

<u>Tree Species</u>	<u>Trees on this Site:</u>	<u>Property Line³ and/or Offsite Trees</u>	<u>Protected by City of Roseville Title 19 Chapter 19.66</u>	<u>Trees Proposed for Removal⁴</u>	<u>Protected Trees Proposed for Retention with Impacts⁵</u>	<u>Total Trees to be Retained</u>
Valley Oak, <i>Quercus lobata</i>	6	4	10	5	3	5
Interior Live Oak, <i>Quercus wislizenii</i>	9	2	10	7	3	3
Blue Oak, <i>Quercus douglasii</i>	1	0	1	1	0	0
London Planetree, <i>Plantanus x acerifolia</i>	1	0	0	1	0	0
Privet, <i>Ligustrum sp.</i>	1	0	0	1	0	0
Total	18	6	21	15	6	8

See Chart B – Inventory of Trees for specific information on each tree.

See Chart C – Trees Proposed for Removal or Impact for additional Mitigation information

¹ DBH or 'Diameter at Breast High' is the industry accepted measurement for mature trees. The measurement is taken at 54" off of native grade. See attached 'Tree Size Expressed by Trunk Diameter'.

² Tree locations are approximate. Abacus Consulting Arborists is not responsible for determination of tree location and/or ownership.

³ Trees with any portion of the trunk on the property line are considered to be joint ownership trees between the parcels and require agreement between parcel owners for removal or impact (Stamen, 1997).

⁴ **Current Development Plan by RFE Engineering, Inc. Titled Nevada Street Lofts and dated 4-18-2018.**

⁵ Impacts occur when development activities, including grading or trenching, are within the protected root zone defined for each tree in Chart B. The impact result and/or additional protection measures can be found in the conclusion of this report

Methods

The protected trees (on-site) tagged by **ABACUS** have a numbered tag, placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: **ABACUS**, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural colored aluminum 10d nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10 – 20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.



A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPad. The data was then processed in ESRI's ArcMap by Julie McNamara, M.S. GISci, to produce the tree location map.

Tree Measurements: DBH (diameter breast high) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A Hagl6f Mantax Caliper was used to measure the DBH for trees less than 32" in diameter or less and a steel diameter tape for trees greater than 32".

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
Other Tag #	If additional field tags are found on the trees and are legible, they are listed here.
Offsite/Property Line	Indicates if an off-site tree was included in the inventory. Inclusion of off-site trees is conducted when these trees could potentially be impacted by any proposed development. Trees located within 25' of the development boundary are normally included and provided protection recommendations when development is proposed in the area. We are not surveyors and do not guarantee trees listed as on or off the site are correctly indicated.
Protected	Indicates if the tree qualifies as a "protected tree" by the standards of the local jurisdiction.
Species Common Name	The species of a tree is listed by our local common name. Our native oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
Species Botanical Name	Industry accepted botanical name by genus (capitalized) and species (lower case).
DBH	'Diameter Breast High' is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if the measurement was taken at another location it is noted here. A Swedish caliper [1] was used to measure the DBH for trees less than 30" in diameter and a steel diameter tape for trees greater than 30"Ø.
Measured Canopy radius	The farthest extent of the crown composed of leaves and small twigs. Often a tree's canopy will be irregular, however, the canopy radius is measured as longest dripline measurement from the center point of the tree as the limbs with the farthest reach.

Notes:

Notes provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed and why (ie. why dbh may have been measured at a location other than the standard 54"). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

**City of
Roseville Tree
Rating**

Pursuant to Title 19, Chapter 19.66 Tree Preservation of the Roseville Municipal Code as information to be included in the Arborist Report.

Arborist Rating

Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection. The scale is as follows:

Chart A – Tree Ratings

<u>Arborist Ratings</u>			<u>Roseville Ratings, 19.66.050 B.1.</u>
No problem(s)	Excellent	5	Excellent
No apparent problem(s)	Good	4	Good
Minor problem(s)	Fair	3	Fair to Good
Minor problem(s)		2 or 3	Fair
Major problem(s)	Poor	2	Fair to Poor
Extreme problem(s)	Hazardous	1	Poor
Dead	Dead	0	Dead

Ratings Description

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Development Impact Indicates if the tree is planned for removal or preservation, and if preserved, the relative impact of the proposed development according to the development plans. The scale is as follows:

Impact Terms

Impact Description

Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone (see Glossary) are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

Impact Notes

Development Restrictions

The proposed impact to the tree based on the current development plan
Arborist preservation recommendations to support long-term health of the tree during the development process often in the form of restrictions.

Chart B – Inventory of Trees

Blue indicates tree is off site or on the property line. Note: Actual tree locations are to be determined by others. We are not surveyors. Abacus takes no responsibility for determination of tree ownership.

Field Tag #	Protected by 19.66	Offsite /Line	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Notes	Arborist Rating	Roseville Rating	Development Status
662	Yes		Interior Live Oak	Quercus wislizenii	23	32	Debris at base, codominant leader at 10', seam ground to 4', north stem included bark and narrow attachment angle @ 15' in main stem	3 Fair - Minor Problems	Fair	Remove
667	Yes		Interior Live Oak	Quercus wislizenii	4, 5	14	Poor structure, bows @ 2-6', S limb stubbed	1 Extreme Structure or Health Problems	Poor	Remove
672	Yes	Yes	Interior Live Oak	Quercus wislizenii	13	20	Fenceline, retaining wall cracking at base, codominant leader at 6' into 3 stems, imbedded fence wire, good leaf surface	3 Fair - Minor Problems	Fair to Good	Remove
673	No		London Planetree	Platanus x acerifolia	20	25	Sparse canopy, powdery mildew, stubs to east	3 Fair - Minor Problems	Fair to Good	Remove
681	Yes	Street Tree?	Valley Oak	Quercus lobata	10, 11, 9	20	Co-dominant leader at 1' into 3 stems, 9" stem bows to west, 11 is upright 10 has dogleg to east, abnormal trunk shape, epicormic growth, topped - under high voltage, retaining wall is cracking at 1' to south	2 Major Structure or Health Problems	Fair	Remove
6254	Yes		Blue Oak	Quercus douglasii	7, 6	20	CDL at 1 foot, both systems lean, chainsaw chatter at 3 feet on W stem, suppressed poor crown ratio	2 Major Structure or Health Problems	Fair to Poor	Remove
6255	Yes		Interior Live Oak	Quercus wislizenii	23, 25	35	Codominant leader at 2', abnormal flare at ground with imbedded post/pipe (?), debris at crotch, co-dominant leader in both stems at 5-6', included bark, north stem is dominant, north stem has old pruning cuts with callous and borers, south stem has prostrate limb at 6-8' to south and 15' to west	3 Fair - Minor Problems	Fair	Remove
6256	Yes		Valley Oak	Quercus lobata	11 @ 2'	16	Codominant leader at 5' included bark, understory, bows to west	2 Major Structure or Health Problems	Fair to Poor	Remove
6257	Yes		Interior Live Oak	Quercus wislizenii	7, 9 @ 2'	20	Understory, poor structure, bows to south at 8', abnormal flare at base	2 Major Structure or Health Problems	Fair to Poor	Remove

Field Tag #	Protected by 19.66	Offsite /Line	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Notes	Arborist Rating	Roseville Rating	Development Status
6258	Yes		Valley Oak	Quercus lobata	19	25	Narrow angle attachment at 6', main stem has a slight lean to west, sparse canopy	3 Fair - Minor Problems	Fair to Good	Remove
6259	Yes		Interior Live Oak	Quercus wislizenii	13	25	Codominant leader at 8', included bark, crossing limbs @ 12', poor structure	3 Fair - Minor Problems	Fair	Remove
6260	No		Glossy Privet	Ligustrum sp.	7, 7, 7	15	Poor structure, crossing limbs, poor species	2 Major Structure or Health Problems	Fair	Remove
6261	Yes		Interior Live Oak	Quercus wislizenii	9	15	Lean to south with correction	3 Fair - Minor Problems	Fair to Good	Impacted
6262	Yes		Valley Oak	Quercus lobata	8	17	Dogleg to east at 10', sparse canopy	2 Major Structure or Health Problems	Fair	Remove
6263	Yes		Interior Live Oak	Quercus wislizenii	19, 5, 7	35	Codominant leader at 6" with two 5" stems, main stem has a seam 6" to 4", good canopy; 5" stems are both suppressed and bow to west north west	4 Good - No Apparent Problems	Good	Remove
6264	Yes		Interior Live Oak	Quercus wislizenii	15	32	Advanced decay pocket at 2' to south with callous, suppressed, bows to south west - not correctible	2 Major Structure or Health Problems	Fair	Impacted
6265	Yes		Valley Oak	Quercus lobata	33	35	Co-dominant leader at 8', included bark, north east stem in contact with fence, large dead and decaying stub in crotch, bows to east, over-weight limb to east	3 Fair - Minor Problems	Fair	Impacted
6266	Yes	Yes	Valley Oak	Quercus lobata	16	24	good flare, upright structure, previously surrounded by bamboo, good leaf surface	4 Good - No Apparent Problems	Good	Impacted
6267	Yes	Yes	Valley Oak	Quercus lobata	13	25	good flair, slight lean from suppression by 6268, good leaf surface	3 Fair - Minor Problems	Fair to Good	Preserve
6268	Yes	Yes	Valley Oak	Quercus lobata	16	20	large codominant leader failure at 10' jagged decaying stub, upper canopy poor structure, fair leaf surface	2 Major Structure or Health Problems	Fair to Poor	Preserve
6269	Yes	Yes	Interior Live Oak	Quercus wislizenii	8	18	2 stems removed at base, remaining stem has poor structure. Potential for basal decay and failure is high	1 Extreme Structure or Health Problems	Poor	Impacted

Field Tag #	Protected by 19.66	Offsite /Line	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Notes	Arborist Rating	Roseville Rating	Development Status
6270	Yes	Yes	Valley Oak	Quercus lobata	37, 38	40	Debris at base, codominant leader at 10', narrow angle to base, sparse canopy, large dead wood, over-mature and declining	2 Major Structure or Health Problems	Fair	Impacted
6271	Yes		Valley Oak	Quercus lobata	24, 16	36	Co-dominant leader at 4', included bark to ground, sparse canopy, limb tip dieback	3 Fair - Minor Problems		Remove

Limitations

All of the conclusions in this report are based solely on the observation of conditions on the site which were readily visible. Trees may appear to be healthy and structurally sound but can contain hidden faults which could result in failure.

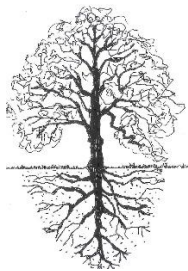
This inventory and all the evaluations were conducted during the dormant season. While we endeavor to evaluate the canopy of each tree based on twig condition, there may be conditions which cannot be detected at this time of the year.

Blackberries, Poison Oak and/or Debris (such as limbs, firewood, garbage, etc) visually inhibit the observation of critical defects at the base of a tree such as decay or evidence of decay agents (mushrooms or conks). They also can hide ground heaving, compacted soil, soil contamination, and many other critical evaluation details. Whenever these conditions exist, the visual assessment was limited and the tree should be reevaluated upon removal of the inhibiting condition.

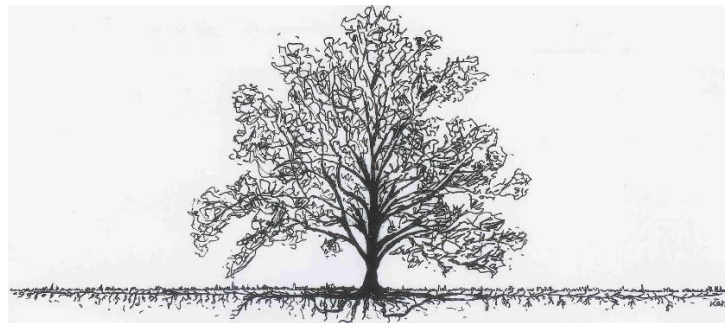
Discussion

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. Accordingly, tree protection during development involves preserving an area that extends beyond the dripline.



Drawing A
***Common misconception of where
tree roots are assumed to be
located***



Drawing B
The reality of where roots are located

Conclusion

There are 23 trees surveyed of which 21 qualify as protected trees as defined by the City of Roseville municipal code, Title 19, Article IV, Chapter 19.66 Tree Preservation. There are six (6) trees off site or on the property line which could be impacted by the development of the site.

Protected Tree Status	Tree Count	Inches ⁶
Trees to Remain on the Site without Impact	0	
Trees Proposed for Removal	15	274
Trees with Impacts Causing Early Demise (6261 & 6264)	2	24
Trees with Impacts to be Determined ⁷ (6265 & 6270)	2	Up to 108

(Updated April 4, 2019 for Plan update Preliminary Grading, 03-01-2019 by RFE Engineering)

Projected development impacts are based solely on distance relationships between tree location and grading and/or trenching. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and restrictions can result in a higher chance of survival, while restrictions that are overlooked can result in a dramatically lower chance of survival. **The final impact will be measured at project completion and reported by the project arborist in the 'Final Compliance Letter'.**

General Development Guidelines

- 1 Any recommended chemical treatments shall be performed 30 days prior to onset of grading activities. Project arborist shall require confirmation of treatment.
- 2 No wheeled equipment or pickup trucks shall be allowed on site until exclusionary tree fencing is installed by developer and inspected by the project arborist.
- 3 All of the trees to be removed or pruned shall be chipped onsite to the greatest degree possible. The chips are to be used under the trees that are to remain as mulch in the Protected Root Zone (see 6 below).
- 4 All trees to be removed within the Protected Root Zone of a tree to remain on site shall NOT be removed with equipment, but rather shall be stump ground.
- 5 All of the trees to remain shall have mulch installed in the Protected Root Zone 4 - 6" deep prior to grading and/or grubbing. It is preferred this mulch is from the trees to be removed, however, other mulch may be used but it is required to be arborist type woodchips (4 – 6" deep), but not redwood or cedar bark. Redwood or Cedar bark mulch will not be accepted. If applied, it will be required to be removed and placed on top of the required arborist type mulch.
- 6 All trees to be saved shall have their root zones and trunk(s) protected with exclusionary fencing. Unless otherwise specified by the City or County, a four (4') foot high orange or yellow plastic, high visibility fence shall be installed surrounding the trees' root zone (defined by canopy radius), hereafter referred to as the Protected Root Zone. The fence shall be staked 10'o.c. maximum spacing, with 5' steel "T"

⁶ Inches are DBH for single trunk trees and DBH added together for multi-stem trees

⁷ Trees with Impacts to be determined during construction are assumed to be 'preserved' and often Bonded to ensure every effort is made to manage the site activities to preserve these trees.

