CITY OF ROSEVILLE CALIFORNIA

AGENDA
April 28, 2022

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

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

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

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

5. CONSENT CALENDAR

5.1. Minutes of March 24, 2022

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

REQUEST

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

Applicant: Dave Martinez, Placer Food Bank
Property Owner: Eric Denio

RECOMMENDATION

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

1. Adopt the three (3) findings of fact for the Conditional Use Permit and approve the Conditional Use Permit subject to three (3) conditions of approval.

6. REQUESTS/PRESENTATIONS

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

REQUEST

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

Applicant: Antonio Conti, Conti & Associates, Inc.
Property Owner: Allstate Renovations, Inc.

RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to fifty (50) conditions of approval;
2. Adopt the three (3) findings of fact and approve the Administrative Variance;
3. Adopt the two (2) findings of fact and approve the Design Review Permit

for Residential Subdivisions subject to twenty-four (24) conditions of approval; and
4. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

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

REQUEST

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

Applicant: Scott Pedersen, Morton & Pitalo, Inc.
Property Owner: BBC Roseville Oaks, LLC

RECOMMENDATION

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

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

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

REQUEST

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

entitlements are requested to support the development of JMC Tentative Map #4, including a Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map for 516 single-family residential parcels, and a Design Review for Residential Subdivisions to evaluate architecture and modified development standards for Parcels CO-20, CO-21, and CO-22. The overall unit count within the SVSP will remain the same.

Applicant: David Cobbs, Baker Williams Engineering
Owner: Ryan Biziewski, Mourier Investments, LLC

RECOMMENDATION

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

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

7. COMMISSIONER / STAFF REPORT

8. ADJOURNMENT

PLANNING COMMISSION COMMUNICATION

Title:	Minutes of March 24, 2022
Contact:	Lupe Nelson, lnelson@roseville.ca.us, (916) 774-5281

Meeting Date: 4/28/2022
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of March 24, 2022

DRAFT MINUTES
March 24, 2022

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

1. CALL TO ORDER

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

2. ROLL CALL

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

3. PLEDGE OF ALLEGIANCE

Vice-Chair Martin led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Vice-Chair Martin opened the Public Comment period.

Judd Stiff asked about types of roofing materials permitted in the City and asked a general question regarding parking restrictions within the City.

Vice-Chair Martin closed the Public Comment period.

5. CONSENT CALENDAR

5.1. Minutes of March 10, 2022

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

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

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. SERSP PCL 80 – Johnson Ranch Pickle Ball Courts, 2600 Eureka Rd, File # PL22-0027

REQUEST

The applicant requests approval of a Conditional Use Permit Modification to convert seven (7) existing tennis courts into 24 pickle ball courts.

Associate Planner, Shelby Maples, presented the staff report.

Commission Discussion with Staff

- A Commissioner asked if the noise consultant was present at the meeting. Staff responded that he was not.
- A Commissioner asked for an estimate of the attendance for a pickle ball tournament. Staff indicated this would be better answered by the applicant.

Vice-Chair Martin opened the Public Hearing and invited comments from the applicant and/or audience.

The applicant, Larry Gilzean, Johnson Ranch Sports Club, stated he had received a copy of the staff report and was in agreement with staff's recommendation. Mr. Gilzean indicated that a pickle ball tournament could have approximately 100 participants and that they would be playing a staggered schedule.

Public Comments:

Judd Stiff spoke generally in support of the project.

- He had concerns with the possible increased trash from tournaments on the street and throughout the neighborhood.
- He had concerns with parking on tournament days.
- He stated that the lights of the club shine into surrounding homes.

Bill Montague

- Mr. Montague expressed public safety and accessibility concerns when swim meet attendees park along both sides of Wringer Drive, stating that he did not believe there was enough space for emergency vehicles to safely maneuver. Staff responded that the width of Wringer Drive is wider than the standard street and that there is adequate room for emergency vehicles to travel safely when vehicles are parked on both sides of Wringer Drive.
- He also expressed concerns with increased trash along Ashland Drive and Johnson Ranch Road after events.
- He asked if the west gate would be left open for ingress / egress of pedestrian traffic.

Commissioner Discussion with Applicant

- A Commissioner asked if the conversion from tennis courts to pickle ball courts would cause more trash. Staff responded that the operational plan for the pickle ball courts was revised to include language about trash pickup following events.

- A Commissioner asked if the lights remain on past the hours of operations. Staff responded that the conditions of approval designate operating hours for lights and that if residents have complaints, Code Enforcement should be contacted.
- A Commissioner asked what the access point would be for tournaments. The applicant responded that participants would be directed to enter through the main doors of the facility.

Vice-Chair Martin closed the public comment period.

Commissioner Discussion

- A Commissioner expressed appreciation that the applicant is addressing the concerns of residents.

Vice-Chair Martin closed the Public Hearing.

Motion by Commissioner Caporusso, seconded by Commissioner Brashears to:

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to three (3) conditions of approval.

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

Motion passed.

6.2. Amoruso Ranch Specific Plan Amendments, 3884 Westbrook Bl, File # PL21-0184

REQUEST

The project includes a General Plan Amendment and Specific Plan Amendment to the Amoruso Ranch Specific Plan (ARSP) to reallocate units throughout the Specific Plan, and modify the land use on Parcels AR-21, AR-25, AR-32, and AR-37 from Low Density Residential (LDR) to Medium Density Residential (MDR). No changes will be made to the overall unit count for the ARSP. The project proposes minor adjustments to the acreages of large lot parcels, which will require minor revisions to the General Plan and Specific Plan land use designations. The project includes a Rezone to adjust the acreages of zoning designations consistent with the acreage adjustments proposed with the map modifications. Additionally, the project proposes the second Amendment to the two ARSP Development Agreements by and between the City of Roseville and Brookfield Sunset, LLC and Jennifer M. Amoruso to reflect the project modifications, as well as modify language regarding water facility construction requirements and timing. A Large Lot Tentative Subdivision Map Modification is proposed for Phase A1 of the ARSP to align with the revised land use designations, and a Small Lot Tentative Subdivision Map is proposed to create 481 single-family residential lots, 14 open space parcels, three (3) park parcels, one (1) public/quasi-public parcel for city utilities, as well as landscape and right-of-way parcels. A Design Review for Residential Subdivisions (DRRS) is requested to modify development standards for the Small Lot Residential with Development Standards (RS/DS) zone.

Associate Planner, Shelby Maples, presented the staff report.

Commissioner Discussion

- A Commissioner asked for the proposed typical lot width dimensions of the Medium Density lots. Staff responded that the applicant is proposing typical Medium Density that are 40 feet by 80 feet, which is found throughout the West Roseville Specific Plan, the Creekview Specific Plan and the Sierra Vista Specific Plan.
- A Commissioner asked if typical setback requirements are being met. Staff responded that they are.

Vice-Chair Martin opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative, Marcus Lo Duca. Law Office of Marcus J. Lo Duca, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Public Comments

Judd Stiff expressed concerns with the trend of smaller back and side yards and lack of garages.

Vice-Chair Martin closed the public comment period and Public Hearing.

Motion by Commissioner Haggenjos, seconded by Commissioner Brashears to:

1. Consider the second Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report,
2. Recommend that the City Council approve the General Plan Amendment,
3. Recommend that the City Council approve the Specific Plan Amendment,
4. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone,
5. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendments to the two (2) Development Agreement Amendments,
6. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to five (5) conditions of approval.
7. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to eighty-two (82) conditions of approval with revised condition #15 which reads: *The applicant shall provide a temporary emergency vehicle access (EVA) as part of Phase 1 (Subphases A1 and A2). The Subphase A1 EVA will consist of a 24' wide paved roadway (min T.I. 5) from Westbrook Blvd./Road A to the northern property line of AR-52, continuing west to Road F. The Phase A1 EVA will be temporary and ~~completely removed prior to~~* ***replaced/upgraded for*** *the construction of Westbrook Boulevard. The Subphase A2 EVA will provide 2-way paved public access from Westbrook/Road A north to Road C, continuing west on Road C to Road F. See the Amoruso Infrastructure Phasing Plan as part of this entitlement.*

8. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivisions subject to seven (7) conditions of approval.

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

Motion passed.

6.3. SVSP PCL KT-40A & KT-40B – Estia, 6350 Baseline Rd, File # PL21-0256

REQUEST

The proposed project is a Tentative Subdivision Map to subdivide the 23-acre property into three parcels (KT-40A, KT-40B, and KT-40C), a Tree Permit to remove two native oak trees, and a Design Review Permit to allow construction of 209 multi-family residential units on parcel KT-40A. In addition, a Specific Plan Amendment is requested to reflect the subdivision of the site and to modify the applicable Commercial Mixed Use/Special Area (CMU/SA) description in the Sierra Vista Specific Plan. The two Development Agreements ("Baseline P&R DA" and "Baybrook DA") applicable to the property will be amended so that the property is covered under one Development Agreement (Baseline P&R DA).

Associate Planner, Kinnie Shallow, presented the staff report.

Commissioner Discussion

- A Commissioner asked how the condition requiring the use of garages for parking instead of storage would be enforced. Staff responded that this condition is enforceable through Code Enforcement.
- A Commissioner opined that the design concept was interesting.

Vice-Chair Martin opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative, Chris Dickinson, Towne Development of Sacramento, stated he had received a copy of the staff report, was in agreement with staff's recommendation, and responded to questions from the Commissioners.

Commissioner Discussion with the Applicant

- A Commissioner asked if vehicle headlights would shine into the homes. The applicant representative responded that landscaping would provide screening and that parking is situated so that headlights would be directed to the portion of the units where the kitchen is located and that windows are placed higher in these locations, so that vehicle lights will not be directed into the units.
- A Commissioner asked applicant representative where the developer has constructed other similar communities. The applicant responded tht they are building similar communities in Florida and Arizona.

- A Commissioner asked about the possible rent price points. The applicant responded that rents would start between $1,800 to $2,200 a month.

Public Comment

Judd Stiff expressed concerns with the trend toward denser communities. He asked if the Engineering Division had looked at traffic models. He noted that the designs looked modern and attractive.

Vice-Chair Martin closed the public comment period.

Commissioner Discussion

- A Commissioner appreciated that the project meets the needs of the public.
- A Commissioner stated that the project is interesting and unique.
- A Commissioner stated that he was happy to see a that a variety of home styles with various price points have been approved over past several months.

Vice-Chair Martin closed the Public Hearing.

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

1. Consider the 7th Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Recommend the City Council approve the Specific Plan Amendment;
3. Recommend the City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment ("Baseline P&R DA");
4. Recommend City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment ("Baybrook DA");
5. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-three (93) conditions of approval;
6. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to forty-seven (47) conditions of approval; and,
7. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

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

Motion passed.

7. COMMISSIONER / STAFF REPORT

Staff Report

- The Planning Commission meeting on April 14, 2022 will be canceled due to a lack of a quorum.
- Planning Commission meetings are planned for April 28, May 12 and May 26, 2022.

- The City Council approved the Sierra Vista Specific Plan - Parcel KT-20 and KT-30 - Affordable Unit Transfer on March 16, 2022.
- The ProHousing Designation resolution was also approved by the Council on March 16, 2022.

Commissioner Report

- None

8. ADJOURNMENT

Motion by Commissioner Prior, seconded by Commissioner Caporusso, to adjourn the meeting. The Motion passed unanimously at 7:36 p.m. with a voice vote.

PLANNING COMMISSION COMMUNICATION

Title:	INFILL PCL 287 - Placer Food Bank PantryToGo Distribution CUP, 1401 Church St., File # PL22-0041
Contact:	Sean Morales, smorales@roseville.ca.us, (916) 774-5282

Meeting Date: 4/28/2022
Item #: 5.2.

ATTACHMENTS:

Description

Staff Report

Exhibit A Operation Plan

Exhibit B Site Plan

CITY OF ROSEVILLE CALIFORNIA

PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING ***April 28, 2022***

Prepared by: Sean Morales, Associate Planner

ITEM 5.2: CONDITIONAL USE PERMIT – 1401 CHURCH STREET – INFILL PCL 287 – PLACER FOOD BANK PANTRYTOGO DISTRIBUTION CUP – FILE # PL22-0041

REQUEST

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

Applicant – Dave Martinez, Placer Food Bank
Property Owner – Eric Denio

SUMMARY RECOMMENDATION

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

A. Adopt the three (3) findings of fact for the Conditional Use Permit and approve the Conditional Use Permit subject to three (3) 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 1401 Church St., at the southeast corner with Atkinson St., and is identified as Parcel 287 within the City's Infill Area. The subject parcel has a General Industrial (IND) General Plan land use designation, with a Light Industrial (M1) zoning designation. Historically, this site is associated with the Denio's Livestock Auction. The auction began on this site in 1947 before expanding to adjacent parcels. In recent years, the livestock auction has ceased operation on the parcel.

The Placer Food Bank requests a Conditional Use Permit (CUP) to establish a food distribution service for their PantryToGo program within the existing parking lot on-site. Based on the use description (Exhibit A), the program includes distributing food to clients who arrive on-site in their car and do not exit the vehicle while volunteers load food into their cars. The food distribution service occurs on the first Friday of each month. Zoning Ordinance Chapter 19.40 establishes the requirements and standards for the location and operation of a food distribution facility. A food distribution facility which does not meet the standards set forth in that section, is required to obtain a CUP in accordance with Chapter 19.74. The purpose of the CUP is to evaluate the appropriateness of the use at the proposed location and minimize any potential conflicts between adjacent uses.

Figure 1: Project Location



CONDITIONAL USE PERMIT EVALUATION

Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a CUP. The three findings are listed below in ***italicized, bold print*** and are followed by an evaluation of the proposal in relation to each finding.

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

The project site has a General Plan land use designation of General Industrial (IND). The site is located within the Infill planning area of the City, which is generally characterized by pre-1980s development and is not part of a specific plan. The IND land use designation is typically intended for industrial uses that generate noise, vibration, odor, dust, smoke, light, and an aesthetic appearance not compatible with residential and other sensitive receptors. The General Plan does not address the compatibility of civic use types such as food distribution in the IND land use category. The General Plan therefore relies on the Zoning Ordinance to determine the appropriate location and design of food distribution uses through the Conditional Use Permit process. As discussed below, the proposed use is consistent with the Zoning Ordinance; therefore, the proposed use is consistent with the General Plan.