- posts, 2" x 2" square or 2"+ Ø wood posts. The Protected Root Zone area shall extend out to the tree's longest dripline radius plus one foot, as a circle. See Arborist Report - Chart B for radius measurement for each individual tree. The fencing shall completely surround the trees' root zone and not be "U" shaped or open at any point. Whenever possible, include as many trees that are to be saved into one fenced exclusionary Protected Root Zone. The fencing shall be maintained and not moved or removed until the final arborist inspection at the completion of construction.
- 7 No material storage, people, portable outhouses, vehicles, or dogs shall be allowed in the Protected Root Zone.
 - 8 Utility-trenching paths are to be placed outside the Protected Root Zone unless previously approved by project Arborist.
 - 9 The cut and fill material excavated from or added to the lot can kill trees by removing too many roots, drying/wetting the soil, or by suffocating the roots with too much soil. If fill material is needed within 20' of the Protected Root Zone, properly designed aeration/ventilation systems made to protect the trees and allow for the fill material can be installed.
 - 10 Limestone gravel shall not be used as base material or for drain rock as it will change the pH to be more alkaline, and may harm the trees.
 - 11 Lime to assist in soil compaction, if required, shall not be used within 100' of any tree to remain and be preserved.
 - 12 Soil contamination shall be avoided by eliminating chemical dumping on the property that may infiltrate into the Protected Root Zone. **No**: washing, dumping, or contaminating the site including but not necessarily limited to the following: concrete from tools or trucks, paint materials, sheetrock mud or stucco materials, other chemicals, solvents, herbicides, etc.
 - 13 Irrigation is required once per month for a trees to remain within 30' of any grading activity during the months of May - November, unless 1" of rain has been recorded within the 2 week period. The project arborist is required to inspect the site and specify irrigation requirements once per month during the months of May – November.
 - 14 Irrigation is required as soon as the concrete is poured and footings and stem walls are backfilled. The protected trees within 30' should be watered to the point of soil saturation at a minimum depth of 12".
 - 15 Do not nail, tie, screw, or fasten any signs, braces, etc. to the trees that are to remain.
 - 16 Pruning is to be completed by a qualified ISA Certified Arborist or under the direct supervision of the project arborist. No cutting of live wood over 2"Ø shall be made. All cutting, pruning, trimming, cabling, guying, bracing, and lightning protection systems shall conform to the most current standards of the American National Standards Institute (ANSI). The current ANSI Tree Care Standards are A300 (Parts 1-4) 2000 to 2002 (copies at: www.ansi.org). The BMPs are "Best Management Practices", as companion publications to the ANSI Tree Care Standards, printed by the International Society of Arboriculture (copies at: www.isa-arbor.com). The BMP booklets explain the details of the ANSI Tree Care Standards and how to follow them correctly. Pruning of branches under 3" in diameter should be made with sharp hand tools: pruners, loppers, and/or handsaws, not chainsaws.
 - 17 Additional recommendations to enhance the likelihood of tree survival may be required or recommended in supplemental inspections by the project arborist.

Chart C – Trees Proposed for Removal

Field Tag #	Protected by 19.66	Offsite/Property Line	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Arborist Rating	Roseville Rating	Development Status, 9-11-18	Mitigation Inches	Removal Count
662	Yes		Interior Live Oak	Quercus wislizenii	23	32	3 Fair - Minor Problems	Fair	Remove	23	1
667	Yes		Interior Live Oak	Quercus wislizenii	4, 5	14	1 Extreme Structure or Health Problems	Poor	Remove	9	2
672	Yes	Yes	Interior Live Oak	Quercus wislizenii	13	20	3 Fair - Minor Problems	Fair to Good	Remove	13	3
673	No		London Planetree	Platanus x acerifolia	20	25	3 Fair - Minor Problems	Fair to Good	Remove	0 – Unprotected Species	4
681	Yes		Valley Oak	Quercus lobata	10, 11, 9	20	2 Major Structure or Health Problems	Fair	Remove	30	5
6254	Yes		Blue Oak	Quercus douglasii	7, 6	20	2 Major Structure or Health Problems	Fair to Poor	Remove	13	6
6255	Yes		Interior Live Oak	Quercus wislizenii	23, 25	35	3 Fair - Minor Problems	Fair	Remove	48	7
6256	Yes		Valley Oak	Quercus lobata	11 @ 2'	16	2 Major Structure or Health Problems	Fair to Poor	Remove	11	8
6257	Yes		Interior Live Oak	Quercus wislizenii	7, 9 @ 2'	20	2 Major Structure or Health Problems	Fair to Poor	Remove	16	9

Field Tag #	Protected by 19.66	Offsite/ Property Line	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Arborist Rating	Roseville Rating	Development Status, 9-11-18	Mitigation Inches	Removal Count
6258	Yes		Valley Oak	Quercus lobata	19	25	3 Fair - Minor Problems	Fair to Good	Remove	19	10
6259	Yes		Interior Live Oak	Quercus wislizenii	13	25	3 Fair - Minor Problems	Fair	Remove	13	11
6260	No		Privet sp.	Ligustrum sp.	7, 7, 7	15	2 Major Structure or Health Problems	Fair	Remove	0 – Species not Protected	12
6262	Yes		Valley Oak	Quercus lobata	8	17	2 Major Structure or Health Problems	Fair	Remove	8	13
6263	Yes		Interior Live Oak	Quercus wislizenii	19, 5, 7	35	4 Good - No Apparent Problems	Good	Remove	31	14
6271	Yes		Valley Oak	Quercus lobata	24, 16	36	3 Fair - Minor Problems	Fair to Good	Remove	40	15
Total										274	15

Chart C – Impacted Trees and Development Restrictions

Field Tag #	Protected by 19.66	Species Common Name	Species Botanical Name	DBH	Measured Canopy Radius	Arborist Rating	Roseville Rating	Mitigation Inches	Impact Term	Special Preservation Requirements
6261	Yes	Interior Live Oak	Quercus wislizenii	9	15	3 Fair - Minor Problems	Fair to Good	9	Critical to Severe	Consider geotextile fabric under fill for 10', min requirement is 5'. Project arborist to be onsite during utility placement and trenching.
6264	Yes	Interior Live Oak	Quercus wislizenii	15	32	2 Major Structure or Health Problems	Fair	15	Critical	Chemical treatment for stress and as a preventative for leaf disorders and insects shall be applied 30 days prior to grading. Install protective fencing at 10' from base of tree west and south. All activities inside fencing shall be

Field Tag #	Protect ed by 19.66	Species Common Name	Species Botanical Name	DBH	Measure d Canopy Radius	Arborist Rating	Roseville Rating	Mitigati on Inches	Impact Term	Special Preservation Requirements
										under the direct supervision of the project arborist, including grading and digging for retaining wall for transformer pad. (Updated April 4, 2019 for Plan update Preliminary Grading, 03-01-2019 by RFE Engineering)
6265	Yes	Valley Oak	Quercus lobata	33	35	3 Fair - Minor Problems	Fair to Poor	TBD (33)	Moderate to Critical	Chemical treatment for stress and as a preventative for leaf disorders and insects shall be applied 30 days prior to grading. Install protective fencing at 10' from base of tree west. All activities inside fencing shall be under the direct supervision of the project arborist, including any clearance pruning. (Updated April 4, 2019 for Plan update Preliminary Grading, 03-01-2019 by RFE Engineering)
6266	Yes	Valley Oak	Quercus lobata	16	24	4 Good - No Apparent Problems	Good	0	Minor	Follow all general recommendations. Protective fencing and recommendations for surrounding trees will provide adequate protection.
6269	Yes	Interior Live Oak	Quercus wislizenii	8	18	1 Extreme Structure or Health Problems	Poor	0	Moderate	Tree is structurally poor. Impacts will not significantly change the life span of the tree. No protection is required.
6270	Yes	Valley Oak	Quercus lobata	37, 38	40	2 Major Structure or Health Problems	Fair	TBD (75)	Moderate	Chemical treatment for stress and as a preventative for leaf disorders and insects shall be applied 30 days prior to grading. All grading within 50' shall be evaluated by project arborist after retaining wall evaluation. Trenching for retaining wall and root evaluation shall occur prior to grading. Geotextile fabric may be required to be placed under fill at discretion of project arborist. Install protective fencing at 50' from base of tree. All activities inside fencing shall be under the direct supervision of the project arborist, including any clearance

Field Tag #	Protect ed by 19.66	Species Common Name	Species Botanica l Name	DBH	Measure d Canopy Radius	Arborist Rating	Roseville Rating	Mitigati on Inches	Impact Term	Special Preservation Requirements
										pruning. Utility and or storm drain trenches may require boring and/or hand digging within the 50' protected zone. Tree shall be pruned prior to grading under project arborist supervision for clearance and risk reduction. (Updated April 4, 2019 for Plan update Preliminary Grading, 03-01-2019 by RFE Engineering)

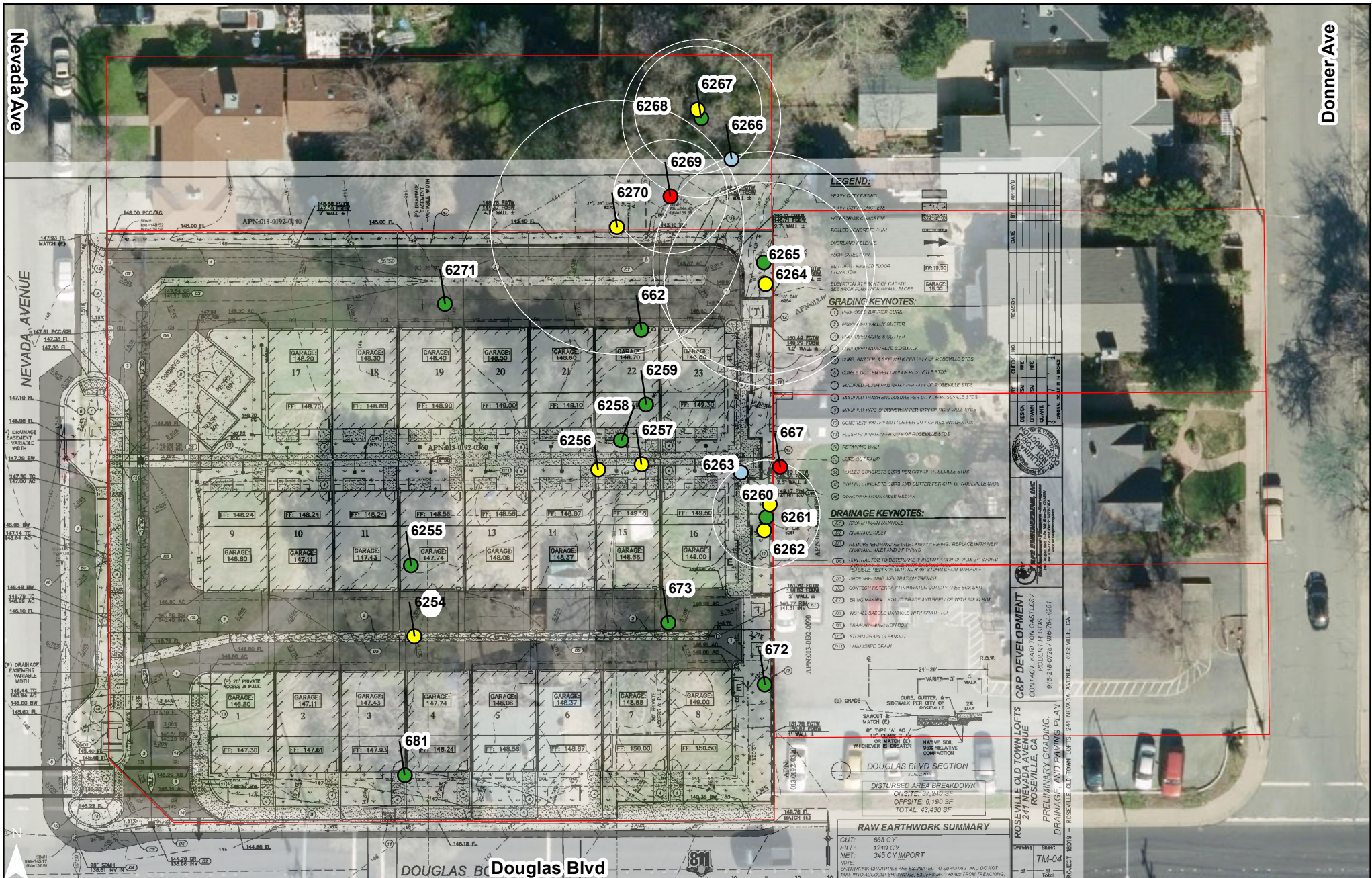


4/8/2019

1007 Douglas Blvd

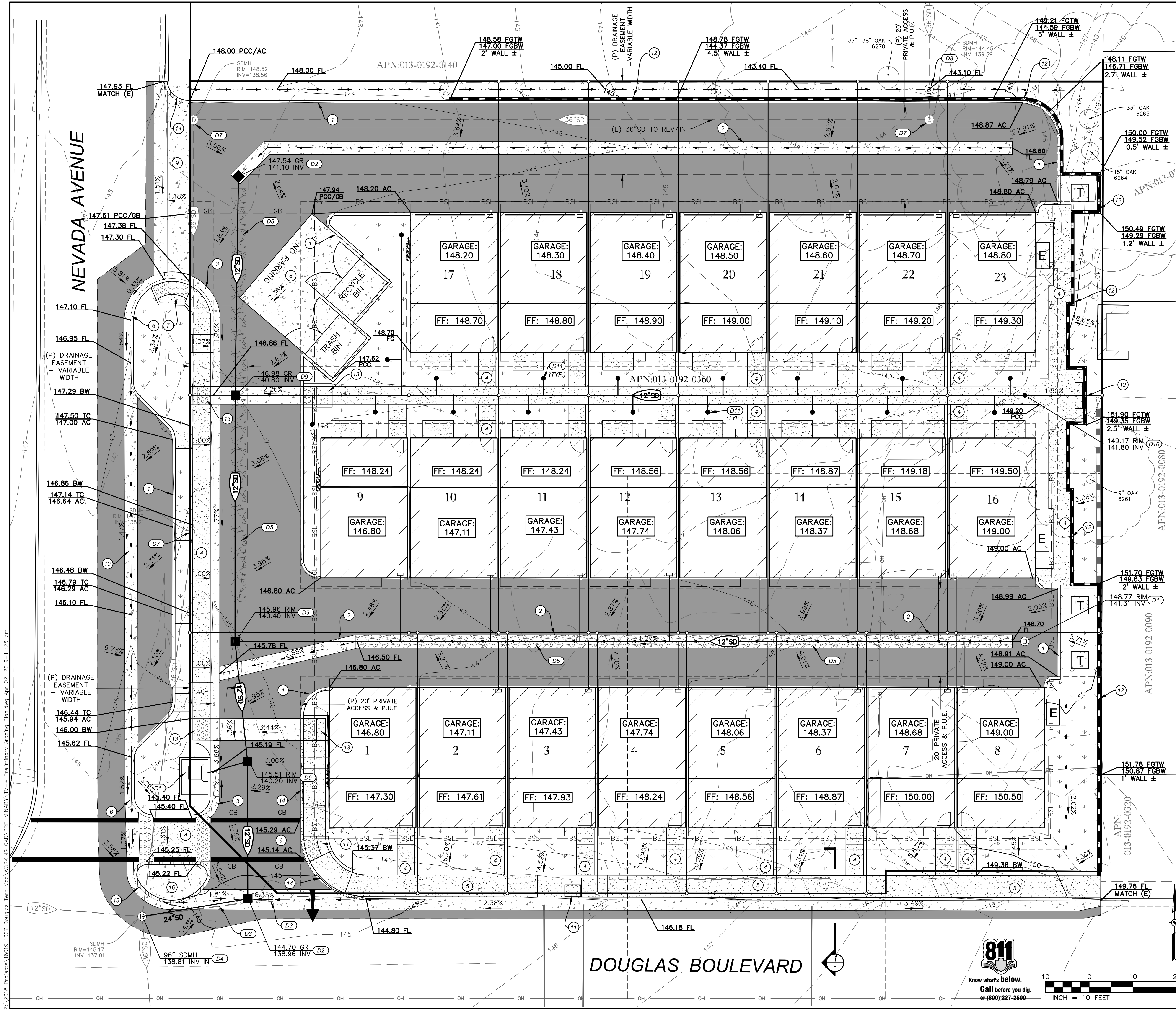
in
Roseville, California

Tree Rating		3 Fair - Minor Problems
1 Extreme Structure or Health Problems	4 Good - No Apparent Problems	
2 Major Structure or Health Problems	Tree Canopy	



Please refer to the Arborist Report for additional information.
Tree locations are approximate.