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

Chapter 19.40 establishes the requirements and standards for the location and operation of a food distribution facility. The Planning Commission may approve reasonable deviations from the chapter other than the requirements of subsection B., which states the allowable zones. Food distribution facilities may be located only in GC, HC, CMU, M1, M2, and MMU zones. The proposed use is within the M1 zone and is therefore permitted. The PantryToGo program differs from typical food distribution facilities, which are located within enclosed buildings and operate on a more regular schedule. The PantryToGo program only operates on the first Friday of each month. Certain standards from Chapter 19.40 are therefore not applicable to the proposed use. Conformance with these other standards is analyzed below. The applicable standard is provided in underline and the evaluation follows.

Distance Separation Requirements: A food distribution facility may be located no closer than 1,000 feet from any other food distribution or social service facility.
The nearest other facility is the Saint Vincent de Paul Food Distribution site located at 105 Bonita St., which is approximately 2,000 feet away and on the opposite side of the Union Pacific Railroad yard.

Size. A facility which exceeds 600 square feet shall require a Conditional Use Permit.
The proposed use is an outdoor drive-through facility and therefore occupies a much larger area than a typical indoor facility. The distribution area will occupy approximately 5,000 square feet of the approximately 9-acre site. The remainder of the site will be used for volunteer parking and vehicle circulation. The large building and attached yard at the center of the site will not be used for food distribution.

Development Standards. The food distribution facility shall comply with all development standards of the applicable zoning district. The facility shall provide one parking space for every staff person and one parking space for every 500 square feet of floor area.
The distribution area, where volunteers will load food for clients is approximately 5,000 square feet and therefore requires 10 spaces. There will be up to 35 staff and volunteers on-site at any one time. Therefore, a total of 45 parking spaces are required for the use. The area identified for volunteer parking contains approximately 120 parking spaces.

All food distribution and related activities shall occur inside the structure.
The distribution will not operate within an enclosed structure. However, the operations will take place within a completely fenced area, which is not immediately adjacent to any other sensitive uses.

There shall be adequate waiting space inside the facility such that any person waiting for food distribution is not required to wait on the sidewalk or any other public right-of-way.
The large site can accommodate the circulation and queuing of the maximum number of people expected at any time for the food distribution. Volunteers and staff will be on-site to direct traffic.

Restroom(s) shall be permanent, non-portable, inside the structure and consistent with all applicable requirements of the Building and Fire Standards of Title 16 of this Code.
Unlike the typical food distribution anticipated by Chapter 19.40, the proposed use will not operate within an enclosed building and will not have a permanent designated restroom. The use is proposed to take place for 4.5 hours once a month. Given the low volume of use per month, a portable restroom is proposed for the use.

Trash receptacles and enclosures shall be provided and made secure to the satisfaction of the solid waste division of the environmental utilities department.
Trash will be collected by the applicant and disposed of off-site.

The food distribution facility shall have lighting consistent with the City of Roseville Building Security Ordinance.
The distribution will operate during daylight hours.

Occupancy standards of the Building and Fire Standards of Title 16 of this Code shall be posted and complied with.
The use will not take place within an enclosed building and therefore this standard does not apply.

Food distribution shall be limited to the hours between 6:00 a.m. to 9:00 p.m.
The food distirbution is proposed to operate on the first Friday of each month from 8:00 a.m. to 10:00 am.

Given that the use meets the requirements of the applicable Zoning Ordinance chapter, or is otherwise found to propose acceptable deviations, the project conforms to the Zoning Ordinance.

3. The location, size, design and operating characteristics of the proposed use or development is compatible with and shall not adversely affect or be materially detrimental to the health,

safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

The requirements of Zoning Ordinance chapter 19.40 evaluated above address the location, size, design, and operating characteristics of the proposed use. The proposed operations of the PantryToGo food distribution use are not materially detrimental to health safety, or welfare because they address the above described requirements.

CONCLUSION

Based on the analysis contained in this staff report and as conditioned, staff finds that the proposed project is consistent with the findings needed to approve the Conditional Use Permit and meets the requirements of the General Plan and Zoning Ordinance; and therefore, the required findings to approve the entitlement can be made.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Minor Alterations to Land) and Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with this exemption, the use is minor and temporary and has no permanent effects on the environment.

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 16, 2022 and was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. No comments were received at the time of publication of this report.

RECOMMENDATION

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

A. Adopt the three (3) findings of fact as listed in the staff report and approve the **CONDITIONAL USE PERMIT – 1041 CHURCH STREET – INFILL PCL 287 - PLACER FOOD BANK PANTRYTOGO DISTRIBUTION CUP – FILE # PL22-0041** subject to three (3) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (FILE # PL22-0041)

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **April 28, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **April 28, 2024**. (Planning)

2. The Conditional Use Permit shall be effectuated upon commencement of the first food distribution event. (Planning)

3. The activities and services approved in conjunction with this Conditional Use Permit shall be as identified in **Exhibit A** and **Exhibit B**. No expansion of the use beyond what is outlined in these exhibits shall be permitted without the approval of a Conditional Use Permit modification. (Planning)

EXHIBIT

A. Operations Plan
B. Site 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.

Exhibit A

Operations Plan

Placer Food Bank is committed to providing our clients with fresh, healthy food. Our "PantryToGo" drive thru food distributions deliver seasonal produce, bakery goods, and non-perishables to those in need of food assistance. No one is declined, and all are welcome.

Our PantryToGo distribution at Denio's (1401 Church Street) occurs the first Friday of every month.

Typical schedule is as follows:

6:00am	PFB truck arrives and begins product placement (map attatched)
7:00am	Volunteers arrive and assist PFB staff with set up
8-10am	Distribution
10-10:30am	Dismantle and clean up

PFB sets up a variety of traffic control measures (signs, cones, volunteers directing traffic) to ensure a smooth, even flow of participation throughout the distribution. Site has port-o-potty on site for our use as needed.

Personnel:

Between 2-5 PFB staff and approximately 25-30 volunteers

We prepare for 300 households per event, actual numbers to vary each month


Exhibit B
client entrance
Church Street
Atkinson Street
product
NO parking
TRUCK ENTRANCE/ EXIT NO PARKING
EXIT
volunteer entrance
volunteer/staff parking
Google

PLANNING COMMISSION COMMUNICATION

Title:	INFILL PCL 107 – E Street Duplexes, 121 E Street, File # PL21-0306
Contact:	Escarlet Mar, emar@roseville.ca.us, (916) 774-5247

Meeting Date: 4/28/2022
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Arborist Report

Exhibit A Plans

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting ***April 28, 2022***

Prepared by: Escarlet Mar, Associate Planner

ITEM 6.1: **Design Review Permit for Residential Subdivisions, Tentative Subdivision Map, Tree Permit, and an Administrative Variance – 121 E Street – INFILL PCL 107 – E Street Duplexes – File #PL21-0306**

REQUEST

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

Applicant – Antonio Conti, Conti & Associates, Inc.
Property Owner – Allstate Renovations, Inc.

SUMMARY RECOMMENDATION

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

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

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 0.35-acre project site is located at 121 E Street (APN 014-042-020-000), on Parcel 107 within the Infill area of the City (see Figure 1). The property has a land use designation of Medium Density Residential (MDR) and a zoning designation of Two-Family Residential (R2). The site is a single parcel with an unoccupied single-family dwelling unit and a shed. The site has frontage on E Street to the west, an alley to the east, a duplex to the north, and a single-family dwelling unit to the south.

SITE INFORMATION

Location: 121 E Street

Total Size: 0.35 acres

Topography and Setting: The project is located in the City's infill area. The site is surrounded by existing residences to the north, east (across the alley), south, and a Pacific Gas & Electric utility site to the west. The site is developed with an existing single-family dwelling unit and a shed, both of which are proposed to be removed upon construction of the project. There is currently one (1) 11.5'' valley oak tree and several deciduous trees on the site. There is a slight grade change from the northwest property line towards the southeast property line.

Figure 1: Project Location



Proposed Project

The proposed project includes a Tentative Subdivision Map to subdivide the 0.35-acre property into two (2) parcels (Lot 1 and Lot 2), an Administrative Variance to deviate from the Two-Family Residential (R2) lot width standard, a Design Review Permit for Residential Subdivisions (DRRS) to allow construction of one (1) duplex (two units) with an accessory dwelling unit (ADU) and a junior dwelling unit (JADU) on each lot (for a total of 4 units on each lot), and a Tree Permit for the removal of a single native oak tree. The site is bounded by E Street to the west, an alley to the east, and existing residences to the north and south.

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 each finding.

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.***

Parcel size, design, character, location, orientation and configuration: The proposed subdivision will result in the creation of two (2) parcels – Lot 1 and Lot 2 (Exhibit A). Both lots would be approximately 7,725 square feet in size. The newly created lots would both front E Street with an alley to the rear of the properties. The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Based on the Design Review Permit evaluation section, the lots are large enough to adequately allow for the proposed development on the parcels.

Grading and Drainage: Grading and drainage required for development of the parcels have been reviewed with the DRRS and have been determined to comply with City standards as shown in the grading and drainage plan, and as conditioned.

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.

The proposed parcels are of sufficient size and shape to accommodate the proposed development and are consistent with the applicable zoning and design requirements (with the exception of the minimum lot width, see Variance section below), as discussed in the DRRS evaluation section of the staff report. There are no watercourses or other natural features on the site that would impede development.

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.

Anticipated water quality impacts and discharge of waste are not affected by the proposed Tentative Subdivision Map. The design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate development on the proposed parcels created by the Tentative Subdivision Map.

EVALUATION – ADMINISTRATIVE VARIANCE

Section 19.78.060.G of the City's Zoning Ordinance provides the procedure for approval of an Administrative Variance. The applicable criteria are listed below in ***bold italics*** and are followed by an evaluation. Typically, any variance less than 35 percent from a zoning ordinance development standard would be processed administratively and approved by the Planning Manager. However, the submittal of this administrative variance concurrent with a tentative subdivision map, design review permit for residential subdivisions, and a tree permit brings it before the Planning Commission for approval.

1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the provisions of this Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical land use district classification.

2. The granting of the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located.

3. The granting of the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel and will not constitute a grant of special privilege inconsistent with the limitations upon other property in the vicinity and under identical zoning classification.

The applicant proposes to subdivide the existing 0.35-acre parcel into two (2) residential lots. The newly created lots would measure 51-feet in width and 160-feet in depth. The R2 development standards requires that newly created lots meet a minimum lot width of 60-feet and have a minimum lot area of 6,000 square feet. The proposed lots (Lot 1 and Lot 2) would not comply with the minimum lot width due to the size of the existing lot proposed to be divided, the existing lot width is approximately 103-feet wide. The project site is in the infill part of the City and is adjacent to residential parcels that do not meet the current R2 development standards. While the existing parcel meets the R2 development standards, the

proposed parcels do not meet the minimum R2 lot width standard, however they will be consistent with the lot width found on many nearby residential parcels.

Many existing parcels within the project vicinity are approximately fifty (50) feet in width. This was a typical lot width for parcels that were established in the early 1900's. Further, the 50 foot wide by 150 foot long lot and grid subdivision layout exists throughout the City's Infill areas. The variance will not be detrimental to public health, safety, or welfare because deviating from the current lot width development standard would allow the applicant to create parcels and to build housing similar to what is existing within the vicinity.

Granting the variance to deviate from the R2 lot width standard does not allow a use or activity which is not otherwise allowed on parcels in the R2 district. The use of the property will be one (1) duplex (two units) with an accessory dwelling unit (ADU) and a junior dwelling unit (JADU) on each lot (for a total of 4 units on each lot), which is consistent with the zoning and land use designation of the property. All other applicable development standards for this zone will be met as shown in Table 1. Only the interior lot width will require a deviation from the standards.

Table 1: R2 Development Standards

Criteria	R2 Zoning District Standard	Proposed Residence	
Area, interior lot	6,000 sq. ft.	7,725 sq. ft.	Complies
Area, corner lot	7,500 sq. ft.	n/a	n/a
Width, interior	60 ft.	51'-6''	Does not comply
Width, corner	75 ft.	n/a	n/a
Setback – Front	20 ft.; 20 ft. minimum driveways depth	20'-6''	Complies
Setback – Sides	5 ft. interior	5'	Complies
Setback – Rear	20% of lot depth; need not exceed 20 ft., 10 ft. minimum	Min. 14'-6''	Complies
Lot coverage (primary buildings)	40%	26%	Complies
Height Limits	35 ft.	23'	Complies

EVALUATION – DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISIONS

Section 19.10.045 of the Zoning Ordinance specifies that a Design Review Permit is required for all compact residential development (attached or detached single-family units on land with a General Plan land use designation of Medium Density Residential or higher). Compact residential development products are more dense and urban in nature than is typical of the suburban setting, and Design Review gives staff the opportunity to examine the proposed design to determine compatibility with the surrounding community, and compliance with the intent of the Community Design Guidelines and other applicable design standards.

Pursuant to Zoning Ordinance Section 19.78.060(I), the required Findings for a Design Review Permit for a Residential Subdivision are as follows:

1. ***The residential design, including the height, bulk, size, and arrangement of buildings is harmonious with other buildings in the vicinity; and***

2. ***The residential design is consistent with applicable design guidelines.***

The project is subject to the development standards of the City's Zoning Ordinance and the City's Community Design Guidelines (CDG). The project is consistent with the R2 development standards, with the exception of the interior width as discussed in the Variance section of this staff report. The applicant proposes a modern architecture style for both duplexes and the ADU. The modern architecture style consists of horizontal and vertical lines, hardie lap siding, stucco, metal awnings, and a sloped roof (Figure 2). The height, bulk, size, and arrangement of the duplexes are both consistent with the existing residential community. Within the vicinity of the project site there are both single and two-story homes, thus the proposed duplexes size, design, and location would be consistent with the existing neighborhood.

Figure 2: Front and Rear Elevations



The residential project is consistent with the CDG as the project provides wall plane variation, roofline variation, and building form to provide a visually engaging building design. The duplexes are proposed as two-story, and due to the existing single-story dwelling units adjacent to the project site the applicant has incorporated wall offsets to assist with the second story element of the buildings. Further, the applicant has incorporated color and material variation to create a visually engaging design. The applicant proposes to use a steel garage door in the color cypress, hardie lap siding in the color grizzle gray, and stucco in the color drift of mist. Both the color and building materials are consistent with the overall architecture style of the project (Exhibit A).