Z:\2018 Projects\18019_1007 Douglas Blvd. Preliminary Grading Plan.dwg Apr. 02, 2019-11:26 am



LEGEND:

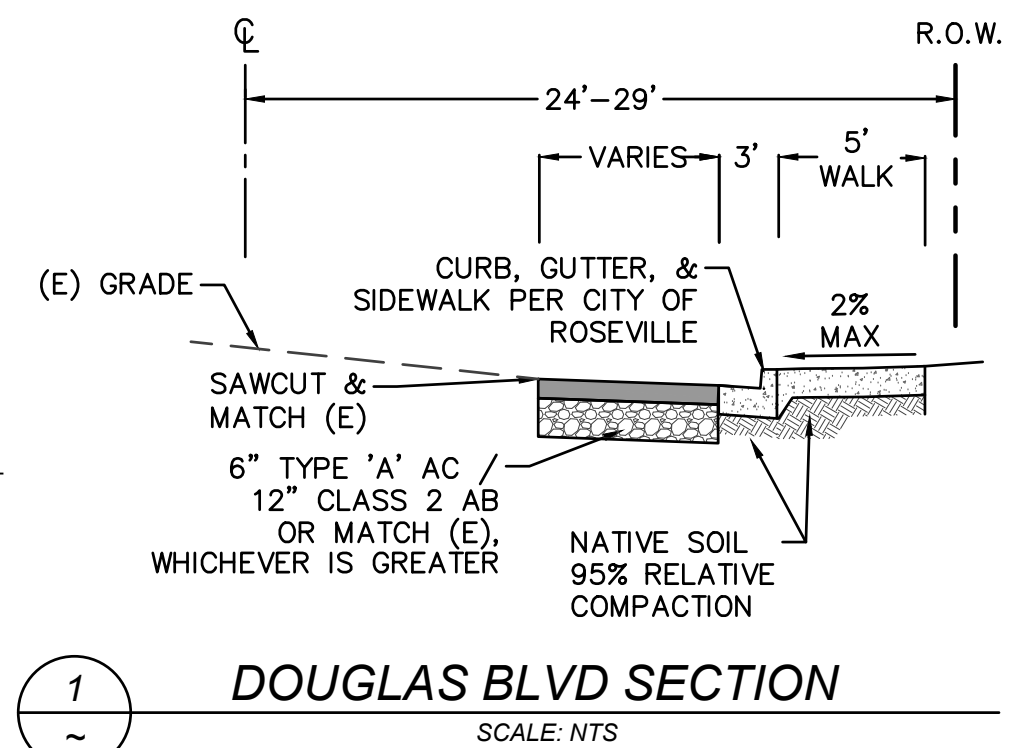
HEAVY DUTY PAVING	
HEAVY DUTY CONCRETE	
PEDESTRIAN CONCRETE	
ROLLED CONCRETE CURB	
OVERLAND RELEASE	
FLOW DIRECTION	
BUILDING FINISHED FLOOR ELEVATION	FF: 19.00
ELEVATION AT FRONT OF GARAGE SEE ARCH PLANS FOR GRADE SLOPE	GARAGE: 18.00

GRADING KEYNOTES:

- PROPOSED BARRIER CURB
- PROPOSED VALLEY GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE SIDEWALK
- CURB, GUTTER, & SIDEWALK PER CITY OF ROSEVILLE STDs
- CURB & GUTTER PER CITY OF ROSEVILLE STDs
- MODIFIED FLUSH PAN RAMP PER CITY OF ROSEVILLE STDs
- MODIFIED TRASH ENCLOSURE PER CITY OF ROSEVILLE STDs
- MODIFIED TYPE 'S' DRIVEWAY PER CITY OF ROSEVILLE STDs
- CONCRETE VALLEY GUTTER PER CITY OF ROSEVILLE STDs
- FLUSH PAN RAMP PER CITY OF ROSEVILLE STDs
- RETAINING WALL
- CURB CUT RAMP
- ROLLED CONCRETE CURB PER CITY OF ROSEVILLE STDs
- ROLLED CONCRETE CURB AND GUTTER PER CITY OF ROSEVILLE STDs
- CONCRETE MOUNTABLE MEDIAN

DRAINAGE KEYNOTES:

- STORM DRAIN MANHOLE
- DRAINAGE INLET
- REMOVE (E) DRAINAGE INLET AND 12" PIPING. REPLACE WITH NEW DRAINAGE INLET AND 24" PIPING.
- CONTRACTOR TO DETERMINE IF INSTALLATION OF NEW 24" STORM DRAIN WILL BE FEASIBLE WITH EXISTING MANHOLE. IF NOT FEASIBLE, REPLACE WITH NEW 96" STORM DRAIN MANHOLE.
- UNDERGROUND INFILTRATION TRENCH
- CONTECH FILTERRA STORMWATER QUALITY TREE BOX UNIT
- BRING MANHOLE RIM TO GRADE AND REPLACE WITH SOLID RIM
- INSTALL SADDLE MANHOLE WITH GRATE TOP
- DRAINAGE JUNCTION BOX
- STORM DRAIN CLEANOUT
- LANDSCAPE DRAIN



DISTURBED AREA BREAKDOWN	
ONSITE:	37,240 SF
OFFSITE:	6,190 SF
TOTAL:	43,430 SF

RAW EARTHWORK SUMMARY

CUT:	865 CY
FILL:	1210 CY
NET:	345 CY IMPORT

NOTE:
EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT SHRINKAGE, EXCESS MATERIALS FROM TRENCHING, EXCAVATION FOR DETENTION BASIN, AND MISC. UNKNOWN STRUCTURAL SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.

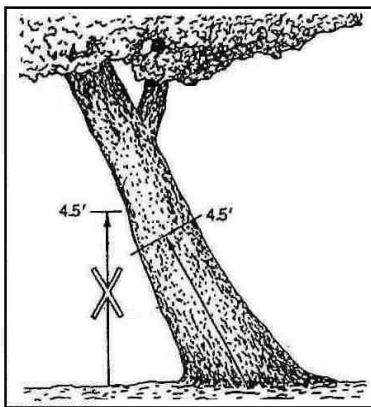
APPROVED	BY	DATE	REVISION	NO.	CHECK	BY	DESIGN	TSM	DRAWN	QUANT.	ORIGINAL SCALE IS IN INCHES	1	2
C&P DEVELOPMENT CONTACT: KARLTON CASTLES / ROBERT PEGOS 916-218-0728 / 916-764-4201													
ROSEVILLE OLD TOWN LOFTS 241 NEVADA AVENUE ROSEVILLE, CA PRELIMINARY GRADING, DRAINAGE, AND PAVING PLAN													
Drawing Sheet of of TM-04 Total 9													
04-02-2019													

Tree Size Expressed by Trunk Diameter

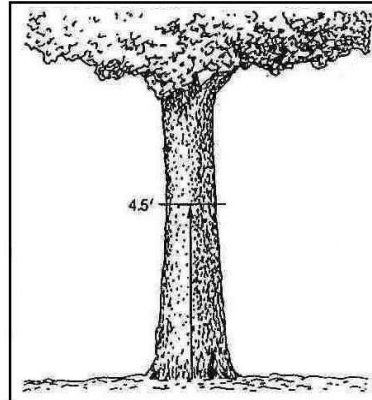
Tree SIZE Expressed by Trunk Diameter

"The height at which the trunk diameter of a tree is measured depends upon its size. The American Standard for Nursery Stock (ANSI, 1990) state that measurements shall be taken 6 inches (15 cm) above the ground for trunk diameters up to and including 4 inches (10 cm). Larger trees (assumed, but not stated, to be of transplantable size) are to be measured at 12 inches (30 cm). Trees normally considered too large to transplant are to be measured 4.5 feet [4'-6" is also called diameter breast high or dbh] (1.4 m) above the ground. Trees, like conifers, which have branches below 4.5 feet should be measured at a height that most effectively represents the size of the tree." The diameter is calculated by first measuring the circumference divided by 3.14 (π called pi) or by using a "diameter tape" whereon the inches are multiplied by π and shown to produce the diameter directly.

This is the dbh standard for measurement as shown in figure 4-2.



Figures 4-3 (top) and 4-4 (bottom). In each case, the trunk circumference should be measured at right angles to the trunk 4.5 feet (1.4 m) along the center of the trunk axis so the height is the average of the shortest and longest sides of the trunk.



Figures 4-2. Trees with fairly straight, upright trunks with the lowest branch arising on the trunk higher than 6 feet (1.8 m) above the ground should be measured at 4.5 feet (1.4 m).

There are some exceptions to the dbh standard as shown in the figures 4-3, 4-4, 4-5 & 4-6.

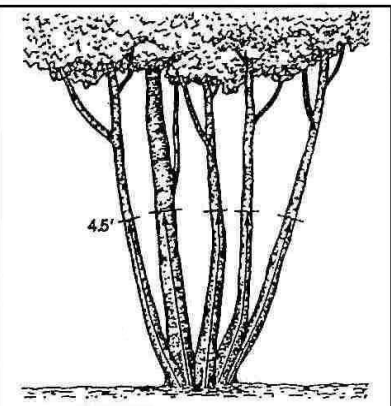
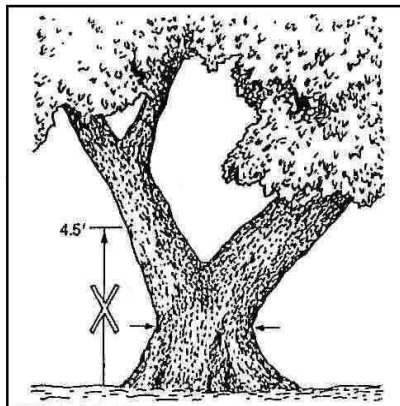
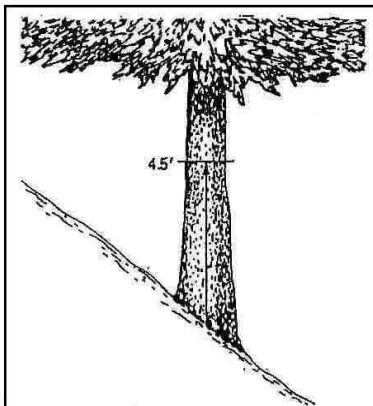


Figure 4-6. In a multi-stem tree, measure the trunk circumference of each trunk at 4.5 feet (1.4 m) above the ground. The area of each trunk is determined and then added together to obtain a trunk area that is representative of the size of the tree and each of the stems contribute its proportionate share to the canopy.

Figure 4-5. When low branches preclude measuring the trunk at 4.5 feet (1.4 m) measure the smallest circumference below the smallest branch. In this example, an alternative would be to determine the sum of the cross-sectional areas of the two stems measured about 12 inches (30 cm) above the crotch; then average the sum of the two branch areas and the smallest cross-sectional area below the branches. This may give a better estimate of tree size. Record the height of measurement(s) and the reasons the height or those heights were chosen.

ABACUS

"Where Every Detail Counts"



145 Duncan Hill Rd.

Auburn, CA 95603

Phone & Fax (530) 889-0603

Email: ken@abacus-tree.com

www.abacus-tree.com

This information is taken from: Guide for Planting Appraisal, English Edition, authored by the Council of Tree & Landscape Appraisers, edited, published & copyrighted by the International Society of Arboriculture, representing: American Association of Nurserymen, American Society of Consulting Arborist, Associated Landscape Contractors of America, International Society of Arboriculture and the National Arborist Association.

Tree SIZE Expressed by Trunk Diameter

Scale: NTS

Drawing: TSE

ABACUS

CONSULTING ARBORISTS



P.O. Box 4248
Auburn, CA 95604

www.abacus-tree.com

(530) 305-0165

Nicole.Abacus@gmail.com

Disclosure, Assumptions and Disclaimer

- 1) I, Nicole Harrison, *ISA Certified Arborist WE-6500AM*, with “**ABACUS**”, did personally inspect the site and investigated the tree(s) as mentioned in this report and I performed all aspects of this report unless noted otherwise in the report.
- 2) We have neither financial interest in the tree work that may or may not be done, nor financial interest in the property where the tree(s) is (are) located unless noted within the report.
- 3) All opinions and recommendations expressed herein this report are ours solely. We have used our specialized education, knowledge, training and experience to examine the tree(s) and to make our opinions and recommendations to enhance the beauty, health and longevity, with an attempt to reduce the risk of who and/or what is near these trees. We cannot guarantee or warranty that a tree will not be healthy or safe under all circumstances, nor for a specific period of time or that problems may not arise in the future.
- 4) Our report with its opinions and recommendations are limited to the tree(s) inspected.
- 5) We attempt to be cognizant of the whole scope of a project, but many matters are beyond the scope of our professional consulting arborist services such as: exact property boundaries, property ownership, site lines, easements, codes, covenants & restrictions (CC&Rs), disputed between neighbors, and other issues.
- 6) We rely on the information disclosed to us and assume the information to be complete, true, and accurate.
- 7) The inspection is limited to visual examination of accessible items of the tree(s), from the ground unless otherwise noted, without excavation, probing, boring, or dissection, unless noted otherwise. Only information covered in this report was examined, and reflects the condition of those inspected items at that specific time.
- 8) Clients may choose to accept or disregard these opinions and recommendations of the arborist or to seek additional advice.
- 9) This report is copyrighted. Any modification or partial use shall nullify the whole report. Do not copy without written permission. This report is for the client and the client's assignees.
- 10) Sketches, diagrams, graphs, drawings, and photographs within this report are intended as visual aids and are not necessarily to scale, and should not be construed as engineering or architectural detail, reports or surveys.
- 11) We shall not attend or give a deposition and/or attend court by reason of this report unless fees are contracted for in advance, according to our standard fee schedule, adjusted yearly, for such services as described.

Signed: _____

A handwritten signature in blue ink, appearing to be 'NH', is written over a horizontal line.