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 a single native oak tree from the project site. 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 including a tree inventory summary was provided by Atlas Tree & Landscape, dated March 15, 2022 (Attachment 1), which identified one (1) protected native oak tree on the project site and three (3) native oak trees off-site (Table 2).

Table 2: Protected Oak Tree Removals

Tree #	Common Name	Botanical Name	Diameter at Breast Height (DBH)	Tree Condition
1	Valley Oak	*Quercus lobar*	11.5”	Good health
2 (off-site)	Canyon Live Oak	*Quercus chrysolepis*	32.5”	Good health
3 (off-site)	Valley Oak	*Quercus lobar*	13.5”	Good health
7 (off-site)	Valley Oak	*Quercus lobar*	18.5”	Good health

The single oak tree on the project site was determined to be a healthy valley oak tree with a diameter breast height of 11.5’. Tree #1 is the smallest of the four native oak trees that were surveyed in the project vicinity. The three (3) protected native oak trees off-site were determined to be valley oak and canyon live oak tree (Figure 3). Due to the close proximity of oak trees #2, #3, and #7 to the southern property line, the applicant designed the duplexes to minimize the impact on the three (3) off-site oak trees. Consequently, the design of the duplex on Lot 1 would not permit oak tree #1 to be preserved. Given the location of tree #1 the applicant will need to remove this tree to develop the duplex on this parcel.

Figure 3: Oak Tree Location



The arborist found that all four (4) oaks trees were in good health and the three (3) oak trees off-site had less than 20% of the tree’s canopies and root zones being impacted by the construction of the duplexes. Consequently, the only oak tree that is proposed to be removed due to the construction of the project would be the existing single oak tree on-site. The valley oak tree on-site is located closest to the northern property line, towards E Street. Preserving this tree would be infeasible given its location on the lot and the design

of the duplexes. The tree's location effectively reduces the usable size of the lot. Consequently, the applicant is requesting a Tree Permit to remove the oak tree for the construction of the duplexes and ADUs.

Chapter 19.66 of the municipal code contains the City's Tree Preservation standards. Section 19.66.040.C contains application evaluation criteria that must be used to support the above listed findings to allow removal of native oak trees. Removal of the valley oak tree on the project site is consistent with these criteria based on the health and placement on the lot and there are no viable alternatives to removal.

The applicant has proposed to comply with the compensation requirements of the City's Tree Preservation Ordinance. The total number of mitigation inches for this project is 11.5''. Mitigation will be completed with the payment into the City's in-lieu fee program. The funds in the City's in-lieu fee program are used for the replanting and preservation of trees throughout the City and are calculated at a rate of $118 per inch of tree removed when measured at the tree's diameter at breast height (DBH). The tree mitigation fees are required to be paid prior to the removal of the tree.

The Tree Permit contains all of the standard conditions of approval, which includes a requirement to follow all of the recommendations of the Arborist Report. The arborist's recommendations include that prior to the start of construction and at the completion of construction, an application of ArborFusion or similar, is recommended to reduce stress to the trees during the construction process of the duplexes. Additionally, the arborist recommends that a tree protection system be installed prior to the start of construction to protect the trunk from equipment, storing of construction materials etc. The removal of single tree on-site 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 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 15, 2022, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Class 3 "New Construction or Conversion of Small Structures", Section 15332, "In-Fill Development Projects", and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

A. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 121 E STREET – INFILL PCL 107 – E STREET DUPLEXES – FILE #PL21-0306** subject to fifty (50) conditions of approval;

B. Adopt the three (3) findings of fact as stated in the staff report and approve the **ADMINISTRATIVE VARIANCE – 121 E STREET – INFILL PCL 107 – E STREET DUPLEXES – FILE #PL21-0306**;

C. Adopt the two (2) findings of fact and approve the **DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISIONS – 121 E STREET – INFILL PCL 107 – E STREET DUPLEXES – FILE #PL21-0306** subject to twenty-four (24) conditions of approval; and

D. Adopt the two (2) findings of fact and approve the **TREE PERMIT** – **121 E STREET – INFILL PCL 107 – E STREET DUPLEXES – FILE #PL21-0306** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP – FILE #PL21-0306

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 Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

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

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, Electric, Finance)

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

5. Grading around the three (3) native oak trees off-site shall be as shown on the tentative map or as approved in these conditions and comply with the arborist recommendations during construction. (Planning)

6. The applicant shall submit to the Planning and Engineering Departments the 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. (Planning)

7. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:

    a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.

    b) Grading shall comply with the City grading ordinance. There shall be no cut and/or fill slopes steeper than a 4:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and all erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site; it is the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.

    c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.

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 Development Services - Engineering prior to approval of any plans. (Engineering)

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

10. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)

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 drainage facilities shall conform to natural drainage sheds. (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. *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)

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

16. 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)

PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS

17. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Development Services a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)

18. 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)

19. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)

20. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)

21. There shall be two points of access for all phasing plans. (Fire)

22. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)

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

24. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (Fire)

25. 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)

26. 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)

27. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)

28. 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

29. 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)

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

PRIOR TO OR UPON RECORDATION OF FINAL MAP

31. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:

    a) A 12.5' foot wide public utilities easement along all road frontages;

32. Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

33. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

34. 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)

35. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):

    a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.

    b) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.

    c) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)

36. 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)

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

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

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

40. 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)

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

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

43. 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)

44. 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)

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

OTHER CONDITIONS OF APPROVAL

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

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

48. 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)

49. 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)

50. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISIONS – FILE #PL21-0306

1. The development standards, unit designs and landscape plans for INFILL PCL 107 are approved as described in Exhibit A, except as modified by these conditions of approval. (Planning)

2. This permit shall expire on the same date as the Tentative Subdivision Map for INFILL PCL 107, which is April 28, 2024. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond April 28, 2025. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)

3. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Ordinance. (Planning)

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

PRIOR TO ISSUANCE OF BUILDING PERMITS:

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

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

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

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

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

8. 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)

9. 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)

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

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

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

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

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

14. 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:

15. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, 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)

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

17. 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)

18. 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)

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

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

21. 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)

22. Fences and walls shall be consistent with the locations and treatments specified in the Roseville Municipal Code. (Planning)

23. 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)

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

CONDITIONS OF APPROVAL FOR THE TREE PERMIT – FILE #PL21-0306

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

1. All recommendations contained in the Arborist Report (Exhibit A) are incorporated by reference into these conditions, except as modified herein. (Planning)

2. Tree #1 as listed in Exhibit A is 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 11.5. 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. Encroachment into the protected zone of Tree(s) #2, #3, #7 as listed in Exhibit A 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)

20. The approval of this Tree Permit shall expire on April 28, 2024. (Planning)

Attachments

1. Arborist Report

Exhibits

A. Plans

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

ATLAS TREE & LANDSCAPE

(707) 523-4399
atlas@atlas-tree.com
www.atlas-tree.com

ARBORIST REPORT

PREPARED FOR

Allstate Renovations Inc.
CA Office: 3527 Muirwood Lane
Roseville, Ca 95747
Contact: Wes Cambron
707-319-3198
wescambron@allstaterenovations.com

PROPERTY

121 E Street
Roseville, Ca 95747

DATE PREPARED:

March 15, 2022

PREPARED BY

Mark Hawkins
ISA CERTIFIED ARBORIST #WE-12305A
T: 707-779-8589
E: mark@atlas-tree.com

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TREE REPORT

SUMMARY

This tree report is in regards to one (1) Canyon Live Oak (*Quercus chrysolepis*), with a D.B.H. of 32.5" and four (4) Valley Oaks (*Quercus lobar*), with D.B.H. measurements of 13.5", 10.5"and 18.5", located at 121 E Street Roseville, Ca 95747

ASSIGNMENT

I was asked to evaluate the above mentioned trees and give my opinion on the potential impact the proposed construction project will have on their health. To give recommendations on how to minimize potential damage to the trees during the construction process.
I performed a visual, grade-level inspection of the above mentioned trees. No sub-surface inspection of the root structures were preformed.

Photographs of the trees and their locations are included below:

SITE OBSERVATION- SOUTHERN PROPERTY LINE

Two (2) Valley Oaks (*Quercus lobar*) and one (1) Canyon Live Oak (*Quercus chrysolepis*) are located on or near the Southern property line. Less than 20% of the trees' canopies and root zones have the potential to be impacted by the proposed construction. All three (3) of these trees are in good health.

CONCLUSION AND RECOMMENDATIONS

Any necessary pruning to the canopies, in my opinion, if preformed properly and to industry standards, required for the proposed construction will not be detrimental to the long term health of the trees.

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www.atlas-tree.com

Prior to the start of construction and at the completion of construction, an application of ArborFusion or similar, is recommended to reduce stress to the trees during the construction process.

ArborFusion has various blends, depending on the season. In general it is a combination of Specialty Formulated Organic Nutrients applied in the root zone by soil infusion optimizes soil structure, maximizing nutrient uptake, promoting plant vigor, and water retention in soil. ArborFusion Spring Blend is a slow-release organic base fertilizer that provides essential micro and macro nutrients to trees absorbing roots.

A tree protection system should be installed prior to the start of construction to protect the trunk from equipment, storing of construction materials etc. The protection zone should be as large as conditions allow and have 6-8" layer of mulch/ wood chips to help protect the root zone. If conditions allow, extending the mulch/ wood chips out to the trees' drip line would be beneficial.
If pruning of scaffolding roots is necessary; It is recommended to have a certified Arborist onsite to ensure proper root pruning and to advise on any potential risks to their overall health and structural stability. The non-invasive walkway that is proposed will not cause any additional stress to the trees or its root zone.

SITE OBSERVATION- NORTHERN PROPERTY LINE

One (1) Valley Oaks (*Quercus lobar*) with a D.B.H. of 11.5". The tree is in good health. There are power and data lines above the tree. The trees' proximity to the power and data lines, existing (neighboring structure) and proposed new construction is not ideal and lacks the appropriate space for the tree to reach its mature size.
I was informed by Wes Cambron, representing Allstate Renovations Inc., that during a recent site visit with their local utility (Roseville Electric) they were told the tree could be a potential hazard. They would like to have this tree removed as soon as possible.

CONCLUSION AND RECOMMENDATIONS

Considering the trees' location, construction needs and the property as a hole; It is my opinion that removing this tree and is acceptable.

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www.atlas-tree.com



Atlas Tree, 1544 Ludwig Ave,
Santa Rosa, CA 95407

Atlas Tree Surgery

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Inventory Table of all existing Oaks on-site:

	Species	Qty	DBH
#1	Valley Oak	1	11.5
#2	Live Oak	1	32.5
#3	Valley Oak	1	13.5
#7	Valley Oak	1	18.5

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Should you have any further questions regarding this property, please contact me.

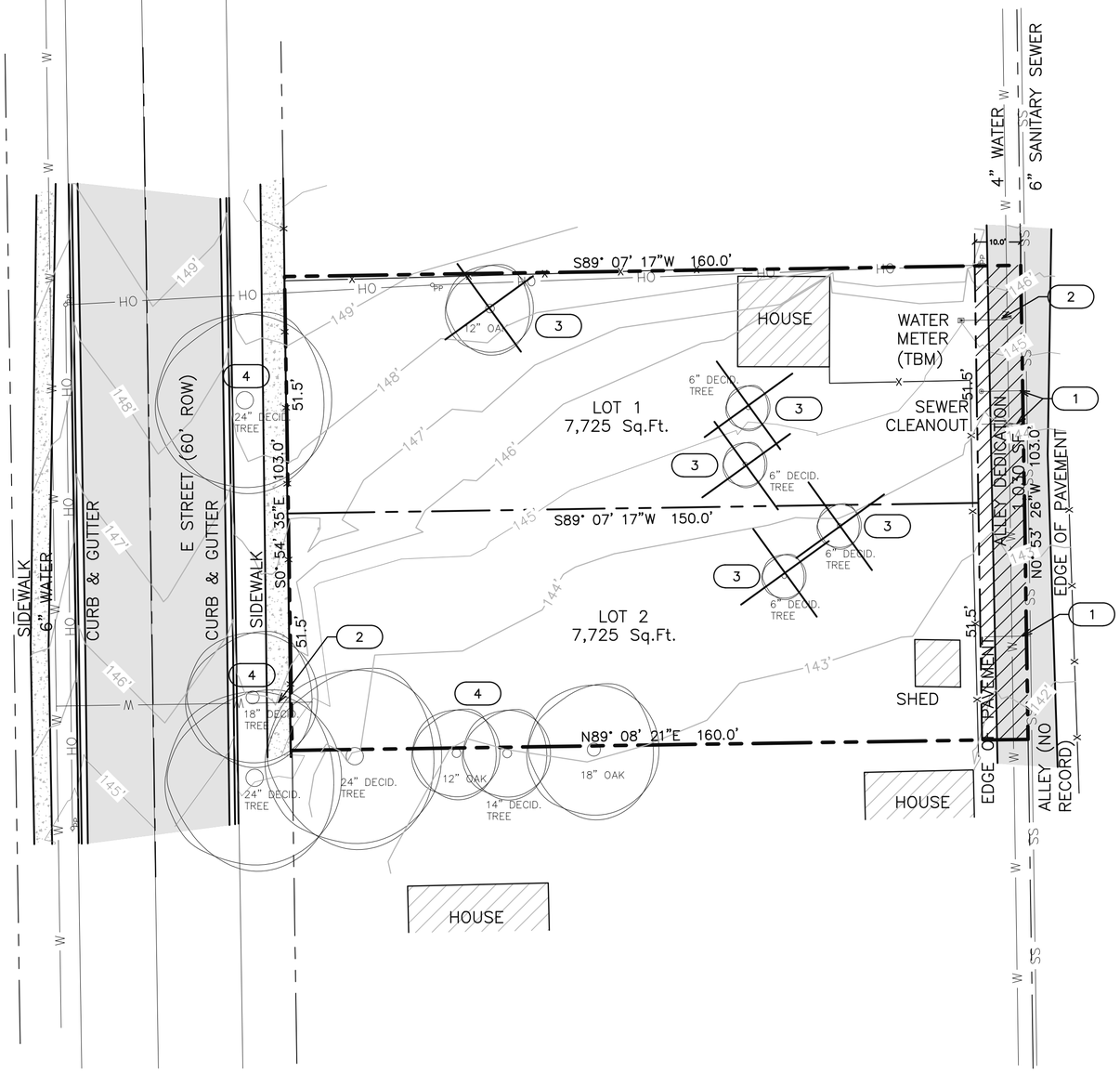
Respectfully submitted,

Mark Hawkins
Assessor
Certified Arborist
#WE-12305A
Cell: (707)779-8589
mark@atlas-tree.com



CALLOUT:

1. EXISTING SEWER SERVICE
2. EXISTING WATER SERVICE
3. REMOVE EXISTING TREE
4. PROTECT EXISTING TREE



TENTATIVE PARCEL MAP

THE SOUTHWEST QUARTER OF LOT 3 AND THE NORTH 46 FEET OF THE NORTHWEST QUARTER OF LOT 4 IN BLOCK 4 OR "R. F. & E. A. THEILE'S SECOND SUBDIVISION", AS PER MAP FILED JANUARY 7, 1908, IN BOOK "C" OF MAPS, PAGE 34, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

DECEMBER 2021

NORTH

0 10 20 40

LICENSED LAND SURVEYOR
ANTONIO M. CONTI
NO. 8199
STATE OF CALIFORNIA

OWNER/SUBDIVIDER:
ALLSTATE RENOVATIONS, INC., A KANSAS COSPORTATION
7500 W151ST STREET, #24347
OVERLAND PARK, KS 66283

ENGINEER/SURVEYOR:
CONTI & ASSOCIATES, INC.
ANTONIO CONTI, PE 62009, PLS 8199
971 N COVENANT VIEW WAY
EAGLE, ID 83616
PH: 209.712.7011
EMAIL: ACONTI@CONTIENG.COM

PROPERTY INFORMATION:
121 E STREET
ROSEVILLE, CA 95678
APN: 014-042-020
EXISTING ZONING: R2 – TWO FAMILY RESIDENTIAL
PROPOSED ZONING: R2 – TWO FAMILY RESIDENTIAL
FLOOD INFORMATION: ZONE X
PARCEL: 16,480 Sq.Ft.
NO. OF LOTS: 2
LOT SIZES: 7,725 Sq.Ft.

TREE NOTE:
FIVE (5) TREES WILL BE REMOVED WITH THIS PROJECT

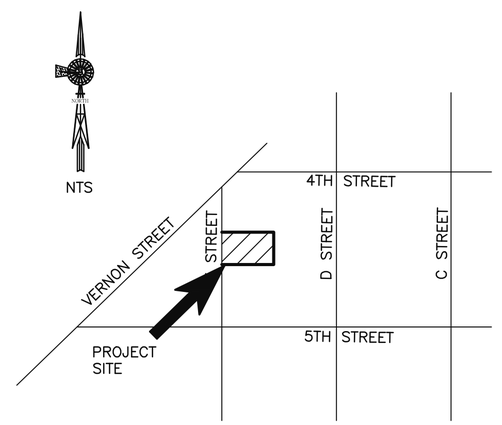
EASEMENT DISCLOSURE:
ALL KNOWN EASEMENT AS SHOWN IN PRELIMINARY TITLE REPORT No. 154802-000343 DATED MAY 25, 2021, HAVE BEEN PLOTTED AND ACCOUNTED FOR.

SERVICES:
WATER: CITY
SEWER: CITY
DRAINAGE: CITY
GAS: PGE
POWER: CITY

BENCHMARK – TBM:
TOP OF WATER METER BOX.
EL: 145.03 ASSUMED DATUM

LEGEND:

- EXISTING PARCEL BOUNDARY
- EXISTING FENCE LINES
- PROPOSED LOT LINES
- SEWER LINE
- WATER LINE
- OVERHEAD POWER LINES
- EXISTING TREE – SIZE AS SHOWN



VICINITY MAP

SHEET 1 OF 1

PRELIMINARY GRADING AND DRAINAGE PLAN

CALLOUT:

1. CONCRETE DRIVEWAY/WALKWAY
2. LANDSCAPED AREA – TYP
3. PROPOSED BUILDINGS
4. PROTECT EXISTING TREE
5. BACKYARD
6. DISCONNECTED ROOF DRAINS
7. 6–INCH AREA DRAIN. RIM AS SHOWN
8. 6–INCH BUBBLER. RIM AS SHOWN

BENCHMARK – TBM:
TOP OF WATER METER BOX.
EL: 145.03 ASSUMED DATUM

REGISTERED PROFESSIONAL ENGINEER
ANTONIO M. CONTI
NO. 62009
CIVIL
STATE OF CALIFORNIA

0 5 10 20

NORTH

S89° 07' 17"W 160.0'

DMA 1
4,817 Sq.Ft.

FF: 148.50
PAD: 148.17

LOT 1

DMA 2
2,834 Sq.Ft.

FF: 147.00
PAD: 146.67

S89° 07' 17"W 150.0'

DMA 3
4,823 Sq.Ft.

FF: 146.50
PAD: 146.17

LOT 2

DMA 4
2,875 Sq.Ft.

FF: 144.50
PAD: 144.17

N89° 08' 21"E 160.0'

E STREET (60' ROW)

6" WATER

EX. CURB & GUTTER

EX. SIDEWALK

S0° 54' 35"E 103.0'

6" SANITARY SEWER

N0° 53' 26"W 103.0'

EDGE OF PAVEMENT

4" WATER

ALLEY (NO RECORD)

24" DECID. TREE

24" DECID. TREE

12" OAK

18" OAK

HOUSE

SHEET 1 OF 1

A RESIDENTIAL NEW CONSTRUCTION PROJECT FOR:

117, 117 A, 117 B, & 119 E STREET
ROSEVILLE, CA

SCOPE OF WORK:

1. CONSTRUCT TWO NEW DUPLEX BUILDINGS.
   1ST FLOOR: 1,578 S.F.(789 S.F. PER UNIT)
   2ND FLOOR: 1,572 S.F. (786 S.F. PER UNIT)
   TOTAL: 3,150 S.F. (1,575 S.F. PER UNIT)
   2 GARAGES: 559 S.F.

2. CONSTRUCT TWO NEW DETACHED ADUS. EACH ADU TO BE 999 S.F. ($2,000 PER MONTH FOR RENT)

3. EACH DUPLEX SHALL HAVE ONE 500 S.F. JR. ACCESSORY DWELLING UNIT (ADU).

4. EACH DUPLEX SHALL HAVE 167 S.F. OF UNCONDITIONED STORAGE SPACE.

UTILITY NOTES:

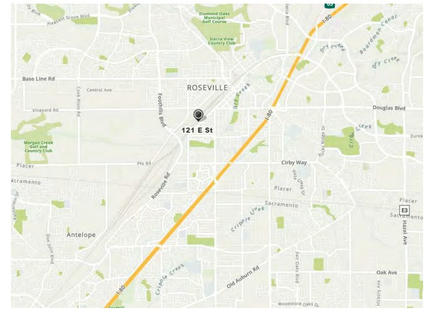
PROJECT DATA:

ADDRESS:	121 E STREET ROSEVILLE, CA
APN:	014-042-020-000
JURISDICTION:	CITY OF ROSEVILLE
FIRE SPRINKLERS:	YES
FOUNDATION:	SLAB ON GRADE
ZONING:	R-2
OCCUPANCY TYPE:	R-2
CONSTRUCTION:	TYPE V-B
CODES:	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ENERGY CODE 2019 CALGREEN CODE

PROJECT CONTACTS:

OWNER/CONTRACTOR:	ALLSTATE RENOVATIONS INC
ARCHITECT:	LAURA MILLER DESIGN CONTACT: LAURA MILLER 889 EMBARCADERO DRIVE, STE 105 EL DORADO HILLS, CA 95762 916.607.3321
STRUCTURAL ENGINEER:	CULLUMBER ENGINEERING CONTACT: WESLEY CULLUMBER 6930 DESTINY DRIVE, STE 300 ROCKLIN, CA 95677
PV CONTRACTOR:	LOTUS ENERGY PO BOX 15 COLOMA, CA 9561 530.490.8501

VICINITY MAP:



SHEET INDEX:

PLOT PLAN NOTES:

WATER LINE
SEWER LINE
(N) BUILDING
(N) CONCRETE
LANDSCAPE AREA
POWER LINE
(N) STEP STONES
(N) ELECTRICAL PANEL
(N) GRAVEL

LOT COVERAGE CALCULATIONS:

LOT 1
7,725 S.F. X 40% = 3,090 S.F. ALLOWABLE
PROPOSED COVERAGE: 2,019 S.F.

LOT 2
7,725 S.F. X 40% = 3,090 S.F. ALLOWABLE
PROPOSED COVERAGE: 2,019 S.F.

PLOT PLAN LEGEND
1/4" = 1'-0"



1 PLOT PLAN
1/8" = 1'-0"

SHEET INDEX	
Sheet Number	Sheet Name
A - 0.0	TITLE SHEET
A - 0.1	CALGREEN CHECKLIST
A - 0.2	CALGREEN CHECKLIST CONT.
A - 1.0	1ST FLOOR PLAN
A - 1.1	2ND FLOOR PLAN
A - 1.2	EXTERIOR ELEVATIONS
A - 1.3	ROOF PLAN
A - 2.0	ADU FIRST FLOOR PLAN
A - 2.1	ADU ELEVATIONS
A - 2.2	ADU ROOF PLAN
A - 3.0	POWER PLAN
A - 4.0	SCHEDULES
L1.00	LANDSCAPE SCHEDULE & NOTES
L1.01	LANDSCAPE PLANS
L1.11	PLOTTING DETAILS

GENERAL NOTES:

- THE INFORMATION ON THIS SET OF CONSTRUCTION DOCUMENTS IS RELATED TO THE BASIC DESIGN INTENT OF THE PROJECT. THEY ARE INTENDED AS A CONSTRUCTION AID, NOT A SUBSTITUTE FOR GENERALLY ACCEPTED GOOD BUILDING PRACTICES AND COMPLIANCE WITH CURRENT CALIFORNIA STATE BUILDING CODES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING STANDARD CONSTRUCTION DETAILS AND PROCEDURES TO ENSURE A PROFESSIONALLY FINISHED, STRUCTURALLY SOUND, AND WEATHERPROOF COMPLETED PROJECT.

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK AND CONSTRUCTION MEETS ALL CURRENT FEDERAL, STATE, COUNTY, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. THESE CODES ARE TO BE CONSIDERED PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHOULD BE ADHERED TO EVEN IF THEY ARE IN VARIANCE OF THE PLAN.

- DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DRAWING (DO NOT SCALE DRAWING.)

-THE ARCHITECT HAS NOT BEEN ENGAGED FOR CONSTANT CONSTRUCTION SUPERVISION AND ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION COORDINATING WITH THESE PLANS, NOR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTIES FOR A SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.

PLOT PLAN NOTES:

- IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

- GRADE SHALL FALL A MINIMUM OF 6" IN THE FIRST 10 FEET AWAY FROM NEW FOUNDATION WALLS WHERE THERE IS NO PAVING PER CRC 401.3. WHERE DISTANCE IS LESS THAN 10' WATER SHALL SLOPE AWAY FROM FOUNDATION

- WHERE EAVE IS WITHIN 2 AND 5 FT OF PL PROVIDE SOLID EAVE BLOCKING ON THIS SIDE WITHOUT VENTILATION OPENINGS

ROSEVILLE MUNICIPAL CODE SECTION 19.60.030 & 19.60.040:

MINIMUM LOT AREA: 5,000 S.F.
PROPOSED: 7,725 S.F.

SETBACKS: 5' SIDE SETBACKS
14' 6" FRONT SETBACK
29' 9" SEPERATION BETWEEN PRIMARY AND DETACHED UNIT

MINIMUM FACILITIES: THE SECOND DWELLING UNIT SHALL INCLUDE PERMANENT PROVISIONS FOR INDEPENDENT LIVING, SLEEPING, EATING, COOKING AND SANITATION WITHIN THE UNIT.

FEES: THE OWNER SHALL PAY TO THE CITY ALL APPLICABLE FEES AT THE TIME THE BUILDING PERMIT IS OBTAINED FOR THE SECOND LIVING UNIT

APPEARANCE: THE UNIT SHALL BE DESIGNED AND CONSTRUCTED SO AS TO BE COMPATIBLE WITH THE EXISTING NEIGHBORHOOD IN TERMS OF HEIGHT, FORM; AND MATERIALS AND THE UNIT SHALL BE SUBORDINATE TO THE PRIMARY RESIDENCE.

PARKING REQUIREMENTS: EACH ONE (1) BEDROOM OR STUDIO SECOND UNIT SHALL PROVIDE AT LEAST ONE (1) OFF-STREET PARKING SPACE.

EFFECTIVE DATE: THE SECOND DWELLING UNIT CLEARANCE SHALL BE VALID FOR A PERIOD OF TWO YEARS FROM DATE OF PLANNING DIVISION CONFIRMATION OF COMPLIANCE WITH THE ABOVE DESIGN AND DEVELOPMENT STANDARDS.