Drawing		Sheet	
of		of Total	
04-02-2019		9	
ROSEVILLE OLD TOWN LOFTS 241 NEVADA AVENUE ROSEVILLE, CA		EXISTING CONDITIONS AND TREE PRESERVATION PLAN	
C&P DEVELOPMENT CONTACT: KARLTON CASTLES / ROBERT PEGOS 916-218-0728 / 916-764-4201			
RFE ENGINEERING, INC. <i>Civil Engineers • Planners • Surveyors</i> 2260 Douglas Blvd, Suite 160, Roseville, CA 95661 PH: 916-764-4204 www.RFEEngineering.com			
DESIGN		BY	
DRAWN		TSM	
QUANT.		RFE	
0		1	
1		2	
ORIGINAL SCALE IS IN INCHES			



C&P DEVELOPMENT
CONTACT: KARLTON CASTLES /
ROBERT PEGOS
916-218-0728 / 916-764-4201

EVILLE OLD TOWN LOFTS
241 NEVADA AVENUE
ROSEVILLE, CA
PRELIMINARY POST
CONSTRUCTION PLAN

MEMORANDUM

To: Planning Commission

From: Kinarik Shallow, Assistant Planner

Date: May 3, 2019

Re: INFILL PCL 246 – Roseville Old Town Lofts (File #PL18-0178) – Response to Public Comments

The purpose of this memorandum is to address written comments received on the Roseville Old Town Lofts project. A total of 11 letters were received, either by mail or e-mail. The memorandum is separated into two parts: Part I addresses written comments received on the adequacy of the Initial Study/Mitigated Negative Declaration (IS/MND); Part II addresses written comments received pertaining to the overall project. Attached to this memorandum are all comments received, as of memorandum publication.

Part I: Response to IS/MND Comments

Of the 11 letters received, six (6) letters included comments and questions applicable to the IS/MND prepared for the project (see Attachments 1-6). Responses to the letters are included below, in the order the letters were received.

Attachment #1 – Comments from Michael Ryan

Based on Mr. Ryan's comments and questions, it appears there is confusion as to who prepared the IS/MND. The City of Roseville, acting as Lead Agency, prepared the IS/MND. This is identified in the public notice of the document, as well as within the document itself. The comments provided by Mr. Ryan that relate to CEQA are addressed below.

1. Construction Activities

- a. *While my family does not work at night and sleep during the day, reading the report, it does not say if they have walked around and asked if this applies to certain homes/families. It states that only ambient construction noise at 60 db will be spread and the box checked "less than significant". Having worked on MANY outside jobs that are relative to this size, this statement is blatantly not truthful. 60 db is about the sound a lawnmower makes. With the amount of work that is needed on this job, it will be much higher than this. I have a link below that shows a diesel truck to be about 100 db. <https://www.pavementinteractive.org/reference-desk/pavement-management/impacts/construction-noise/> Whoever created this report, can they describe the means and methods they used to get the number of 60 db?*
- i. The 60 dB referenced in the IS document does not represent the construction noise level of the project. Rather, the IS discusses that the project is located within the 60 dB Ldn noise contour for both existing roadways and future roadways, as identified in the Noise Element of the City's General Plan. Per Section 9.24.030(G) of the City's Noise Ordinance, private construction activities are exempt from the Noise Ordinance when conducted between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday; provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order.

- b. *The report gives a brief timeline of completion, however there is no mention if they have included delays due to weather. The construction period 9/1/19 - 2/20/19 are during the wettest months of the year. Have they considered this? Reading the report they do not make a statement of this.*
 - i. The construction timeline was included as part of the CalEEMod modeling calculations (Attachment 3 of the IS/MND). As stated in the calculations, this construction period is an estimate for purposes of calculating potential construction emissions and is not an exact construction timeline.

2. Building Construction Materials/Methods

- a. *CA just passed a law that all new homes must have solar cells at the time of construction. The photos do not show a reflected roofing plan, however it does not appear in the report to reflect the installation of these green or LEED items, with the construction finishing in 2020, how does the law effect this new construction? Is there an exception to this rule because of the high density nature of these buildings?*
 - i. The project was routed for review to the City's Building Division. A condition of approval was added to the project requiring compliance with all applicable code requirements, including the California Green Building Standards Code-CGBSC, at the time of building permit submittal.
- b. *The report has no direction of if the building will be constructed with green energy efficient materials. Is there a reason why this isn't implemented into the report?*
 - i. Section VI (Energy), checklist items a and b discuss that, in accordance with California Energy Code Title 24, the project would be required to meet the Building Energy Efficiency Standards. This includes standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances, to name a few. The project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the project.
- c. *Noise does travel more at night, and with little line of sight obscuration (trees/other buildings) the noise traveling from late night parties at the roof tops will travel. I do not see a study on the noise traveling at night from that height and how it may effect the neighboring houses. There should be one done and given to the neighboring residents for review.*
 - i. Per the General Plan, residential uses generate low outdoor noise volumes. The proposed buildings will have a 5-foot tall roof parapet that will help screen the rooftop patios and buffer noise. The project is subject to the City's Noise Regulation (RMC Chapter 9.24), which includes sound limits for sensitive receptors (i.e., residential uses).
- d. *Part I gives an aesthetics review. The checklist gives a "no impact" to the question "Have a substantial adverse effect on a scenic vista". This neighborhood may not be classified as a "Scenic Vista" however it has some of the oldest homes in the area, and they are historic in nature. It seems that this question was selectively left off of the report to show a favorable rating in this aspect. Is this finding acceptable to the city with the historic nature of this neighborhood?*
 - i. Mr. Ryan is referencing checklist item "a" of Section I (Aesthetics), which asks whether the project would have a substantial adverse effect on a scenic vista. As identified in the IS, there are no designated or eligible scenic vistas or scenic highways within or adjacent to the City of Roseville, which is why "no impact" was selected. Additionally, the City's Zoning Ordinance includes a list of "significant buildings" that are defined as having special historic, cultural or aesthetic interest, and which have been listed in Section 19.61.030(A) of the Zoning Ordinance. The list does not include the address of the project site, or any buildings located on Douglas Boulevard or Nevada Avenue.

3. Impact to Nearby Schools

- a. *The report notes that there will be "no impact" to the nearby schools if approved. Some simple math shows that 2 children per household = 56 new children at public schools which is approximately 2 whole classrooms k-12. Has the city prepared financially for the increase of children in the classroom at nearby schools for the various grade level increases?*
 - i. As identified in Section XV (Public Services), checklist item c, the applicant for this project is required to pay school impact fees at a rate determined by the local school districts. School fees will be collected prior to the issuance of building permits, consistent with City requirements. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure impacts are less than significant. The project was routed for review to the applicable school districts, which includes the Roseville City School District and the Roseville Joint Union High School District; no comments were received.
 - ii. In addition, the student generation factor for HDR land uses in the Roseville City School District is 0.073 per unit for Grades K-5 and 0.028 per unit for Grades 6-8. The student generation factor for HDR land uses in the Roseville Joint Union High School District is 0.067 per unit. Based on this, the proposed 23 units would generate a total of five (5) new students—two (2) elementary school students (K-5), one (1) middle school student (6-8), and two (2) high school students (9-12).

Attachment #2 – Comments from John J Spalding

Mr. Spalding raises concerns regarding two checklist items on the Initial Study, included below.

1. Section XI (Land Use and Planning), item a): Would the project physically divide an established community?
 - a. The Initial Study (IS) determined the project has no impact on physically dividing an established community. Mr. Spalding makes the comment that, *the proposed 23 units does not conform to the existing landscape of the neighborhood it surrounds which are the small single type family homes*. However, this comment is unrelated to whether the project physically divides an established community. As described in the IS, the project area has been planned for development, includes adequate roads, pedestrian paths, and bicycle paths to provide connections within the community. The project does not create physical barriers to pedestrian or vehicular movement.
2. Section XVII (Transportation), item b): Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 (b) – VMT?
 - a. Mr. Spalding makes a comment that the proposed parking for the project is not adequate for the number of units. However, this comment is unrelated to CEQA Guidelines Section 15064.3. This guideline directs transportation system analysis to focus on vehicle miles traveled (VMT) and indicates that generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. The project site is located within one-half mile of two bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. These transit stops are located at Douglas Boulevard and S. Lincoln Street, and at Douglas Boulevard and Donner Avenue. The project site is also located in close proximity to bikeways and sidewalks, which would encourage alternative modes of transportation. The IS concluded impacts related to this checklist item are less than significant.
 - b. *Does the large master traffic study that was completed a few years back for all of Roseville conflict with the stated project's traffic study?* The City's Engineering Division evaluated the project and determined a traffic study was not required. This determination was based on the

ITE trip generation estimate prepared for the project, which estimates the project will add a total of 12 new pm peak-hour trips to the existing conditions. Consistent with the City's General Plan policy and the City's Design and Construction Standards, a traffic study is not required for projects that do not generate more than 50 pm peak-hour trips than had been anticipated in the traffic model. As such, it can be concluded that the anticipated volume is consistent with the design and capacity of the roadway.

Attachment #3 – Comments from Jeff Dodge

The comments provided by Mr. Dodge that pertain to CEQA are related to Section I (Aesthetics) of the checklist.

1. *Aesthetically, it seems inappropriate to remove one's vista by placing such a tall structure so nearby. In the very same area there are code issues with regard to erecting anything above a certain height for the very reason that it steals the aesthetic beauty one can normally experience in an older neighborhood such as this. Newer developments are a different story, of which there are many areas more suitable in West Roseville, for example.*
 - a. The overall height of the proposed buildings is approximately 44 feet. This is consistent with the R3 development standards, which allows for a maximum building height of 45 feet. The project was determined to have no impact on checklist item a, which asks whether the project has a substantial adverse effect on a scenic vista. This determination was based on the fact that there are no designated or eligible scenic vistas or scenic highways within or adjacent to the City of Roseville. In addition, the project site is located in an urban setting. The project will include a mix of landscaping throughout the site that will help buffer and soften views of the buildings.

Attachment #4 – Comments from Werner Kuehn

1. *In Land Use and Planning Sec XI, Zoning change is proposed from BP (Business Professional) to R3 (High Density) is discussed. In Population and Housing City's, Sec XIV it states "These additional residential units were not contemplated in the City's General Plan. The City has additional infrastructure accommodate the increase. Project will not result in additional infrastructure." I can't imagine ANY place on Douglas that would be suitable. This location is one of the LEAST suitable locations.*
 - a. The project was distributed to all internal and external agencies and departments who requested such notice, including the City's Engineering Division, Environmental Utilities Department, and Roseville Electric. It was concluded that adequate infrastructure exists to accommodate the proposed project.
2. *In Energy Sec. VI, it states that "Its proximity to many resources, it will have lower than average vehicle trips". This is NOT a valid statement. The residents will use their vehicles to visit businesses and will not walk.*
 - c. The project is designed to encourage and promote pedestrian mobility. For example, the units adjacent to Douglas Boulevard will face the roadway and will have paved walkways extending from the front door to the sidewalk along the street. The project site is located within one-half mile of two bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. These transit stops are located at Douglas Boulevard and S. Lincoln Street, and at Douglas Boulevard and Donner Avenue. The project site is also located in close proximity to bikeways and sidewalks, which would encourage alternative modes of transportation. As a result of all these factors, this project will result in lower than average vehicle trips and vehicle miles traveled.
3. *In Biological Resources Sec. IV, I understand 19 Oak trees will be removed to accommodate space for the buildings. Could the number of units be reduced, and trees left in place?*
 - a. The tree inventory provided in the Arborist Report identifies 19 protected Oak trees either located on or overhanging onto the property. Of these trees, 12 are proposed for removal.

Given the proposed density and needs for access, parking, and circulation, there was not a viable alternative identified. The project will mitigate for these trees through a combination of on-site planting of non-native trees and payment into the City's in-lieu fee program.

4. *In Hydrology and Water Quality Sec X it states that there will be no impact. Having lived in the neighborhood for 30 years, I have seen frequent flooding from storm drains on this low section of Douglas Blvd. I understand that currently there is a major storm drain project underway across Douglas in the Hillcrest Neighborhood. I feel that there would be a need for the same infrastructure investment by City (Storm drains, waste water, fresh water) in this area on Nevada Ave.*
 - a. Currently, the northern half of the project site drains to the north and is collected by an existing Drain Inlet (DI). The project will grade the site to ensure that all storm water is collected on site and transferred south to the existing storm drain system in Douglas Blvd. Storm water quality measures, such as infiltration trenches, will be utilized to ensure that post develop flows are not increased from predevelopment flows for most storm events. Both existing and proposed storm drain systems are not designed to handle larger storm events, greater than a 10-year event. The flow from these larger storm events will continue to flow overland and release onto existing local roadways.
5. *In Transportation Sec XVII, it states that there will be no transportation impact. The design of ingress and egress into project from Douglas is a MAJOR traffic hazard, and the City would encounter great liability. A possible solution would be a new traffic light at Nevada and Douglas. If this was designed into the project, it would represent significant cost for the City.*
 - a. The suggestion of installing a new traffic light was considered, however it was determined this would not be feasible due to the proximity to the existing traffic signal on Keehner Avenue. The proposed ingress only driveway on Douglas Blvd. was designed to ensure that the majority of vehicles entering the site do so from Douglas Blvd. This proposed driveway will drastically limit the number of additional trips created by this project that will impact existing neighborhood streets, including Nevada Ave. Due to the low volume of vehicles that will be accessing the proposed project and the low volume of vehicles egressing Nevada Avenue, staff anticipates only nominal increases in delay times egressing Nevada Avenue. In addition, sight distance to the east will be greatly improved with the removal of the existing structure and landscaping currently on the site.

Attachment #5 – Comments from Ron McCary

1. Section X (Hydrology and Water Quality) & Section XIX (Utilities and Service Systems)
 - a. Mr. McCary asks whether adequate capacity exists for stormwater drainage. Currently, the northern half of the project site drains to the north and is collected by an existing Drain Inlet (DI). The project will grade the site to ensure that all storm water is collected on site and transferred south to the existing storm drain system in Douglas Blvd. Storm water quality measures, such as infiltration trenches, will be utilized to ensure that post develop flows are not increased from predevelopment flows for most storm events. Both existing and proposed storm drain systems are not designed to handle larger storm events, greater than a 10-year event. The flow from these larger storm events will continue to flow overland and release onto existing local roadways.
2. Section XVII (Transportation)
 - a. Mr. McCary's comments relating to transportation focus on VMT and the project's impacts on traffic. Pursuant to CEQA Guidelines Section 15064.3(b)(3), "if existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc." Further, CEQA Guidelines Section 15064.3(b)(1) indicates that

“Generally, projects within one-half mile of either a major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant traffic impact. The project is expected to be consistent with the intent of implementing the VMT metric due to the proximity to existing transit stops. For example, the site is located within one-half mile of two bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. These transit stops are located at Douglas Boulevard and S. Lincoln Street, and at Douglas Boulevard and Donner Avenue. The project site is also located in close proximity to bikeways and sidewalks, which would encourage alternative modes of transportation. Because of these factors, the project is not in conflict or inconsistent with CEQA Guidelines Section 15064.3(b).

The City's Engineering Division evaluated the project and determined a traffic study was not required. This determination was based on the ITE trip generation estimate prepared for the project, which estimates the project will add a total of 12 new pm peak-hour trips to the existing conditions. Consistent with the City's General Plan policy and the City's Design and Construction Standards, a traffic study is not required for projects that do not generate more than 50 pm peak-hour trips than had been anticipated in the traffic model. As such, it can be concluded that the anticipated volume is consistent with the design and capacity of the roadway. Further discussion is provided in Part II of this memorandum.

Attachment #6 – Comments from Chris Ewers

Comments provided by Mr. Ewers focus on Section XVII (Transportation) of the IS Checklist and how the project is not consistent with the City's Level of Service (LOS). These comments are addressed in Part II of this memorandum.