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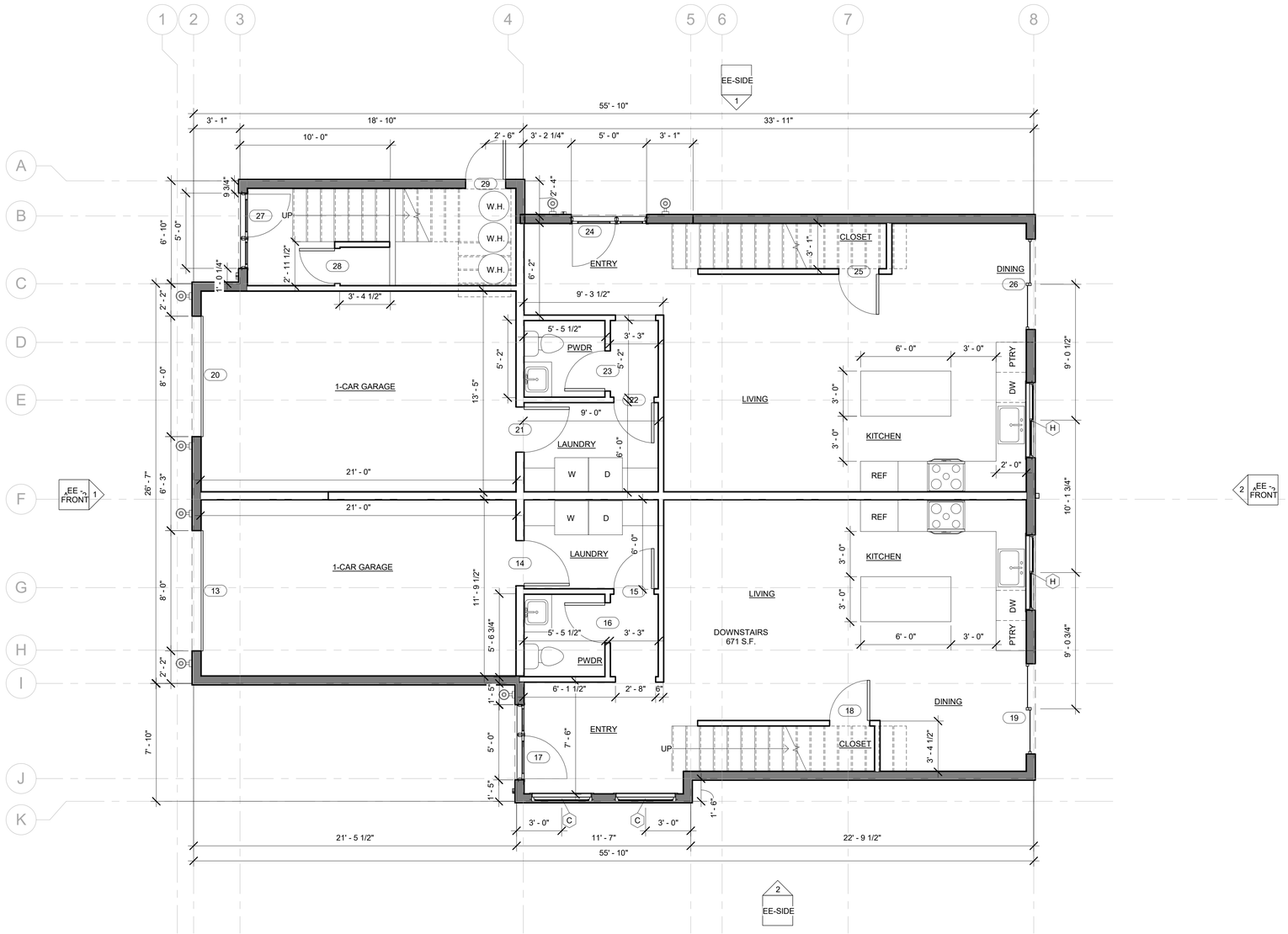
LICENSED ARCHITECT
LAURA A. MILLER
No. C-35317
REN. 4/30/21
STATE OF CALIFORNIA

117, 117 A, 117 B & 119 E STREET
ROSEVILLE, CA

No.	Date	Description
1	OCT '20	PC REV 1

Sheet Name: TITLE SHEET
Scale: As indicated
Date: JAN 2021
Drawn By: LM
Approved By: OWNERS
Sheet Number: A - 0.0

2/8/2022 10:47:49 AM



NOTE: FLOOR PLAN IS MIRRORED ON 123 E STREET LOT

1 121 E STREET 1ST FLOOR PLAN
1/4" = 1'-0"

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117, 117 A, 117 B & 119 E STREET
ROSEVILLE, CA

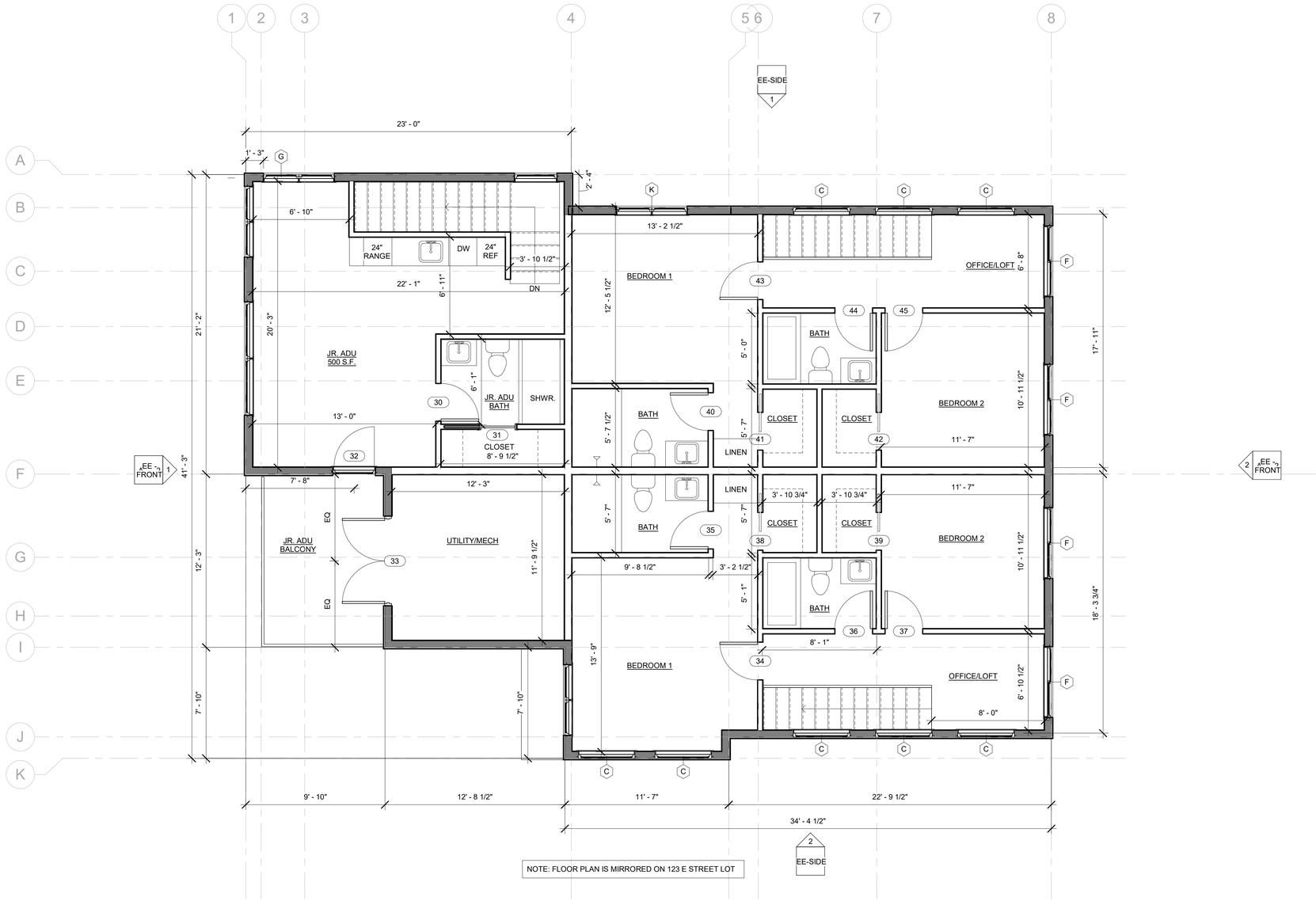
No.	Date	Description

Sheet Name:
1ST FLOOR PLAN

Scale: 1/4" = 1'-0"
Date: JAN 2021
Drawn By: LM
Approved By: OWNERS
Sheet Number:

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1 121 E STREET 2ND FLOOR PLAN
1/4" = 1'-0"

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117, 117 A, 117 B & 119 E STREET
ROSEVILLE, CA

No.	Date	Description

Sheet Name:
2ND FLOOR PLAN

Scale:
1/4" = 1'-0"

Date:
JAN 2021

Drawn By:
LM

Approved By:
OWNERS

Sheet Number:
A - 1.1

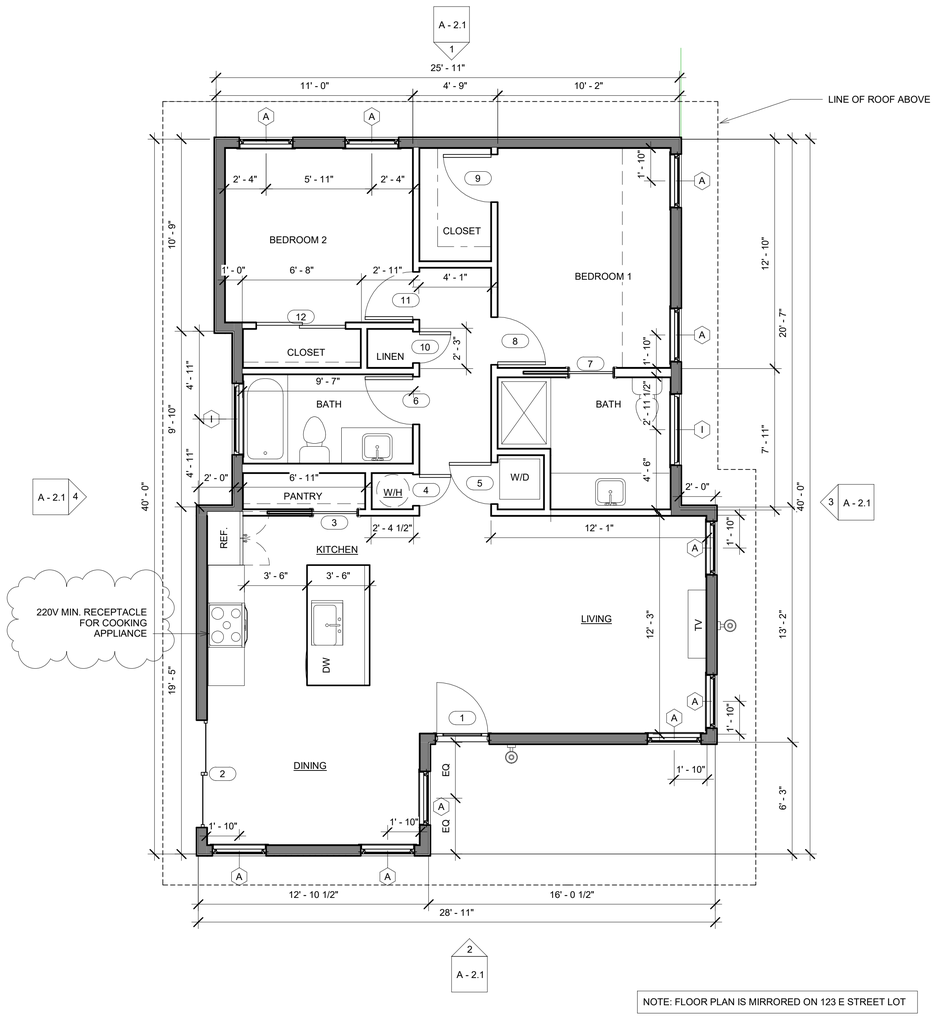
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(N) 2X4 INTERIOR WALL. GYP. BOARD BOTH SIDES.

(N) 2X6 EXTERIOR WALL. STUCCO EXTERIOR, GYP. BOARD INTERIOR

(N) 2X6 EXTERIOR WALL. HARDIE LAP SIDING EXTERIOR, GYP. BOARD INTERIOR.
NOTE: HARDIE LAP SIDING IS A NON-COMBUSTIBLE SIDING MATERIAL AND COMPLIES WITH THE REQUIREMENTS OF R337.7.3

WALL LEGEND
1/4" = 1'-0"



NOTE: FLOOR PLAN IS MIRRORED ON 123 E STREET LOT

1 ADU 1ST FLOOR PLAN
1/4" = 1'-0"

NOTES:

CONTRACTOR TO COMPLY WITH 1/4":12" SLOPE REQUIREMENTS FOR ALL WASTE LINES. (N) WATER LINES SHALL COMPLY WITH CPC CHAPTER 6. TYPICAL FOR ALL BATHROOMS AND KITCHENS

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STATE OF CALIFORNIA

117, 117 A, 117 B & 119 E STREET
ROSEVILLE, CA

No.	Date	Description
1	OCT '20	PC REV 1

Sheet Name:
ADU FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"
Date: JAN 2021
Drawn By: Author
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Sheet Number:

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121 E STREET
EXTERIOR ELEVATIONS



FRONT ELEVATION
1/8” SCALE



REAR ELEVATION
1/8” SCALE

1. FASCIA
COLOR: PEPPERCORN

2. HARDIE LAP SIDING
COLOR 1: GRIZZLE GRAY

3. STUCCO
COLOR: DRIFT OF MIST

4. STEEL GARAGE DOOR
COLOR: CYPRESS

5. METAL SCONCE
COLOR: BLACK

6. METAL RAILING
COLOR: BLACK

7. METAL AWNING
COLOR: BLACK

8. CLEAR CEDAR

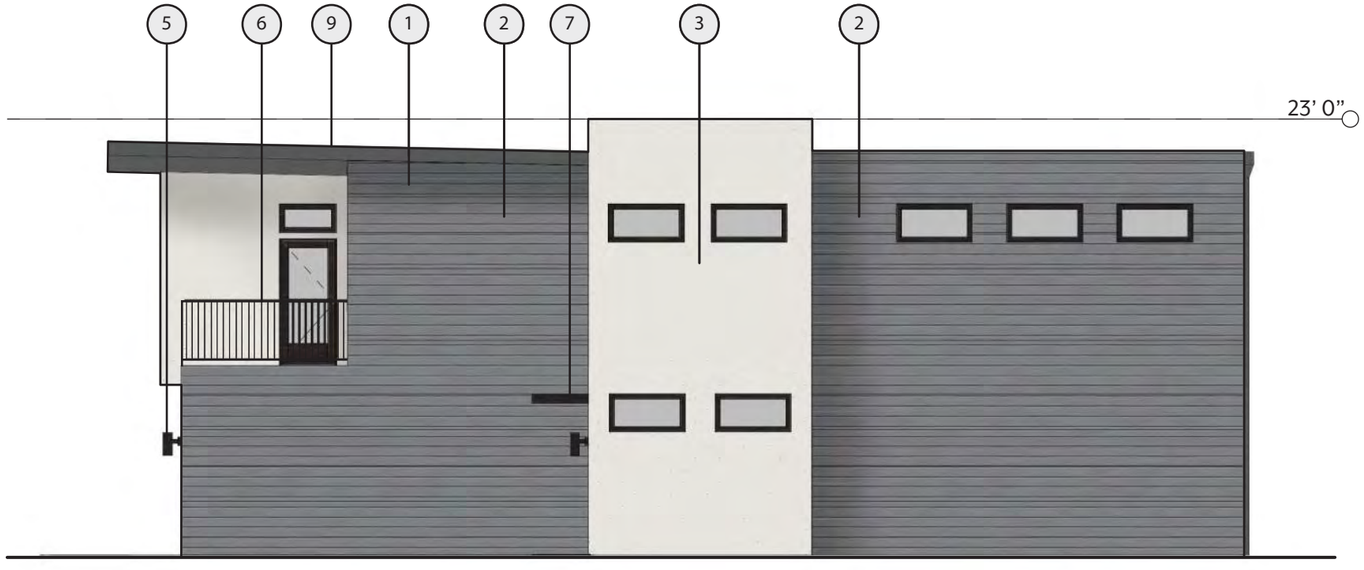
9. TPO ROOFING

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121 E STREET
EXTERIOR ELEVATIONS