Part II: Response to Overall Project Comments

The most common neighborhood concerns regarding the project are related to traffic, parking, and density. The concerns are addressed below in further detail.

Long Term Traffic Impacts

The project zoning and intensity is consistent with the City's Traffic Demand Model (TDM) for future buildout. Since the project is consistent with the TDM and will only generate 12 p.m. peak-hour trips, there is not a need to perform a long term traffic study. Also, the Traffic Area Zone (TAZ) for this project indicates there is a surplus of 18 p.m. peak-hour trips that are available, so the City's TDM is conservative for this area.

Short Term Existing Traffic Impacts

Staff acquired three days of traffic data for Nevada Avenue peak hour trips, ADT and average delays at the Douglas Blvd intersection. It was determined that the traffic characteristics of Nevada Avenue were in line with what standard traffic practices would assume for a residential roadway. Following are the averages observed over the three days data was collected:

- **Average peak hour trips:** 47 trips (This is in line with ITS trip rates of 1 peak hour trip per DUE. There are 57 homes on Nevada Avenue, so the traffic model would assume 57 peak hour trips)
- **Average daily trips:** Approx. 500 (This is in line with 570 daily trips that would be assumed in the traffic model)
- **Average delay @ Douglas Blvd intx:** Less than 30 seconds on average, with a couple outliers that occurred during the peak hour reaching 45 seconds.

Overall, the existing traffic in the vicinity of the proposed project can be categorized as average to below average for the infrastructure in place. As shown from the traffic data above, Nevada Avenue functions at a

level to be expected by a residential roadway. Douglas Blvd. is a four lane arterial roadway capable of handling up to 32,000 vehicles a day and still operate at level of service C. Douglas currently accommodates 20,000 vehicles a day and the nearby traffic signal at Douglas/Keehner operates at LOS A. Lastly, there has been no history of excessive accident rates recorded in the immediate vicinity of the proposed project.

Short Term Existing + Project Traffic Impacts

The proposed project is anticipated to create an additional 12 peak-hour trips, in addition to the 47 peak-hour trips that were observed for existing conditions. These anticipated 59 total peak hour trips are not expected to substantially increase delays at the Nevada Ave./Douglas Blvd. intersection. In addition, the proposed ingress only driveway on Douglas Blvd. was designed to ensure that the majority of vehicles entering the site do so from Douglas Blvd. This proposed driveway will drastically limit the number of additional trips created by this project that will impact existing neighborhood streets, including Nevada Ave.

Due to the low volume of vehicles that will be accessing the proposed project and the low volume of vehicles egressing Nevada Avenue, staff anticipates only nominal increases in delay times egressing Nevada Avenue. In addition, sight distance to the east will be greatly improved with the removal of the existing structure and landscaping currently on the site.

Parking

Residents in opposition of the project are concerned that the project does not provide an adequate amount of parking for residents and guests. The project proposes 23 for-sale, single-family dwelling units. As discussed in the Design Review Permit evaluation of the staff report, the Zoning Ordinance parking requirement for single-family dwelling units is based on a ratio of two (2) parking spaces for each unit. The project proposes a total of 23 units, resulting in a parking requirement of 46 spaces. Each unit is designed with a standard two-car garage to satisfy this requirement. Guest parking is not required for single-family dwellings, although guests would be able to utilize the on-street public parking spaces located on Nevada Avenue. Residents anticipate this would negatively impact the availability of on-street parking for current residents.

In addition, there is concern that the garages would be utilized as storage space and would therefore eliminate space for parking. To prevent this from occurring, a condition of approval has been placed on the project requiring the CC&Rs to include a clause prohibiting storage in the garages that displaces vehicle parking.

Staff finds that the project is consistent with the parking requirements of the Zoning Ordinance.

Density

The proposed project would create a 23-unit small-lot subdivision, with dwellings designed as three-story, attached units. Several residents requested that the number of units be reduced. The applicant has indicated that the project would not be economically viable with a lower number of units. Without an economically viable project, there would be no incentive to redevelop and invest in infill areas, which is encouraged by the goals and policies of the General Plan.

The project has a zoning designation of Attached Housing (R3), which is considered an implementing zone for the proposed High Density Residential (HDR) land use. The HDR land use category is identified in the General Plan as normally developed with apartments or condominiums with multiple story structures containing multiple, attached dwelling units, with a density of 13 dwelling units or more per gross developable acre. The project site is consistent with the policies contained in the General Plan for an HDR land use type. The project proposes a density of approximately 26 dwelling units per acre, is adjacent to arterial streets, transit linkages, and in close proximity to commercial services. The HDR land use is typically used as a transition between commercial areas and lower density areas. The project site is a corner parcel, surrounded by both business professional/commercial uses and low-density residential uses. The proposed land use and density are appropriate and compatible with the surrounding area.

The City has adopted Blueprint Implementation Strategies for purposes of managing growth within the City. The strategies encourage compact building design and creating a range of housing opportunities and choices.

The project provides a unique housing product that will meet different household needs in an area having the potential for revitalization. This meets the intent of the Blueprint Implementation Strategies as well as the City's General Plan policies.

From: [Michael Ryan](#)
To: [Shallow, Kinarik](#)
Subject: Nevada Street Proposed Lofts File #PL18-0178
Date: Friday, April 26, 2019 3:11:25 PM

Kinarik Shallow,

My name is Michael Ryan and I am one of the nearby residents that live on Douglass Boulevard near the proposed loft location. Speaking with quite a few of the neighbors and reading the mitigated negative declaration that was issued to the public, I have a few concerns that I would like addressed before the decision is made on this project.

Construction Activities

1. My work background is construction management, so reviewing this report, naturally I have a lot of questions. As I am reading this document I do not see anything regarding where construction employees will be parking or how they will be getting to the site. With Donner being a convenient way to go down then northbound on Ben-Ezra st is very concerning for myself and my family. These construction workers will be taking up street parking in front of my house. Not just this, however Ben-Ezra is very narrow and only allows one way traffic at a time. This is a problem for residents trying to get to the light on Harding traveling east when a dump truck or concrete truck is going west.

- How does the general contractor/developer plan to mitigate the construction parking situation?

- How does the general contractor/developer plan to navigate the construction required driving around the site?

2. While my family does not work at night and sleep during the day, reading the report, it does not say if they have walked around and asked if this applies to certain homes/families. It states that only ambient construction noise at 60 db will be spread and the box checked "less than significant". Having worked on MANY outside jobs that are relative to this size, this statement is blatantly not truthful. 60 db is about the sound a lawnmower makes. With the amount of work that is needed on this job, it will be much higher than this. I have a link below that shows a diesel truck to be about 100 db. <https://www.pavementinteractive.org/reference-desk/pavement-management/impacts/construction-noise/>

- Whoever created this report, can they describe the means and methods they used to get the number of 60 db? The community needs time to review the accuracy of this report.

- Whoever created this report, can they explain why the misleading statement is made when a simple google search shows otherwise?

- With one small falsehood comes many more, large and small. Does the City of Roseville trust this report 100%? Has the city made a counter review of this document?

- Why was there not proposed working construction hours put into this report? Most construction jobsites start at 6/7 am, and end around 3/4pm.

- Why was there not a survey of the existing residents that work at night and sleep during the day?

- Page 35 states that the house on the site is currently abandoned. This is not true. There is a homeowner there, as well as multiple vehicles. Is there a reason why this falsehood was incorporated into the report?

3. As with any construction project there will be delays. These include weather, contractor error, and unforeseen events.

- The report gives a brief timeline of completion, however there is no mention if they have included delays due to weather. The construction period 9/1/19 - 2/20/19 are during the wettest months of the year. Have they considered this? Reading the report they do not make a statement of this.

Building Construction Materials/Methods:

- I have been told time and time again that CA is the leader in green energy and reduction of greenhouse gases. Reviewing this plan as well as the photos associated with this, there are zero charging stations for electric vehicles. Is there a reason why this was not incorporated into the planning? For a complex such as this, I would think there would be at least 2 charging stations for tenants.
- CA just passed a law that all new homes must have solar cells at the time of construction. The photos do not show a reflected roofing plan, however it does not appear in the report to reflect the installation of these green or LEED items, with the construction finishing in 2020, how does the law effect this new construction? Is there an exception to this rule because of the high density nature of these buildings?
- The report has no direction of if the building will be constructed with green energy efficient materials. Is there a reason why this isn't implemented into the report?
- The current site photo shows approximately 2/3 trees that will be removed. Are there any plans to plant smaller trees in their place?
- The current elevation photos call for a rooftop lounge to be on these lofts with no safety guard rails. We all know late nights mixed with alcohol can lead to poor decisions. What are the current elevations from the roof deck to the top of the parapets shown?
- Noise does travel more at night, and with little line of sight obscuration (trees/other buildings) the noise traveling from late night parties at the roof tops will travel. I do not see a study on the noise traveling at night from that height and how it may effect the neighboring houses. There should be one done and given to the neighboring residents for review.
- Part I gives an aesthetics review. The checklist gives a "no impact" to the question "Have a substantial adverse effect on a scenic vista". This neighborhood may not be classified as a "Scenic Vista" however it has some of the oldest homes in the area, and they are historic in nature. It seems that this question was selectively left off of the report to show a favorable rating in this aspect. Is this finding acceptable to the city with the historic nature of this neighborhood?

Post-Construction:

- A harvard study (link shown below) shows that over time the price of single family homes on average in the surrounding area does decline with the construction of apartments or high density living areas. If this in fact true, is the city willing to accept the lower property taxes paid based on the decline in these home values? Searching the report, there does not seem to be a study conducted on this matter. If this proposal does get approved, the city will now be collecting property taxes on 23 new "lots". Is the city planning to reduce the tax rate of the current nearby residents in lieu of new taxes? Has the city already decided or put forth plans on how to spend these new tax dollars for street improvement, local education, social services, police enforcement, etc?

www.jchs.harvard.edu/sites/default/files/rr07-14_obrinsky_stein.pdf

- Is the city of Roseville giving any financial aid, grants, credits, deductions for the construction of this project? If so please advise on what bonds/measures this correlates to.

-On the previous Dutch Bro's proposal, there was no mention to mitigate traffic after construction with all of the new traffic Donner was going to receive (even within their proposal it was grossly underrated). Has the city considered installing speed humps/bumps on Donner to slow down traffic coming in from Douglass? Currently at least 6/7 times a day (when I am home 5pm-7am people come down this street speeding what I can assume 40/50 mph trying to avoid the stop sign on Harding to get to downtown Roseville. As someone who is starting a family in this area, how fast people come down Donner is VERY important to me. Why does this report not offer this type of traffic control for what common sense will show as the main thoroughfare for these loft residents? (douglass to donner to ben-ezra. This is also not mentioned in the "Residential Growth" section of the report. Nevada St. has these speed mitigation measures, why is Donner the exception?

- Have there been any proposals by the city or others to "beef up" ben-ezra for what we all know will happen for these future residents (go down donner to ben-ezra to nevada)? There are currently no stop signs at either points of Ben-Ezra until you get to Harding. This is unacceptable.

- There is no mention of the mitigation of guest parking at the Lofts in the report, however it does show 60' of available parking at the west side of the project. Has this been deemed enough? Are guests allowed to park on the spaces already allocated for current residents of Nevada St? Has a study been done to see if guests will just pull from Nevada to Donner and take up current resident parking on Donner? Reading this report, it has not been done. Speaking for the residents near this proposed development I believe this needs to be considered. If overcrowding does occur on Nevada and Donner, are the residents permitted to call a tow truck if a car is directly in front of their property and there are no more available spots for the resident?

- The report notes that there will be "no impact" to the nearby schools if approved. Some simple math shows that 2 children per household = 56 new children at public schools which is approximately 2 whole classrooms k-12. Has the city prepared financially for the increase of children in the classroom at nearby schools for the various grade level increases? This is another example of a falsehood given in the report.

Overall Impression:

Most of the reports/reviews give a "less than significant impact". This document says that it has been created to satisfy the CEQA, however it does not state that the organizing party has any affiliation with the developer or architect. This review seems like it is too good to be true, history tells us that this is quite the result. Is there one single organization that has created this or is it an independent third party that does not have any affiliation with the ownership/developer/architect firm? Granted that the city residents have a duty to review this, has there been a report created by the City Planning department to challenge any of these findings? **Reviewing this report had me question a lot of the findings and after minimal research, there were quite a few falsehoods portrayed in the report (as found above) and that is concerning. I stated this before, if the reporting party is willing to lie about small things, there will be bigger lies to come later.**

Thank you for your time,

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Michael Ryan

808-754-5295

michael.ryan0861@gmail.com

April, 29th, 2019

Development Services Department
Planning Division
311 Vernon Street
Roseville, CA 95678

RE: Old Town Lofts File # PL1-0178

Attn.: Planning Division,

I take to differ to the following certain items on the Initial Study Check list.

XI a - Physically divide an established community.

Response; By allowing the land to be rezoned for high density housing the new crammed 23 unit housing does not conform to the existing landscape of the neighborhood it surrounds which are the small single type family homes

XVII b - Conflict or be inconsistent with CEQA Guidelines section 15064.3 (b)?

Response; The 3 visitor spots does not seem adequate for the planned 23 units. Even though with the units having 2 car garages there is a chance of families having more than two cars per unit and we are concerned where they will park. Since the parking along both sides of Nevada adjacent to the proposed project has been taken away where will all the extra cars and visitors park?

Does the large master traffic study that was completed a few years back for all of Roseville conflict with the stated project's traffic study? Douglas is already a very busy road with people leaving and entering the complex during peak time is probably going to have a negative impact on the traffic in our neighborhood.

What is the city's future plan for Douglas Boulevard (between Folsom and Vernon)? Is there a plan or one in the works?

Regards,



John J Spalding
215 Donner Avenue
Roseville, CA

From: [Jeff Dodge](#)
To: [Shallow, Kinarik](#)
Subject: INFILL PCL 246 - Roseville Old Town Lofts (File #PL18-0178)
Date: Monday, April 29, 2019 4:02:30 PM

I didn't have enough time to go through all the documentation in detail, so I just have some general comments, which for me are of great concern.

First of all, I'm not opposed to the type of structure proposed, but I feel strongly that it's in the wrong location. The impact to the surrounding homes presents a number of problems

1- Aesthetically, it seems inappropriate to remove one's vista by placing such a tall structure so nearby. In the very same area there are code issues with regard to erecting anything above a certain height for the very reason that it steals the aesthetic beauty one can normally experience in an older neighborhood such as this. Newer developments are a different story, of which there are many areas more suitable in West Roseville, for example.

2- The increase in traffic appears problematic, especially being that the intersection in question is unable to have its own traffic signal due to its proximity to the existing signal on Keehner.

3- Zoning seems odd. With the increase in traffic along Douglas Blvd, it would make much more sense to place a business at this location.

4- Parking is an issue. While the plans account for parking of residents, there's no on-street or off-street parking available for guests/visitors. It's expected then that people seeking parking when visiting the residents of the existing homes will find it hard to find parking. Generally, high-density living is connected to areas with a high degree of walkability or with nearby overflow parking.

Thank you for considering these items. My sincere hope is that the developer can find a better location (of which I'm sure there are many) that everyone can get behind.