SIDE (NORTH) ELEVATION
1/8” SCALE



SIDE (SOUTH) ELEVATION
1/8” SCALE

1. FASCIA
COLOR: PEPPERCORN

2. HARDIE LAP SIDING
COLOR 1: GRIZZLE GRAY

3. STUCCO
COLOR: DRIFT OF MIST

4. STEEL GARAGE DOOR
COLOR: CYPRESS

5. METAL SCONCE
COLOR: BLACK

6. METAL RAILING
COLOR: BLACK

7. METAL AWNING
COLOR: BLACK

8. CLEAR CEDAR

9. TPO ROOFING

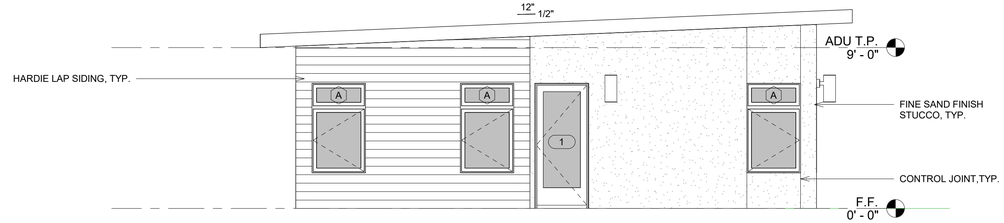
121 E STREET
STREETSCAPE RENDERINGS



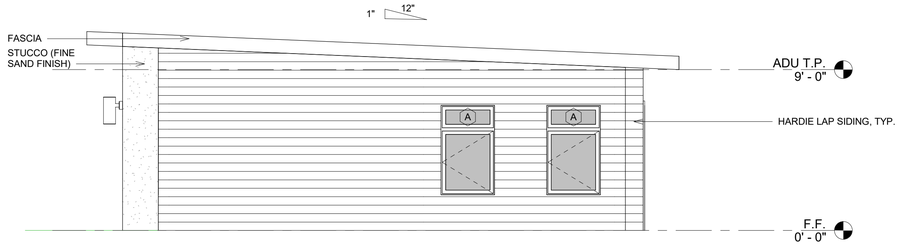




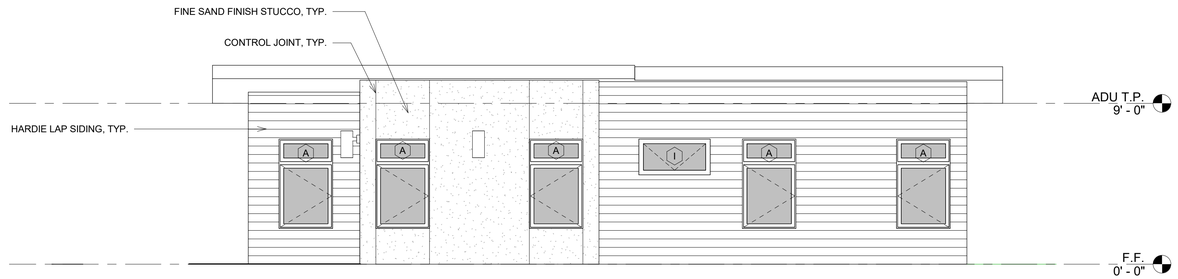
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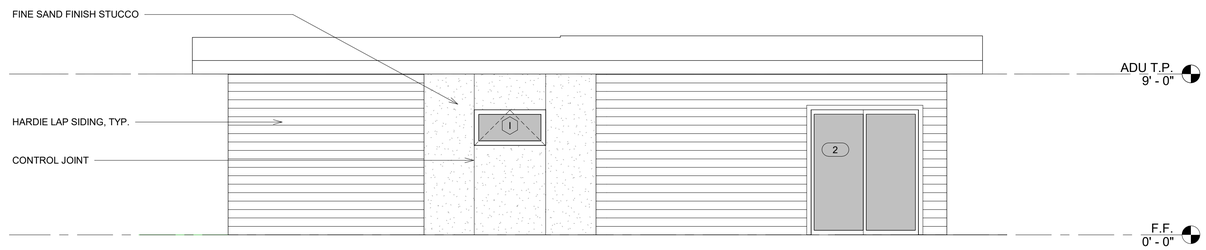
2 ADU SOUTH SIDE ELEVATION
1/4" = 1'-0"



1 ADU NORTH SIDE ELEVATION
1/4" = 1'-0"



3 ADU FRONT ELEVATION
1/4" = 1'-0"



4 ADU REAR ELEVATION
1/4" = 1'-0"

ADDRESS NOTES:

- APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR NEW BUILDINGS IN SUCH A POSITION AS TO BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. LETTERS OR NUMBERS SHALL BE A MINIMUM 4 INCHES IN HEIGHT AND STROKE OF MINIMUM 0.5 INCH OF A CONTRASTING COLOR TO THE BACKGROUND ITSELF. ADDRESSING SHALL BE ILLUMINATED AT NIGHT. REFERENCE CRC SEC. R319.1 AND THE CITY OF ROSEVILLE FIRE DEPARTMENT AMENDMENT 16.16.090.

LAP SIDING NOTES:

- FIBER-CEMENT LAP SIDING HAVING A MAXIMUM WIDTH OF 12 INCHES SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C1186, TYPE A, MINIMUM GRADE II OR ISO 8336, CATEGORY A, MINIMUM CLASS 2. LAP SIDING SHALL BE LAPPED A MINIMUM OF 11/4 INCHES (32 MM) AND LAP SIDING NOT HAVING TONGUE-AND-GROOVE END JOINTS SHALL HAVE THE ENDS PROTECTED WITH CAULKING, COVERED WITH AN H-SECTION JOINT COVER, LOCATED OVER A STRIP OF FLASHING, OR SHALL BE DESIGNED TO COMPLY WITH SECTION R703.1. LAP SIDING COURSES SHALL BE INSTALLED WITH THE FASTENER HEADS EXPOSED OR CONCEALED, IN ACCORDANCE WITH TABLE R703.3(1) OR APPROVED MANUFACTURER'S INSTRUCTIONS.

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REN. 4/30/21
STATE OF CALIFORNIA

117, 117 A, 117 B & 119 E STREET ROSEVILLE, CA

No.	Date	Description

Sheet Name:
ADU
ELEVATIONS

Scale: 1/4" = 1'-0"
Date: JAN 2021
Drawn By: Author
Approved By: Designer
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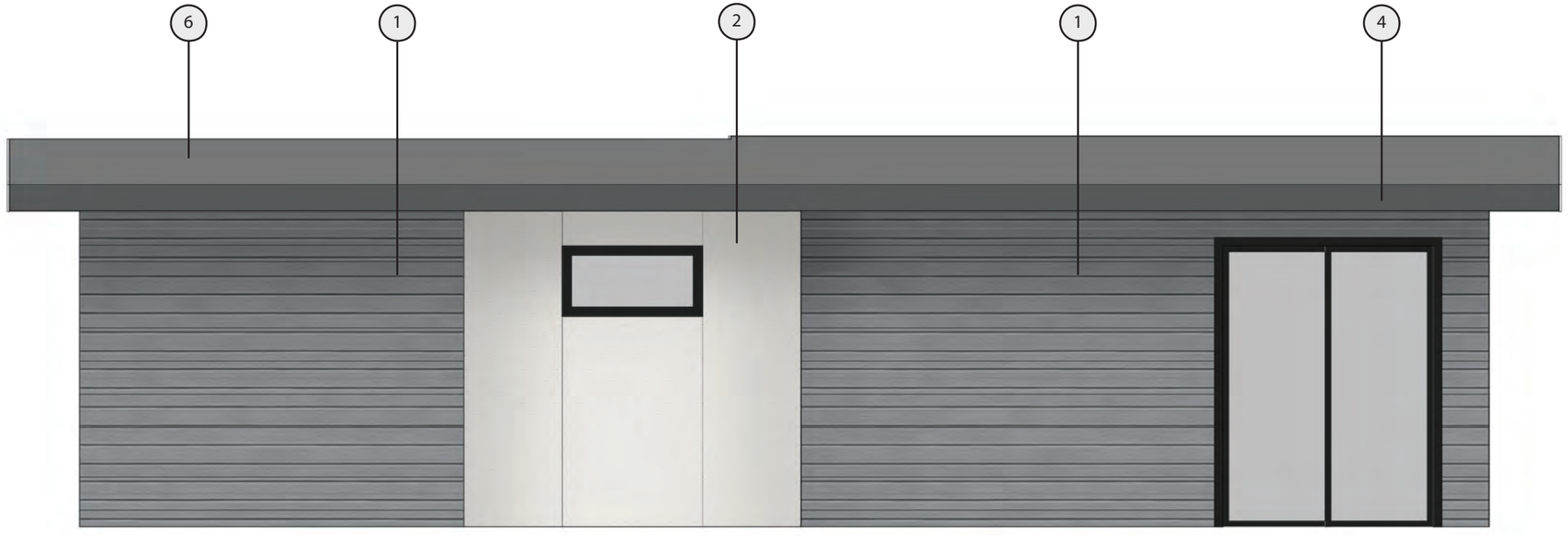
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121 E STREET
EXTERIOR ADU CALLOUTS
DESIGN CONCEPT