Old Town Lofts Project – 241 Nevada Ave

Building 23 row houses in this lot, is the wrong type of development for the Folsom Road Neighborhood.

After carefully reviewing all the project plans, here are my comments referring to the Initial Study and Environmental Impact.

1. In *Land Use and Planning Sec XI*, Zoning change is proposed from BP (Business Professional) to R3 (High Density) is discussed. In *Population and Housing City's, Sec XIV* it states "*These additional residential units were not contemplated in the City's General Plan. The City has additional infrastructure accommodate the increase. Project will not result in additional infrastructure.*". I can't imagine ANY place on Douglas that would be suitable. This location is one of the LEAST suitable locations.
2. In *Energy Sec. VI*, it states that "*Its proximity to many resources, it will have lower than average vehicle trips*". This is NOT a valid statement. The residents will use their vehicles to visit businesses and will not walk.
3. In *Biological Resources Sec. IV*, I understand 19 Oak trees will be removed to accommodate space for the buildings. Could the number of units be reduced, and trees left in place?
4. In *Hydrology and Water Quality Sec X* it states that there will be no impact. Having lived in the neighborhood for 30 years, I have seen frequent flooding from storm drains on this low section of Douglas Blvd. I understand that currently there is a major storm drain project underway across Douglas in the Hillcrest Neighborhood. I feel that there would be a need for the same infrastructure investment by City (Storm drains, waste water, fresh water) in this area on Nevada Ave.
5. In *Transportation Sec XVII*, it states that there will be no transportation impact. The design of ingress and egress into project from Douglas is a MAJOR traffic hazard, and the City would encounter great liability. A possible solution would be a new traffic light at Nevada and Douglas. If this was designed into the project, it would represent significant cost for the City

Werner Kuehn

Werner Kuehn 193 Park Drive, Roseville, CA 95678 916-367-2524



6.





Mitigated Negative Declaration

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

Project Address: 1007 Douglas Blvd. (Nevada Ave.)

Project Planner: Kinarik Shallow, Assistant Planner

Public Comments: Ronald McCary

183 Nevada Ave. Roseville, Ca. 95678

(916) 847-9168 rsmccary@juno.com

Date: April 30, 2019

X. Hydrology and Water Quality

Would the project:

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
 - i. result in substantial erosion or siltation on or off-site;
 - ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site;
 - iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or
 - iv. impede or redirect flood flows?

Discussion of Checklist Answers:

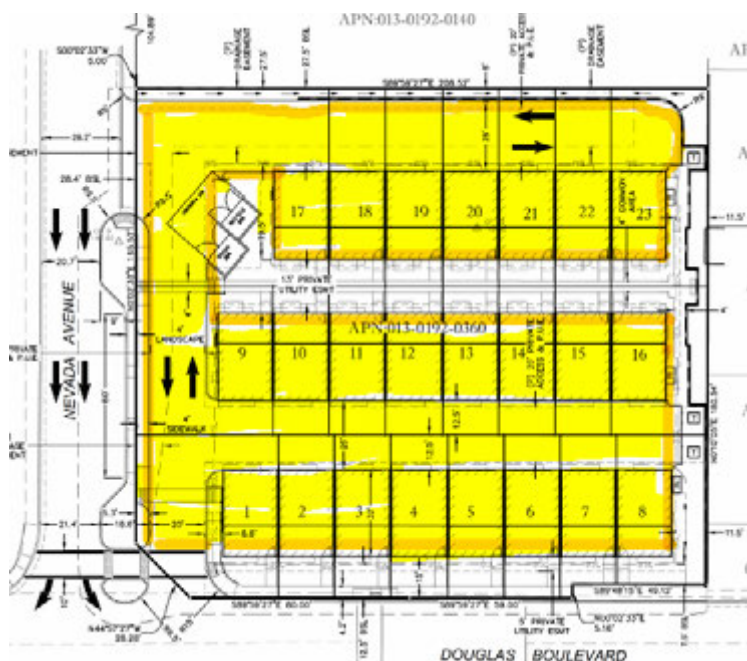
c (ii and iii)) The project has been reviewed by City Engineering staff for conformance with City ordinances and standards. The project includes adequate and appropriate facilities to ensure no net increase in the amount or rate of stormwater runoff from the site, and which will adequately convey stormwater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

Public comments: Ronald McCary, 183 Nevada Ave. Roseville, Ca.

Potentially Significant Impacts related to checklist items C(ii) and C(iii):

The Tentative Subdivision Map property information table establishes a 50% requirement for "Site Coverage". This is defined as the "livable" building space – foot print. In terms of physical reality, the rough calculations of the square footage for all building footprints plus on-site hard surfaces (road and sidewalks) is much greater. A ratio for this impermeable surface area appears to be more like 67% as highlighted here. This factor is not accounted for in the "standards", but it is a potentially significant impact to stormwater runoff. We do experience extended and hard rainfalls. Buildings and hard surfaces shed water rapidly. This represents a significant net increase in the amount or rate of stormwater runoff from the site.

What specific City ordinances did the City Engineering staff use to support the conclusion of adequate capacity to convey stormwater flows? Did they examine the existing stormwater drainage capacity upstream to the site? Are there potential conditions upstream that may compound problems to stormwater flows exiting the site? Is there proof that a Hydrologic Study exists to indicate a 100 year storm can be absorbed by north property existing 36" ACP drain pipeline (at slope of 0.0062) per Placer County regulations?



XIX. Utilities and Service Systems

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

Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

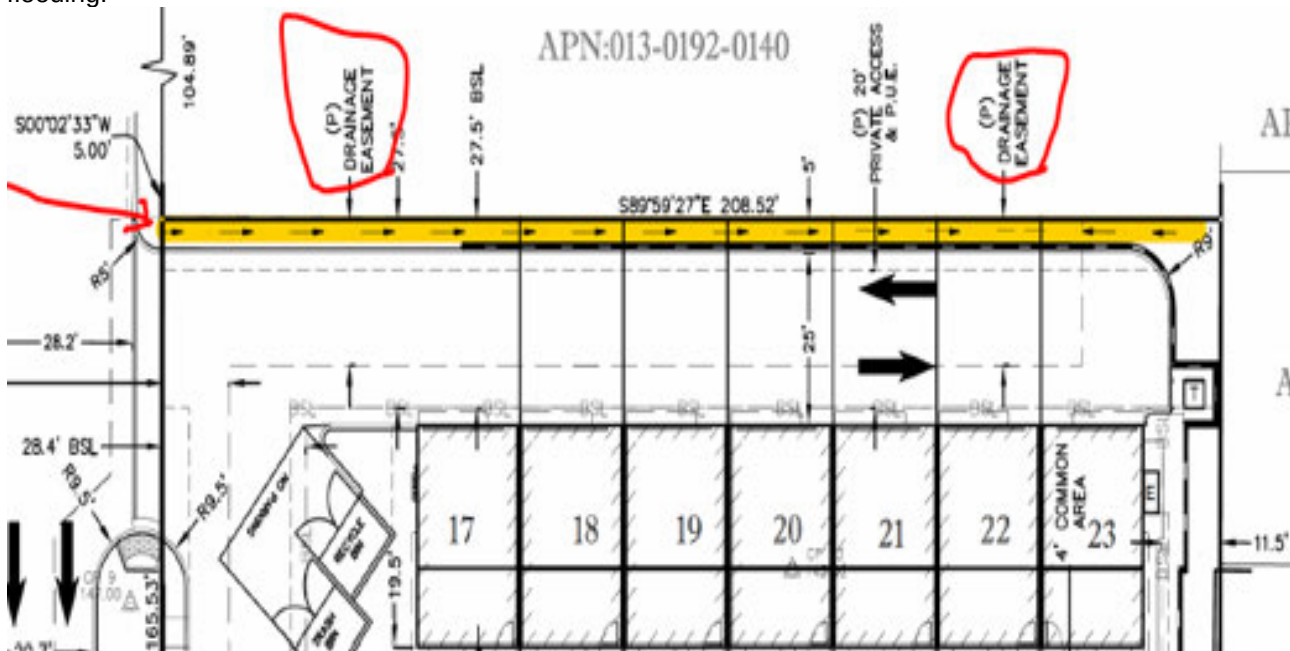
Discussion of Checklist Answers:

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

Public comments: Ronald McCary, 183 Nevada Ave. Roseville, Ca.

Potentially Significant Impacts related to checklist item a)

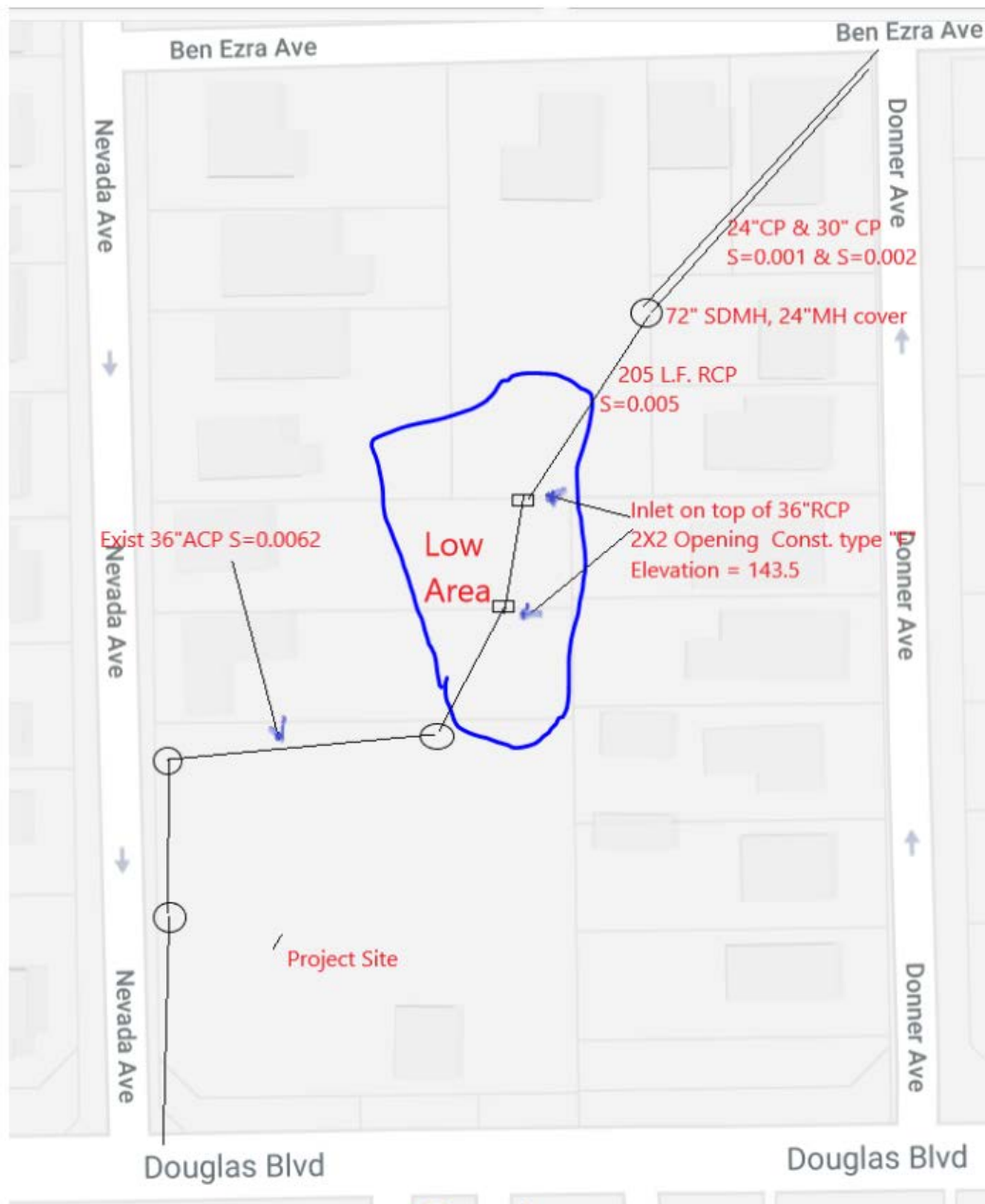
1. Ditch/Flowlines are symbolized by directional arrows on the Tentative Subdivision and Grading Maps. These arrows are most problematic along the 5' drainage easement running with the north boundary - east to west. Arrows indicate a predominately eastern drainage flow toward the North/East property corner. At a location approximately 20' west of that corner, the arrows indicate an opposite Easterly flow for the last distance to corner. This appears to indicate a low collection or ponding area in the drainage easement at 20' west of the properties corner. This low area potentially impacts the drainage easement on the north side of a proposed block wall structure exposing the north neighbor to levels of flooding.



2. For properties to the north of this low water collecting area, there are existing physical conditions and topologies of land terrain. The drainage ditch and flowline changes of this proposed project will set up potentially significant impacts related to flooding. This drawing presents the existing drainage infrastructure upstream of the proposed stormwater

system. The blue outline is a low depressed elevation area affecting at least 5 properties. In 1989 City of Roseville installed the drainage system as depicted. Two Const. type F inlets are set at two property lines in the low zone (see elevations). These two inlets are connected further downstream to a 60" SDMH with flat top 24" grate cover at FL=143.5 assumed to be object "D7" on the Grading Map. The stormwater drainage continues west, on project site, with a 36" ACP slope=0.0062. Existing infrastructure has substantial additional impacts specific and particular to the infrastructure improvements accounted for in this site project.

Has the City Engineering Staff considered the potential limitations of existing infrastructure and physical conditions of this low area? Is there expert opinion in form of a Hydrology Study to confirm the impacts of added stormwater demand relative to this lower elevation zone and potential water backup in proposed project site drainage? Should these bordering neighbors be exposed to damages for essentially being the "reserve overflow pond" for poorly directed drainage flow and a boundary wall Dam at this low elevation North/East corner?



XVII. Transportation

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

Would the project:

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- d) Result in inadequate emergency access?

Thresholds of Significance and Regulatory Setting:

CEQA Guidelines Section 15064.3 indicates that a project's effect on automobile delay cannot be considered a significant impact, and directs transportation system analysis to focus on vehicle miles traveled (VMT), per checklist item b. However, the CEQA Guidelines also include consistency with a program, plan, or policy addressing transportation systems as an area of potential environmental effects (checklist item a). The City has adopted the following plans, ordinances, or policies applicable to this checklist item: Pedestrian Master Plan, Bicycle Master Plan, Short-Range Transit Plan, and General Plan Circulation Element. The project is evaluated for consistency with these plans and the policies contained within them, which includes an analysis of delay as a potential policy impact. The Circulation Element of the General Plan establishes Level of Service C or better as an acceptable operating condition at all signalized intersections during a.m. and p.m. peak hours. Exceptions to this policy may be made by the City Council, but a minimum of 70% of all signalized intersections must maintain LOS C. The Findings of the Implementing Procedures indicate that compliance with the Traffic Mitigation Fee (RMC Ch. 4.44) will fund roadway projects and improvements necessary to maintain the City's Level of Service standards for projects consistent with the General Plan and related Specific Plan. An existing plus project conditions (short-term) traffic impact study may be required for projects with unique trip generation or distribution characteristics, in areas of local traffic constraints, or to study the proposed project access. A cumulative plus project conditions (long-term) study is required if a project is inconsistent with the General Plan or Specific Plan and would generate more than 50 pm peak-hour trips. The guidelines for traffic study preparation are found in the City of Roseville Design and Construction Standards—Section 4. For checklist item b, the CEQA Guidelines Section 15064.3 establishes a detailed process for evaluating the significance of transportation impacts. In accordance with this section, the analysis must focus on the generation of VMT. Projects within one-half mile of either an existing major transit stop⁵ or a stop along an existing high-quality transit corridor⁶ should be presumed to have less than significant impacts, as should any project which will decrease VMT when compared with the existing conditions. VMT may be analyzed qualitatively if existing models or methods are not available to estimate VMT for a particular project; this will generally be appropriate for discussions of construction traffic VMT. Impacts with regard to items c and d are assessed based on the expert judgment of the City Engineer and City Fire Department, as based upon facts and consistency with the City's Design and Construction Standards.