FRONT ELEVATION



REAR ELEVATION

1. HARDIE LAP SIDING
COLOR: GRIZZLE GRAY

2. STUCCO
DRIFT OF MIST

3. METAL SCONCE
COLOR: BLACK

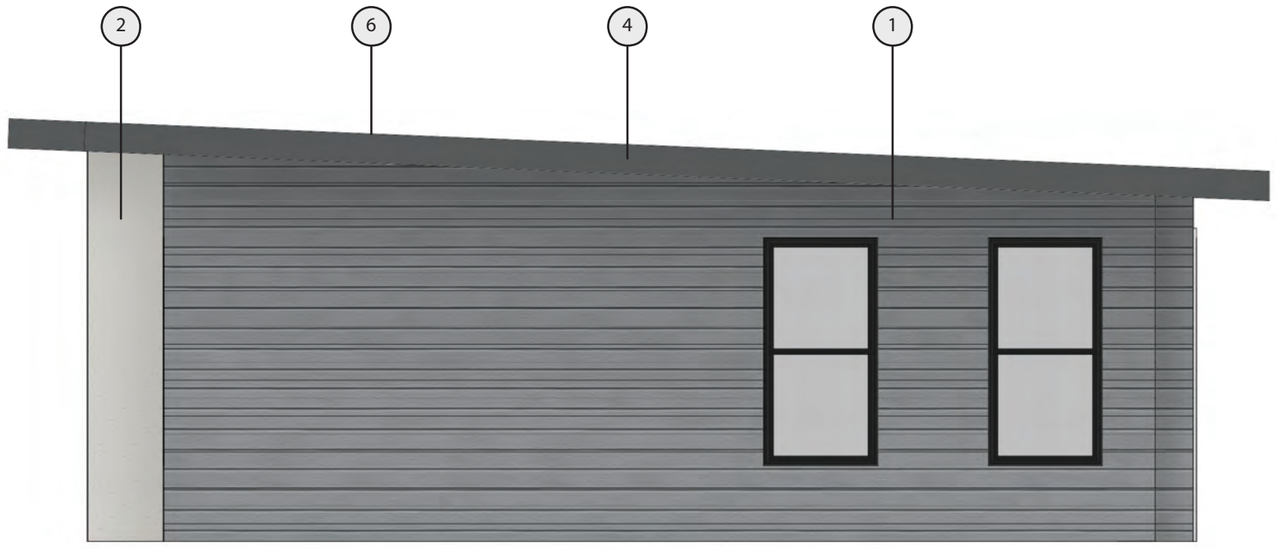
4. FASCIA
COLOR: PEPPERCORN

5. WOOD SOFFIT

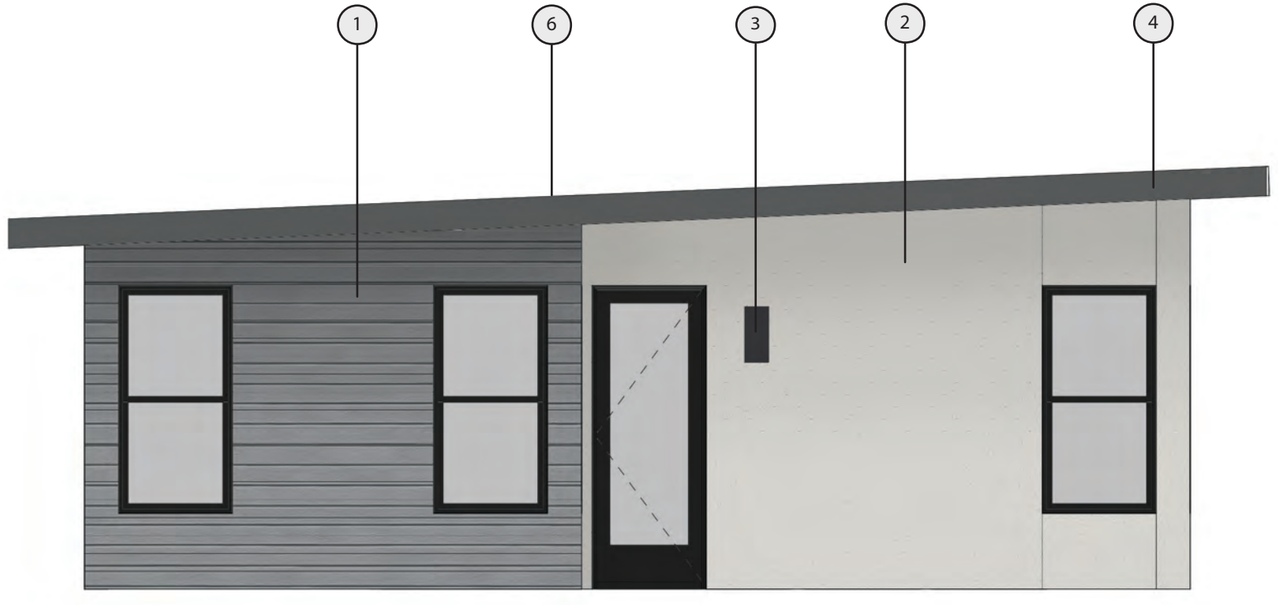
6. TPO ROOFING

L · M
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121 E STREET
EXTERIOR ADU CALLOUTS
DESIGN CONCEPT



SIDE (NORTH) ELEVATION



SIDE (SOUTH) ELEVATION

1. HARDIE LAP SIDING
COLOR: GRIZZLE GRAY

2. STUCCO
DRIFT OF MIST

3. METAL SCONCE
COLOR: BLACK

4. FASCIA
COLOR: PEPPERCORN

5. WOOD SOFFIT

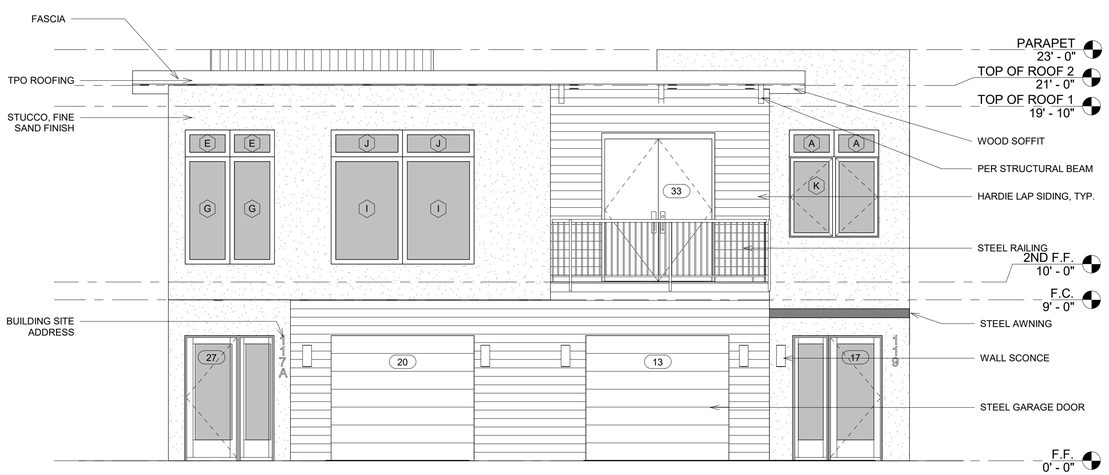
6. TPO ROOFING

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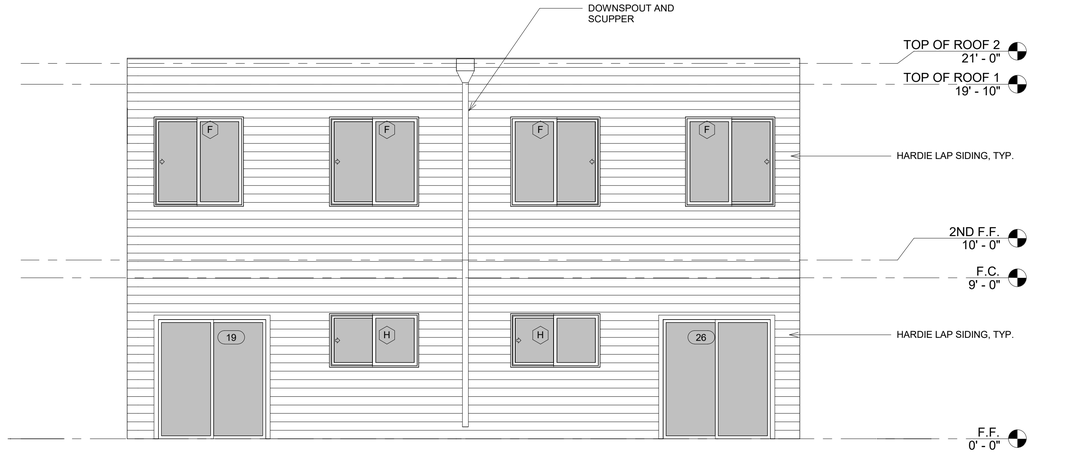
121 E STREET
EXTERIOR ADU RENDER



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1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



3 SIDE (SOUTH) ELEVATION
1/4" = 1'-0"



4 SIDE (NORTH) ELEVATION
1/4" = 1'-0"

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WINDOW SCHEDULE

Type Mark	Width	Height	Sill Height	Operation	Count
A	2' - 6"	1' - 6"	7' - 0"	FIXED	2
B	3' - 0"	1' - 6"	7' - 0"	FIXED	2
C	4' - 0"	2' - 0"	6' - 6"	FIXED	10
D	3' - 0"	6' - 0"	1' - 0"	FIXED	1
E	2' - 6"	1' - 6"		FIXED	4
F	5' - 0"	5' - 0"	3' - 0"	SLIDER	4
G	2' - 6"	6' - 0"	1' - 0"	FIXED	4
H	5' - 0"	3' - 0"	4' - 0"	SLIDER	2
I	4' - 0"	6' - 0"	1' - 0"	FIXED	2
J	4' - 0"	1' - 6"	7' - 0"	FIXED	2
K	5' - 0"	4' - 6"	2' - 6"	DOUBLE CASEMENT	2

Grand total: 35

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No. C-35317
REN. 4/30/21
STATE OF CALIFORNIA

117, 117 A, 117 B & 119 E STREET ROSEVILLE, CA

No.	Date	Description

Sheet Name: EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"
Date: JAN 2021
Drawn By: LM
Approved By: OWNERS
Sheet Number: A - 1.2

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FIREBLOCKING NOTES:

- FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:

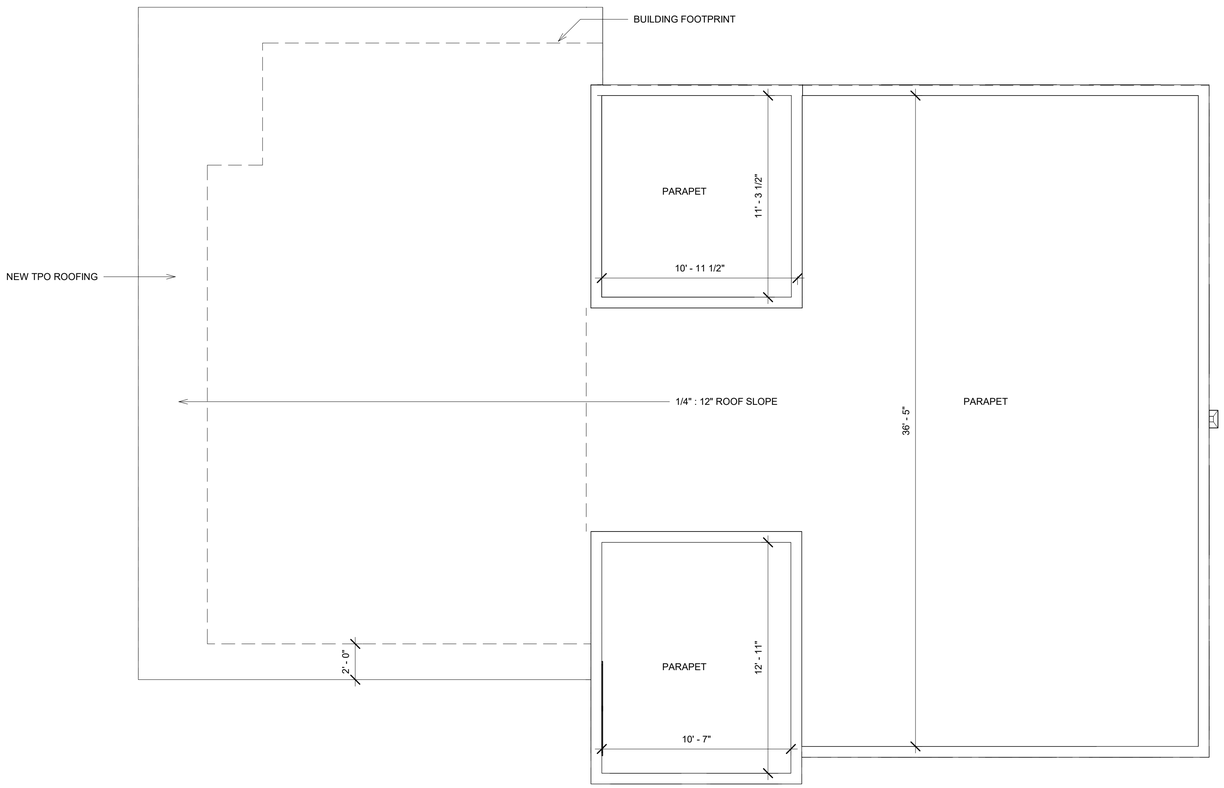
1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).

- AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.

- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

-FIREBLOCKING MATERIALS SHALL COMPLY WITH R302.11.1



3 ROOF PLAN
1/4" = 1'-0"

1

ROOF PLAN NOTES:

- ROOFING MATERIAL TO BE THERMOPLASTIC POLYOLEFIN MEMBRANE ROOFING. THE INSTALLATION OF THERMOPLASTIC POLYOLEFIN ROOFING SHALL COMPLY WITH THE PROVISIONS OF CBC 1507.13

MECHANICAL NOTES:

- (N) FURNACE TO BE INSTALLED IN ATTIC SPACE ABV. BED 2

- AN APPROVED, INDEPENDENT MEANS OF DISCONNECT FOR THE ELECTRICAL SUPPLY TO EACH PIECE OF EQUIPMENT SHALL BE PROVIDED IN SIGHT OF THE EQUIPMENT SERVED WHEN THE SUPPLY VOLTAGE EXCEEDS 50 VOLTS.

- A DEDICATED CIRCUIT SHALL BE PROVIDED FOR THE FURNACE. [CEC 422.12]

- A 120-VOLT SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 25 FEET OF, AND ON THE SAME LEVEL AS, THE EQUIPMENT FOR MAINTENANCE. THE SERVICE RECEPTACLE SHALL NOT BE CONNECTED ON THE LOAD SIDE OF THE REQUIRED MEANS OF DISCONNECT. [CMC 310.1]

- A PERMANENT SWITCH CONTROLLED LIGHTING FIXTURE FOR MAINTENANCE OF EQUIPMENT IS REQUIRED AND SHALL BE ACCESSIBLE. SUCH FIXTURE SHALL PROVIDE SUFFICIENT ILLUMINATION TO SAFELY APPROACH THE EQUIPMENT AND PERFORM THE TASKS FOR WHICH ACCESS IS PROVIDED. CONTROL OF THE LIGHTING SHALL BE PROVIDED AT THE ACCESS ENTRANCE. (CMC 904.10.4 AND CEC 210.70)

- COMBUSTION AIR MUST BE MAINTAINED PER CALIFORNIA MECHANICAL CODE.

- THE CLEAR SPACE AND DISTANCE TO COMBUSTIBLE MATERIALS AROUND THE FURNACE UNIT SHALL COMPLY WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS (CMC 904.2(1))

- A SEDIMENT TRAP SHALL BE INSTALLED ON THE GAS LINE DOWNSTREAM OF THE APPLIANCE SHUT-OFF VALVE AND AS CLOSE TO INLET OF THE EQUIPMENT AS PRACTICAL. (CPC 1211.8)

- APPLIANCES GENERATING A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES ARE AT 18 INCHES ABOVE FLOOR LEVEL. (CMC 308.1)
EXCEPTION: SEALED COMBUSTION SYSTEM APPLIANCES MAY BE INSTALLED AT FLOOR LEVEL.

- THE FURNACE SHALL BE PROPERLY ANCHORED AND SUPPORTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE CALIFORNIA BUILDING CODE. [CMC 303.5]

- FURNACES LOCATED IN AN ATTIC AREA SHALL COMPLY WITH 1/A-1.2. ADDITIONALLY, IF THE ATTIC AND ROOF IS CONVENTIONALLY FRAMED, CEILING JOIST UNDER THE LOCATION OF THE FAU UNIT SHALL BE DOUBLED WITH A MINIMUM 2X6 JOISTS.

- SUPPORTS FOR RECTANGULAR DUCTS, WHEN SUSPENDED FROM ABOVE, SHALL BE INSTALLED ON TWO OPPOSITE SIDES OF EACH DUCT AND SHALL BE RIVETED, BOLTED, OR METAL SCREWED TO EACH SIDE OF THE DUCT AT NOT MORE THAN THE INTERVALS SPECIFIED IN ANSI/SMACNA 006-2006 (CMC 604.2).

- SUPPORTS FOR ROUND DUCTS, WHEN SUSPENDED FROM ABOVE, SHALL BE SUPPORTED AT INTERVALS SPECIFIED INANSI/SMACNA 006-2006 AND SHALL COMPLY WITH THE FOLLOWING: (CMC 604.2)

- DUCTS SHALL BE EQUIPPED WITH TIGHT-FITTING CIRCULAR BANDS EXTENDING AROUND THE ENTIRE PERIMETER OF THE DUCT.

- CIRCULAR BANDS SHALL BE NOT LESS THAN 1 INCH WIDE NOR LESS THAN EQUIVALENT TO THE GAUGE OF THE DUCT MATERIAL, EXCEPT DUCTS 10 INCHES AND LESS IN DIAMETER MAY BE SUPPORTED BY NO. 18 GAUGE GALVANIZED STEEL WIRE.

- EACH CIRCULAR BAND SHALL BE PROVIDED WITH A SUITABLE MEANS OF CONNECTING TO THE SUSPENDING SUPPORT.

- DUCTS SHALL BE BRACED AND GUYED TO PREVENT LATERAL OR HORIZONTAL SWING.