Discussion of Checklist Answers:

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

bicycle facilities have been already been constructed and the project will not decrease the performance or safety of those facilities. The project is consistent with these plans; impacts are less than significant.

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

c, d) A new, modified Type A-7 driveway measuring 20 feet wide will be constructed on Douglas Boulevard, on the southwest corner of the site, which will be restricted to ingress movements only. A modified Type A-7 driveway measuring approximately 40 feet wide will also be constructed on Nevada Avenue, on the northwest portion of the site. This driveway will restrict egress movements to left turn only, however it will allow for vehicles to enter the site from Nevada Avenue. Nevada Avenue will be improved with a road width of 20 feet and will include three (3) parallel parking spaces on the east side of Nevada Avenue with five (5)-foot wide sidewalks constructed along the limits of the property. Nevada Avenue will be wide enough to provide space for two (2) vehicles to egress onto Douglas Boulevard; this improves circulation and minimizes vehicles queuing at the intersection by allowing for a left and right turn lane. Additionally, the proposed site design includes a 20-foot travel lane within the subdivision, allowing for appropriate circulation throughout the site as the main drive aisle will be wide enough for two-way traffic. The internal drive aisles to the units will also be 20 feet wide. The project has been reviewed by the City Engineering and City Fire Department staff and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

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

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

Public comments: Ronald McCary, 183 Nevada Ave. Roseville, Ca. 95678

Potentially Significant Impacts related to checklist items b):

Can the City arbitrarily make an assumptive standard for a Vehicle Miles Traveled (VMT) metric based on "intent" of implementing the VMT metric? To say the project is "expected" to be consistent with this imaginary "intent" of implementation is not conclusive. Having existing transit stops nearby is not enough to justify that this project is "expected" to be consistent with the intent of implementing a VMT metric standard! This short circuits the fair evaluation of what is "Significant Impact".

As the City has stated, NO current VMT standards exist. Are such standards to be eventually adopted by the City? What traffic engineering methodology supports the 12 pm peak hour trip "estimate"? Would that estimation process be consistent with results obtained in an independent long/short-term Traffic Study? The City's Level of Service standards rely a clear and accurate calculation of trip generation.

Potentially Significant Impacts related to checklist items c, d):

Twenty-Three (23) Rowhomes on a .89 acre lot at the corner of Nevada/Douglas add 43% more properties to the 57 total existing properties on Nevada. This is a significant negative impact on our street density, traffic flow, parking and emergency response access.

Curbside parking North to South on Nevada is a constant cause for public safety issues: traffic flow, children playing, emergency response, and of course, the frequent "Wrong Way" vehicles. This Initial Study regretfully does not consider existing parking burdens from the office complex at 1039 Douglas Blvd. (See aerial photo). Consistent overflow parking

from employees to clients fill both sides of Nevada Ave. at curbside parking. There is an interconnected relationship between the Office complex parking and the surplus off-site parking burden generated from twenty-three Rowhomes. The ingress/egress ramp to the Office complex is directly across from the rowhome project and faces the proposed three (3) space "Guest" parking slots allocated to the 23-unit Rowhomes. Initial Study discussion of item c, d describes Nevada Ave. narrowed down to twenty-one (21) feet from its current twenty-eight (28) feet. Claiming this is still wide enough to provide space for two (2) vehicles to travel side by side to egress onto Douglas Blvd. and minimize vehicle queuing at the intersection. This seems to assume that there will never be parking along the West curbside of the street near the Office complex (See aerial photo). Will the City find "after the fact" that a Red curbside No Parking zone will be required?

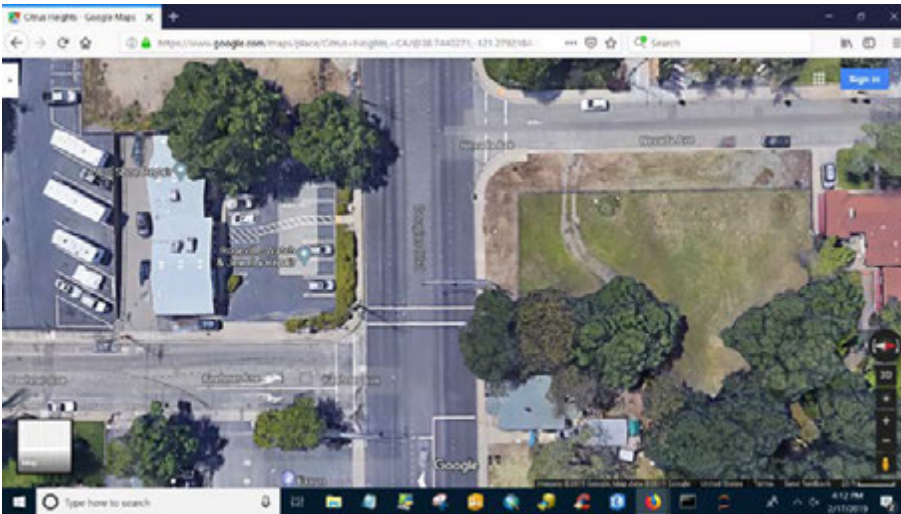


In addition to the added burden of off-site visitor parking for the proposed project, consider the effect of a new A-7 driveway constructed to enter the proposed project. This effectively creates a 5 to 8-foot wide curb style island separating the old modified Nevada Ave. and new parallel, on-site roadway. Traffic circulation at this close-proximity to the dual intersections of Keehner Ave. traffic signal to the east on Douglas Blvd. and the parallel intersections of new project entry at Nevada Ave. obviously raise concerns about public safety. These are already dangerous intersections and this project, as proposed, has a potentially significant impact on the relationship of these intersections.

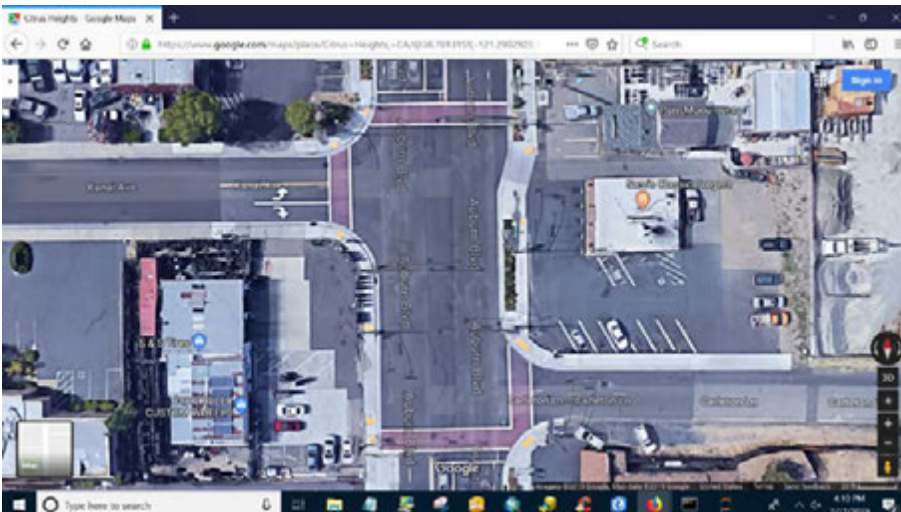
Nevada Ave. at Douglas intersection sits at a low point with respect to Douglas east and west elevation making it hard to judge down-hill vehicle rate of travel and distance. The Keehner traffic signal allows westbound through traffic while at same time creates appearance of stopped traffic with vehicles in the southbound Keehner turn lane. Additionally, the Keehner traffic signal is configured for westbound turns onto Douglas which frequently conflicts with Nevada eastbound turnouts into Douglas. These are all hazardous conditions that are integral to the evaluation to whether this proposed A-7 driveway coupled up to Nevada Ave. egress requires a more comprehensive traffic study.

Is the City willing to mitigate the increased risk to public safety by installing a new second traffic signal at Nevada Ave. and Douglas intersection, synchronized with the Keehner Ave. traffic signal? Citrus Heights City has a prime example of dual synchronized traffic signals at the intersection of Auburn Blvd., Kanai Ave. and Carleton Lane. The two side streets, Kanai and Carleton off busy Auburn Blvd. are nearly identical (75' apart) as Nevada and Keehner at Douglas (See aerial photos). Their traffic signals enhance safe motoring and pedestrian foot travel for the local business establishments and serve as a perfect model for the City of Roseville.

Roseville Ca. ___ Dual Intersections at Douglas Blvd., Keehner Ave. and Nevada Ave.



Citrus Heights, Ca. ___ Dual Traffic Signal Intersection of Auburn Blvd., Carlton Ln. and Kanai Ave.



ATTACHMENT 6

Chris Ewers
209 Donner Avenue
Roseville, California 95678
30 April 2019

Kinarik Shallow
Planning Division
311 Vernon Street
Roseville, California 95678

Re: IS/MND comments, Roseville Old Town Lofts, File #PL18-0178

Dear Mr. Shallow:

In the absence of City of Roseville guidance through its Roseville General Plan and Downtown Specific Plan, a developer has proposed the maximum individual dwellings per foot on the lot at 241 Nevada Avenue. In leaving the Douglas Boulevard corridor's planning and vision ambiguous, the City essentially requires that each development either go forward or be stopped by public opposition. This terrific waste of developer and residents' time and efforts should be resolved with a City-established vision and plan for the Douglas Boulevard corridor. With such a plan in place, developers and residents would know what would be permissible and workable without having the fight site-by-site over the same issues.

Douglas Boulevard is a major arterial, according to the Downtown Specific Plan (Exhibit 6.1). Even in that document, adopted 10 years ago in April 2009, planners note the congestion at I-80 and Douglas and at Douglas and Riverside were considerable. And though we have implemented some changes at Douglas and Riverside, there are no proposals for alleviating that congestion at I-80 and Douglas. The City has experienced (conservatively) 17-20 percent growth since 2010. It is now common to experience backups on Douglas Boulevard stretching more than 3,300 feet from I-80 to the east, and to have locked-up traffic (levels of service [LOS] D-F) from I-80 west to Folsom Road. The City's standards for development state the LOS should be a C or better in 70 percent or more of the intersections.

From City staff comments gathered over the past two years in discussions around the proposal to site a Dutch Bros Coffee kiosk at the corner of Douglas and Donner, the City has substantial traffic planning resources at its disposal, including existing studies that have been developed into a predictive traffic model.

Despite this preponderance of evidence of significant environmental impact from traffic, the City has not used any of the tools in hand to determine the impact of this

proposed development, citing an interior administrative guideline that any development with less than 50 pm peak-hour trips can be ignored and presumed "consistent with the City's Level of Service Standards" (IS/MND p. 37). This conflicts with the City's intention that the Amoroso Ranch Specific Plan EIR be used to provide the environmental impact assessments under CEQA guidelines "except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site" (IS/MND p. 4). In fact, using this administrative rule to ignore evidence of significant impacts brings the City into conflict with CEQA, which requires that an EIR (not an IS/MND) must be prepared when there is substantial evidence in the record that supports a fair argument that significant effects may occur (PRC §21080(d)).

Unfortunately for the developer and City residents in this area, we are left to guess about the level of density that the City would allow. From the findings in the IS/MND's section XVII of "Less than Significant Impact" for items a-d, it appears that 10,000 new residences along the Douglas Boulevard corridor will work within CEQA guidelines as long as they're packaged at 50 pm peak-hour trips or less. But we know that's not the case because the City is recording LOS levels of D-F without any new development on Douglas Boulevard. And as we are aware, a LOS of D-F along Douglas Boulevard affects every item associated with IS/MND section XVII items a-d:

- a: Conflicts with the City's development guidelines and standards.
- b: Presumably conflicts with CEQA Guidelines section 15064.3, subdivision (b), though the City has not considered this evaluation under an administrative guideline that conflicts with CEQA intent and implementation.
- c: Cross-traffic conflicts with a new, unsignalled intersection at a driveway now serving a minimum of 23 new units (46 drivers) in a nonstandard configuration decreases the safety of everyone who lives along and uses the Douglas Boulevard arterial.
- d: LOS D-F along Douglas Boulevard impedes emergency vehicle ingress and egress, locking up the emergency responders with the rest of us drivers.

In summary, the City's checklist answers for the IS/MND section XVII of "Less than Significant Impact" are based on an internal guideline that contravenes the intent and implementation of CEQA, which creates a liability for the City with no discernable balancing benefit. As a resident of the area on Donner Avenue, I wish to see the City provide guidance to developers and residents in a vision for what can be done on

30 April 2019

Page 3

Douglas Boulevard and in the neighborhoods adjacent to it to maintain its integrity and character. As a resident of Roseville, I know we have much better places to put our tax funds than paying the legal fees associated with defending the City (and likely losing) against legal challenges brought because the City decided not to do the analysis.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Ewers', with a long horizontal flourish extending to the right.

Chris Ewers
(916) 521-9696

From: [Charissa Lott](#)
To: [Shallow, Kinarik](#)
Subject: Project - Roseville Old Town Lofts
Date: Wednesday, April 24, 2019 10:56:46 AM
Attachments: [Screen Shot 2019-03-14 at 2.21.24 PM.png](#)

Good morning,

I am reaching out regarding the proposed lots on Nevada Avenue. A neighbor of ours on Donner Avenue received the public hearing notice regarding this proposed project. My husband and I have owned our home for 19 years on Nevada Avenue, which is right near the alley (Ben Ezra) so I am surprised that we wouldn't received this notice since the impact will be much greater for homeowners on Nevada Avenue.

Our community just went thru the Dutch Bros. project and voiced concerns over traffic issues and that our small one way streets can just not handle the extra traffic. Having 23 units built at the end of our street would be just as bad. One could assume that would be at least an extra 46 vehicles driving and needing to park on a daily basis. This is a conservative estimate and doesn't include more than 2 vehicles per unit or guests.

We, as a family with our 2 children and dog walk almost every evening to either Garbolino Park or Royer Park. When walking to Garbolino, the route we take is down our street towards Douglas and crossing at the light on Keehner. The traffic is very heavy and goes very fast on Douglas. I don't always feel comfortable walking on Douglas with the speed of traffic.

On our street we frequently have cars that drive upwards of 50 miles an hour. On Easter Sunday, we witnessed an SUV almost hit a young child on the street. Last year a drunk driver coming from Old Roseville hit the power pole by our home and had the pole not been there the car could have gone into our yard or hit one of our children as it was only about 8 in the evening. This is a community that is out in their front yards socializing and lots of children playing.

With the infrastructure and improvements happening in downtown Roseville the flow of traffic on the surrounding one way streets by Royer Park has increased substantially.

Those are my comments and hesitation at having such a large project at the end of our street. My questions are:

- 1) Would these units be rentals or sold. If sold, could the new owner then make them a rental? Or, is this an HOA situation that would only allow for homeowners to live at the property.
- 2) Above, I mentioned the light at Keehner, how would that stoplight be impacted by a 23 Unit dwelling? Would that light be moved?
Would there be entrances and exits from that area for the dwellings that would make walking that portion of the sidewalk even more dangerous?
- 3) How would we exit Nevada Avenue to get onto Douglas. This is already a hard task during the busy morning or evening commutes. I often will go down Ben Ezra to avoid the traffic.

4) Is 23 already approved or could that number be lowered?

5) Will these units need to be built in a way that reflects the old home style of our neighborhood? We bought here for a reason. I don't want to have new style homes at the end of my street. That, in my opinion would decrease the value of my home.

I appreciate your time and look forward to hearing back from you.

Charissa A. Lott

Director of Operations

Capitol Advocacy

1301 I Street

Sacramento, CA 95814

Dir 916.273.1209

Wk 916.444.0400

clott@capitoladvocacy.com

www.capitoladvocacy.com



From: [Judy Fox](#)
To: [Shallow, Kinarik](#)
Cc: [Werner Kuehn](#)
Subject: Roseville Old Town Lofts
Date: Sunday, April 28, 2019 12:58:14 PM
Attachments: [IMG_9238.JPG](#)
[IMG_9236.JPG](#)

To: Sinarik Shallow
RE: Proposed project of 241 Nevada Avenue

I am a long time resident living at 200 Nevada Avenue and have several concerns not addressed in the IS/MND report... I will try and be brief.

1. Parking at the site and in the 3 spaces in the neighborhood is not sufficient.

Three spaces on Nevada for the loft residents is not sufficient! 23 families with their own cars and visitors (friends/families/babysitters/deliveries/etc.) will all be trying to drop by at various times. Most apartment units have many overflow parking places for guests and short term parking needs. I suspect the Loft residents themselves will also want to park on the street for convenience at times. And I know some will use their garage as storage and will need to park on the street.

Nevada Avenue already has ongoing parking issues. There are many "granny flats" and homes without garages that cars fill the streets with. Often times the front of my house parking is filled with unknown cars since there is no parking on Ben Ezra alley. (It's an issue for my gardener and friends with limited mobility.)

2. The neighborhood streets are not conducive to the extra traffic requirements.

This is an old historic neighborhood with narrow one way streets and a very tight 2 way alley. Many a time trucks with trailers attached cannot make the turn from Ben Ezra onto Nevada (we have to find owners to move parked cars and neighbors come out and direct).

3. Turning left onto Douglas Blvd from Nevada Ave is already bad

Douglas Blvd is already a nightmare as you know if you live here (I suspect you do?). Getting across Douglas from Nevada is hard, cars travel fast there. How are you going to address this with the additional needs of the loft residents? Perhaps a traffic light?

As a resident in Roseville for 25 years, I have few complaints. And they both belong to the planning department - HA. The first is traffic and for the life of me I cannot understand why you keep planning without having or including the infrastructure (i.e. access to and from) to support them! For example: The fairgrounds event center said to hold up to 7K and all from 80 will be directed to drive Douglas thru our neighborhoods thru downtown....why would anyone PLAN that? Had anyone ever gone to the July 4th fireworks and sat in gridlock in all directions trying to exit?

The other is the homeless who are mainly in our old neighborhood. I seem to be in the middle of it - being centered between Roseville Square - Recycle on Douglas - Royer Park - Salvation

Army. I no longer walk alone anywhere (nor go Downtown after dark so I miss your public hearings).

Please do everything you can to protect the current residents in our old historic neighborhood!! Maybe the loft would be better suited off Atlantic where there would be less congested freeway access, and better in/out access?

Well, I tried to keep it short! I have attached a picture for your entertainment of a truck trying to make that turn onto Nevada from Ben Ezra, google directed him here as the traffic was backed up somewhere else!! Thought that would give you a laugh even though it wasn't so funny in my front yard that day.

Thanks for taking the time to read my 2 cents,
Regards,
Judy Fox
200 Nevada





Public Comments: Carol Sutton, 183 Nevada Ave. Roseville Ca. 95678
 Date: April 30, 2019

Regarding Infill Project; INFILL PCL 246—Roseville Old Town Lofts, File #PL 18-0178 Nevada Avenue and Douglas Blvd.

As an owner-resident in the Nevada Avenue neighborhood near the proposed project that faces Douglas Boulevard, I have numerous concerns. A sampling of those concerns follows.

1. General Plan Concerns: Does the plan for the **Douglas Blvd corridor provide specific details?** The City developed well-debated and specific plans for **downtown and Vernon Street**. Additionally, a comprehensive, creative plan for improving **Riverside Avenue** was carried out successfully.

It would be negligent, even derelict of City Planners to proceed in this day and age without a comprehensive plan. Prospective development must be compatible with the established, commonly understood vision/plan. Critical decisions and the future of our neighborhoods are jeopardized by a piecemeal approach, and neighbors and affected local businesses placed in a defensive mode as they fight to protect the investments we have made in our community.

Comprehensive planning is **proactive**. Such a plan takes into consideration the views, preferences, and concerns, as well as creative solutions to problems as voiced by owners and renters alike, from Roseville Square occupants to individual households. Undoubtedly the experiences of other communities are given importance, such as transportation planning in Portland, Oregon. Recent projects in Roseville have been successfully executed with such specific and careful planning (Note the Riverside Avenue Improvement Plan). How does the Infill Project meet the Plan for our Douglas Blvd Corridor?

2. Transportation is a major concern in all planning for the City. Future needs would, expectedly, include the following:

A. **Rapid transit** features connect main streets with the Galleria, downtown and the freeway, as well as with Sierra College, downtown Sacramento, Auburn, etc.

B. **Vehicle recharging centers** as well as **communal- use bicycle centers**, city-wide **safe bicycle lanes**, and wide **pedestrian-friendly sidewalks** are stipulated along with **train tracks** and other transit considerations.

C. **AMPLE Parking is provided with ACCESS** to residences and commercial buildings that are both **SAFE** and **convenient** for visitors, private and commercial deliveries, City and County Services, Fire, Emergency Vehicles, Garbage Pick-Ups and US Mail service. Concurrently, if need arises.

D. **SIGNALS, Street lights and roadway markings** facilitate and enhance safe and expedient transportation with clearly-understood street ingress, and sensibly-timed governing traffic lights coordinated to make driving, biking, walking, and rolling safe, obvious, and free of confusion to all users. Consideration of

possible negative impact to the established pathways/flyways of birds, bats, etc. must also be explored.

E. **INTERSECTING or conflicting transportation needs** should be addressed in Transportation Studies done by forward-looking professionals who take into consideration all those varied **intersecting needs**. For example,

- **Do bicycle paths, clearly marked, lead in the legal direction** on a one-way street?

- **Are adequate wheelchair and handicap accesses coupled with unobstructive views** down streets, avenues and boulevards?

- **Are setbacks ample for future projected rapid transit?** Are mandates adequate for new architectural and transit development? e.g., buildings and facilities located clearly away from **projected** bike lanes, train tracks, or streetcar paths?

3. **The proposal for the lofts mirrors the design of a development in Portland**, so it would be prudent to consider the similarities and differences in these locales. Obviously Portland's TriMet with its MAX Light Rail, with electric-powered buses and Streetcar System, WESCommuter railroad, etc. and the ongoing importance given to **planning** its transportation system has reaped rewards in tourism dollars as well providing an environmentally friendly and economically desirable destination. Portland is a good model for any city's development.

When Portland recently received a transit grant from the Federal Government, Portland Transportation Commissioner Chloe Eudaly commented, *"...this grant will help us continue to set an example for the nation in reducing carbon emissions as we grow our economy and address the housing crisis "As we expand public transit and grow the Central City, we will reduce traffic congestion and provide more opportunities for Portlanders to walk, roll, and bike through our public-transit oriented community."*

It would be advantageous for Roseville to learn from Portland and to adapt their experiences and successes into our own Plan. Have we done so?

4. **Comprehensive needs assessment and intelligent planning** pave the way for success, and thereby prevent an understandably hostile reaction to a piecemeal, developer-driven approach marked by costly mistakes—in terms of damage to the environment, lack of appropriate transportation, destruction to smooth-functioning neighborhoods, and esthetically jarring or non-harmonious architecture.

So please, plan to build the infrastructure to attract forward-seeing developers, so that Roseville's residents, workers, and visitors, all might look forward to biking, walking and rolling through our own downtown and Douglas Boulevard corridor.

5. **Environmental concerns are** major concerns. What is Roseville's plan to **reduce carbon emissions?** How are we to increase oxygen-producing vegetation

as well as provide relief from the ever- increasing city and freeway air, polluting noise, and visual pollution?

Hardscape “**water runoff**”, may be a potentially enormous problem in an unpredictable winter (reference the Sacramento Bee’s coverage of potential flooding of the valley floor in **extreme wet weather**). On the other hand, we are encouraged to utilize water-collection facilities in order to prepare for **dry** periods. Both optimal and adequate water storage and flood prevention are increasingly urgent due to changing, unpredictable weather patterns. Are storm drains and water holding facilities adequate?

The **nesting** and **flight patterns** of birds and bats necessitates thoughtful preservation of established trees, structures, and natural vegetation where existing. Have City Planners consulted the experts in these fields regarding the section of the plan that deals with our immediate portion of Douglas Boulevard Corridor development? What is the impact of oak tree removal? The notion of “pay- for- a- substitute- tree (maybe at the park?) may be inconsistent with preservation of this particular habitat.

6. Green Energy/Alternative Energy/ Solar Design. Surely the plan for Roseville’s future development specifies requirements for ecologically sound and aesthetically harmonious design. No new construction should be considered that has not included **exhaustive** measures to ameliorate any present or future negative impact on the environment. No project should be considered unless it ensures that the existing neighborhood **is aesthetically as well as environmentally enhanced**.

IN CONCLUSION, planners should be cautioned against imposing a Lofts-like project existing in Portland (with its well-planned and funded as well as highly-utilized and expanding transit -system and transportation-friendly housing provisions) on a quaint, sleepy neighborhood in Roseville.

As of today, any two adults residing in a neighborhood at any location in Roseville likely possess and park at least two vehicles in their garage, and often with additional vehicles in the driveway or at the curb and a boat or RV parked along side the house. More than two driving-age residents? More than two vehicles.

Additionally, neighboring small businesses cannot be counted upon to “share” their parking spaces. Our experience on Nevada Avenue is that **every single space at the curb is needed** by existing residents due to City-authorized Granny Flats, absence of garages, or several vehicle-owners living at one address, especially when residents are home and businesses are operating. Such existing street curbside parking should not be removed to accommodate new development. Where, logically, would these vehicle owners locate **new parking**?

In what ways will development enhance the neighborhood and ultimately the city?
Jamming twenty-three units with their respective closed, un-shared personal parking garages into an area approximately 9/10 of an acre and without providing ANY, let alone ample, additional parking would be a travesty.

I clearly voice the logic that NO DEVELOPMENT SHOULD PROCEED WITHOUT ROSEVILLE'S PLANNERS' CLEAR DEMONSTRATION OF THE COMPATIBILITY OF **ANY** GIVEN PROPOSAL WITH A **CURRENT, ENVIRONMENTALLY-FRIENDLY GENERAL PLAN**. MY FEAR IS THAT THE CORRIDOR WITH ITS NEIGHBORHOODS AND COMMERCIAL RESIDENTS JUST MAY BE FUNCTIONING **WITHOUT SUCH A PLAN**. **WHERE IS THE PLAN? Please do not proceed without it.**

Opinion on Proposed 23 unit "Old Town Lofts" at Nevada Ave. and Douglas Blvd.

It is obvious that the city has a great deal invested in this project. This is evidenced by their willingness to offer-up our public right of way by narrowing the width of Nevada Ave. only to benefit the developer. We can only hope to "shape" the outcome in certain key areas.

1. 23 homes add 43% more properties to the 57 total existing properties on Nevada. This would be a significant negative impact on our street density.
2. Three (3) Stories high with patio roof for human activities is not harmonious with bordering property owner's privacy.
3. No consideration for the west Nevada Ave. office complex overspill of parking on Nevada Ave. and the curbside parking along that west side curb.
4. East bound Douglas traffic turning from suicide lane north into proposed site conflicts with Nevada Ave egress traffic onto Douglas. One Way use on Nevada southbound conflicts with the site's egress flow to Nevada Ave. with Wrong Way flow potential for northbound travel into southbound Nevada one Way. Additional "wrong way" signage will be necessary at the north egress/ingress project location to warn motorist not to turn north onto Nevada Ave.!
5. Currently, Nevada one way south is main access onto Douglas and heavily used. It is extremely hazardous to pull out into Douglas east/west traffic. It is often confusing to make a driving decision with respect to the Keehner traffic signal. This Light Signal allows westbound through traffic while at same time creates appearance of stopped traffic at the southbound Keehner turn lane. Nevada intersection sits at a low point with respect to Douglas topography making it hard to judge Douglas down-hill vehicle distance and rate of travel.

Objectives for shaping outcome of project:

Argue for units 1, 2, 10, 9 and 17 (all on the Nevada Ave. side) to be removed from proposal and the internal road access be brought completely within the current site boundaries. Do not give up existing Nevada Ave. road width. Also, eliminate the roof top patio concept from the design.

Argue for city to install a new traffic signal at Nevada Ave. and Douglas, synchronized with the Keehner Ave. traffic signal. This will make access to Douglas Blvd. safer for motorist in our neighborhood and for added pedestrian travel crossing Douglas and Nevada. Citrus Heights City has a prime example of dual synchronized traffic signals at the intersection of Auburn Blvd., Kanai Ave. and Carleton Lane. The two side streets, Kanai and Carleton off busy Auburn Blvd. are nearly identical (75' apart) as Nevada and Keehner at Douglas. Their traffic signals enhance safe motoring and pedestrian foot travel for the local business establishments and serve as a perfect model for the City of Roseville.

General Plan - Looks like the proposal would be in violation of policies in the Land Use Element:

Policy: https://www.roseville.ca.us/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/General%20Plan/02_Land_Use_Element%20%20ver.%202017-09.pdf

On Page II-33 "Community Form - Downtown Neighborhoods (DN):

"5. Encourage infill development and rehabilitation that:.... efficiently utilizes and does not overburden existing services and infrastructure; and ...

7. Support the maintenance and rehabilitation of existing residential units within established neighborhoods." *(this development is removing the the existing residential unit on the parcel)*

8. Identify locations where special study is necessary to develop strategies for preserving, enhancing and revitalizing these areas. *(there should be special study completed on Douglas - similar to Riverside, before this project is even considered)"*

In addition, Page II-48 C. Goals and Policies:

This development proposal is violation of Growth management Goal 4: " The City shall continue a comprehensive, logical planning process, rather than an incremental, piecemeal approach."

This is also in violation of Goal 12: The City shall use growth management as a tool to maintain the City's identity, community form, reputation in the region, to maintain high levels of service for residents, and to influence projects outside the City's boundaries that have the potential to affect the quality of life and/or services that are provided to residents."