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STATE OF CALIFORNIA

117, 117 A, 117 B & 119 E STREET
ROSEVILLE, CA

No.	Date	Description
1	OCT 20	PC REV 1

Sheet Name:
ROOF PLAN

Scale:
1/4" = 1'-0"

Date:
JAN 2021

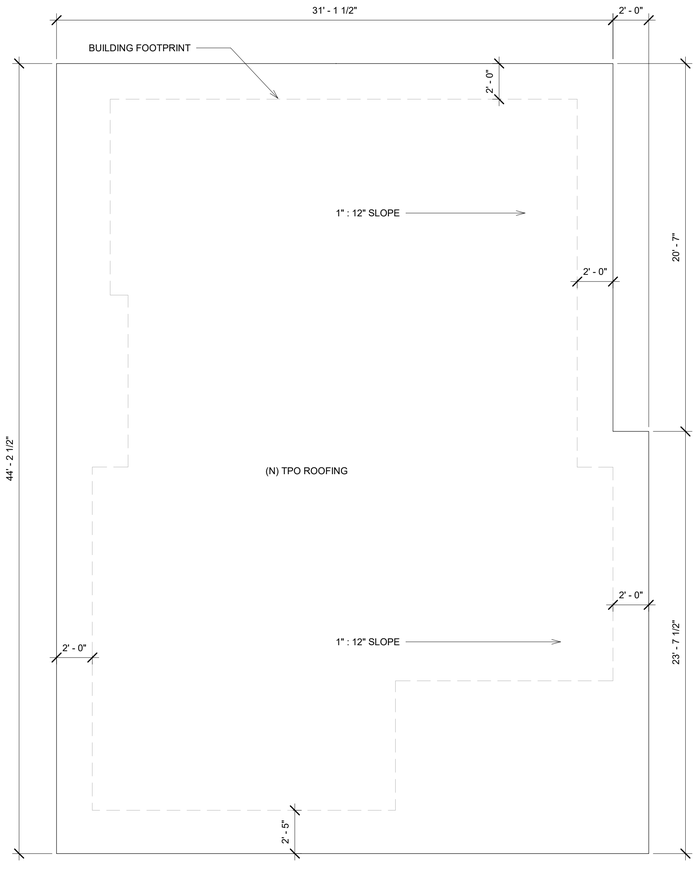
Drawn By:
LM

Approved By:
OWNERS

Sheet Number:

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1 ADU ROOF PLAN
1/4" = 1'-0"

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LICENSED ARCHITECT
LAURA A. MILLER
No. C-35317
REN. 4/30/21
STATE OF CALIFORNIA

117, 117 A, 117 B & 119 E STREET ROSEVILLE, CA

No.	Date	Description

Sheet Name:
ADU ROOF PLAN

Scale:
1/4" = 1'-0"

Date:
JAN 2021

Drawn By:
Author

Approved By:
Designer

Sheet Number:
A - 2.2

2/8/2022 10:47:57 AM

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	UNITS	TOTAL QUANTITY	O.C. SPACING	WUCOLS REGION: 1	REMARKS
TREES								
	EXISTING TREE	EXISTING TREE	N/A	EA	2	AS SHOWN	L	
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	EA	5	AS SHOWN	L	MULTI
	PISTACIA CHINENSIS 'KIETH DAVEY'	CHINESE PISTACHE	24" BOX	EA	7	AS SHOWN	L	
	ZELKOVA SERATTA 'GREEN VASE'	JAPANESE ZELKOVA	24" BOX	EA	2	AS SHOWN	M	
SHRUBS AND GROUNDCOVERS								
	BULBINE FRUTESCENS 'HALLMARK ORANGE'	ORANGE STALKED BULBINE	1 GAL.	EA	54	3'-0" O.C.	L	
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	EA	118	4'-0" O.C.	L	
	LOMONDRA LONGIFOLIA 'LITTLE LIME'	LITTLE LIME MAT RUSH	1 GAL.	EA	174	4'-0" O.C.	L	
	OLEA EUROPEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	5 GAL.	EA	52	6'-0" O.C.	L	
	PHORMIUM TENAX 'SURFER'	NEW ZEALAND FLAX	5 GAL.	EA	16	5'-0" O.C.	L	
	PITTOSPORUM TOBRIA 'WHEELER'S DWARF'	JAPANESE MOCK ORANGE	5 GAL	EA	66	4'-0" O.C.	M	
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PODOCARPUS	5 GAL.	EA	22	5'-0" O.C.	M	
SHRUBS AND GROUNDCOVERS								
	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL.	SF	520	3'-0" O.C.	L	
	MYOPORUM PARVIFOLIM	TRAILING MYOPORUM	1 GAL.	SF	425	3'-0" O.C.	L	
	SYNTHETIC TURF	SYNTHETIC TURF	N/A	SF	535	N/A	N/A	
	MULCH		N/A	SF	38,000	MULCH 2" THICK MINIMUM - MEDIUM BARK (ALL PLANTING AREAS AND LOCATION(S) PER THE OWNER)		

PLANTING SCHEDULE 1

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
   TREES SHALL BE PROTECTED BY A 6' TALL CHAIN LINK FENCE MOUNTED ON STEEL POSTS, FIRMLY DRIVEN INTO GROUND OR STANCHIONS FASTENED SECURELY WITH REBAR STAPLES 12" DEEP.
   NATURAL AREAS SHALL BE PROTECTED BY A 6' TALL BRIGHT COLORED (USUALLY ORANGE), SYNTHETIC MESH MATERIAL FENCE OR CHAIN LINK FENCE.
2. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT AND REMOVED UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
3. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
4. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE). FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ABORIST;
   C. WOUNDS TO TRUNK, LIMBS OR EXPOSED ROOTS BY MECHANICAL EQUIPMENT;
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
5. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:

A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
   B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN THE DRIP LINE OF A TREE, ERECT FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING) GRADE AREA SEPARATELY JUST PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE;
   C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;
   D. WHERE SEVERE SPACE CONSTRAINTS EXIST DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST OR LANDSCAPE ARCHITECT TO DISCUSS ALTERNATIVES.

SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.

6. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
7. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
8. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
9. UNDERGROUND FACILITES AND TRENCHES, (ELEC. UTILITIES SERVICE, SANITARY SEWER, STORM DRAINAGE LINES) SHALL BE CONSOLIDATED, TO THE EXTENT FEASIBLE, AND LOCATED TO MINIMIZE IMPACT UPON TREE ROOT SYSTEMS. ANY TRENCHING REQUIRED WITHIN THE TREE DRIPLINE SHALL BE AS FAR FROM THE TREE TRUNK AS POSSIBLE AND SHALL BE EXCAVATED BY HAND OR PNEUMATIC EXCAVATOR TO MINIMIZE IMPACT TO ROOTS.
10. ROOTS ¾" OR GREATER IN SIZE ENCOUNTERED DURING TRENCHING SHALL BE CLEANLY HAND PRUNED TO REDUCE LOSS OF MOISTURE TO THE TREE. ROOTS GREATER THAN 1-1/2" SHALL BE PRESERVED AND PROTECTED. CARE SHALL BE TAKEN TO MINIMIZE ABRASIONS TO ROOT BARK.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE MAY OCCUR (RIPPING OF BRANCHES, ETC.).
13. THE CODE ENFORCEMENT OFFICER, CITY ENGINEER OR CITY INSPECTOR HAS THE AUTHORITY TO REQUIRE ADDITIONAL TREE PROTECTION BEFORE OR DURING CONSTRUCTION.
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.
15. EXISTING TREES TO BE RETAINED AND PROTECTED AS INDICATED ON THE SITE PLAN.

TREE PROTECTION NOTES 4

1. ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM.
2. FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.
3. ALL SHRUB PLANTING AREAS TO BE MULCHED WITH A TWO (2"-3") INCH LAYER OF MULCH.
4. ALL TREES THAT ARE CLOSER THAN FIVE FEET (5') TO HARDSCAPE ELEMENTS SHALL BE PLANTED WITH AN OWNER AND AGENCY APPROVED LINEAR ROOT BARRIER PER OWNER.
5. 'G' INDICATES TREES PLANTED WITH AN AGENCY APPROVED LINEAR ROOT BARRIER.
6. ALL PLANTS TO BE PLANTED IN TRIANGULAR SPACING.
7. ALL PLANTS TO BE PLANTED A MIN OF 3'-0" AWAY FROM UTILITIES (LOCATION PER PLAN).
8. EACH PLANT TO HAVE A PLANTING WELL OF 5"- 6" OFFSET FROM THE PLANT.
9. BEST-TABS 20-10-5 CONTROLLED RELEASE FERTILIZER PACKS TO BE USED.
   1 GAL. - 1 PACKET
   5 GAL. - 3 PACKETS
   15 GAL. - 9 PACKETS
   24 " - 15 PACKETS

LANDSCAPE NOTES 2

MIQBEL DESIGNS
MIQBEL DEIGNS
SACRAMENTO, CA
614.598.8234

LANDSCAPE ENTITLEMENTS

121 & 123 E ST
ROSEVILLE, CA 95687

Rev. No.	Date	Description

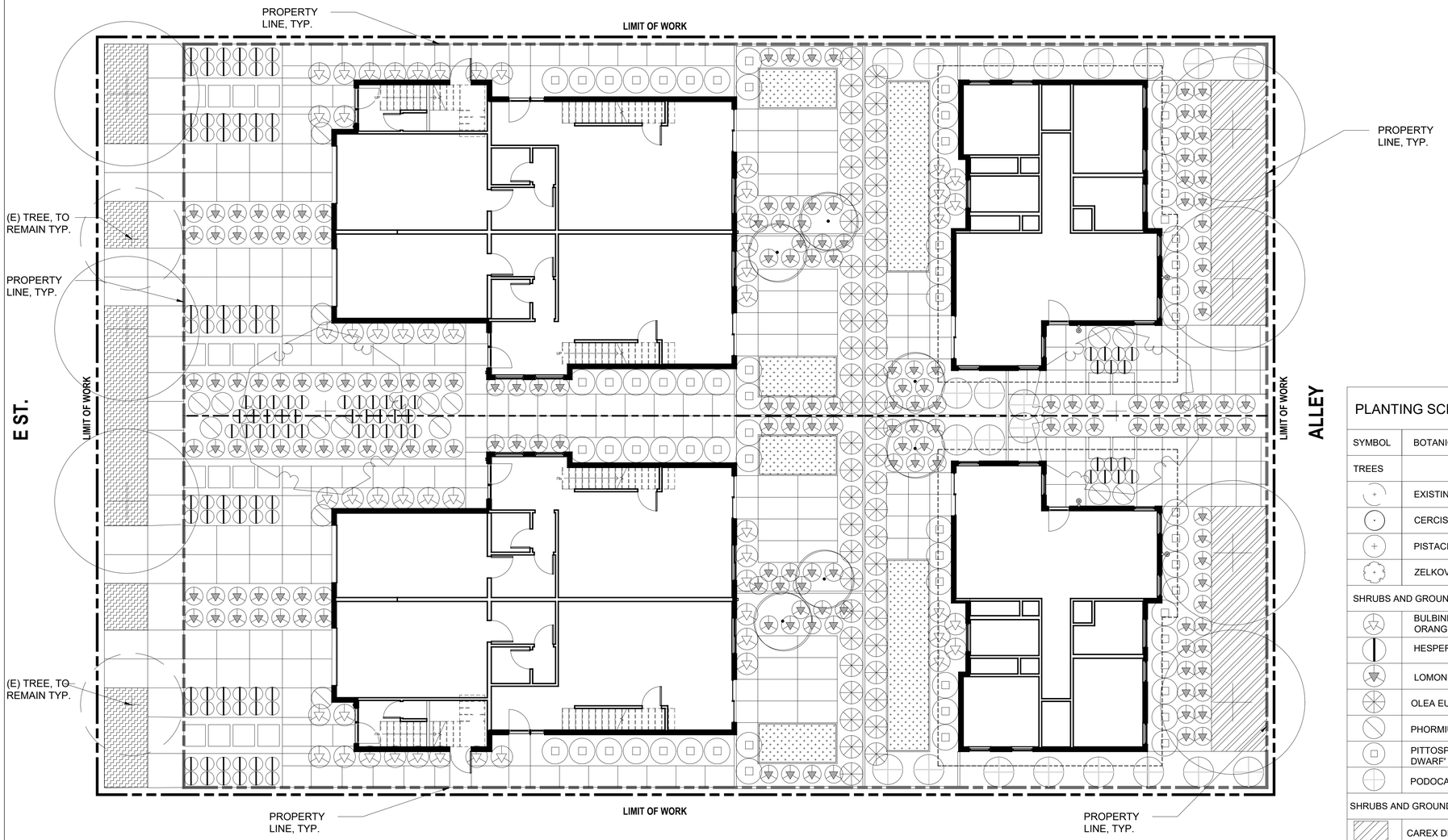
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Date: DECEMBER 2021
Drawn By: SM
Approved By:

LANDSCAPE SCHEDULE & NOTES

L1.00

100% LANDSCAPE ENTAILMENTS



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

N

LANDSCAPE PLAN 2

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	EXISTING TREE	EXISTING TREE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	PISTACIA CHINENSIS 'KIETH DAVEY'	CHINESE PISTACHE
	ZELKOVA SERATTA 'GREEN VASE'	JAPANESE ZELKOVA
SHRUBS AND GROUNDCOVERS		
	BULBINE FRUTESCENS 'HALLMARK ORANGE'	ORANGE STALKED BULBINE
	HESPERALOE PARVIFLORA	RED YUCCA
	LOMONDRA LONGIFOLIA 'LITTLE LIME'	LITTLE LIME MAT RUSH
	OLEA EUROPEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE
	PHORMIUM TENAX 'SURFER'	NEW ZEALAND FLAX
	PITTOSPORUM TOBRIA 'WHEELER'S DWARF'	JAPANESE MOCK ORANGE
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PODOCARPUS
SHRUBS AND GROUNDCOVERS		
	CAREX DIVULSA	EUROPEAN GREY SEDGE
	MYOPORUM PARVIFOLIM	TRAILING MYOPORUM
	SYNTHETIC TURF	SYNTHETIC TURF
	MULCH	

PLANTING SCHEDULE 1

MIQBEL DESIGNS

MIQBEL DEIGNS
SACRAMENTO, CA
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LANDSCAPE ENTITLEMENTS

121 & 123 E ST
ROSEVILLE, CA 95687

Rev. No.	Date	Description

Scale:

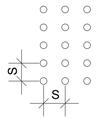
Date: DECEMBER 2021
Drawn By: SM
Approved By:

LANDSCAPE PLAN

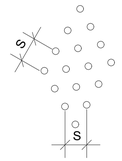
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100% LANDSCAPE ENTAILMENTS

SQUARE SPACING

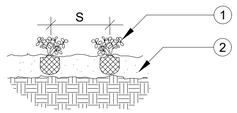


TRIANGULAR SPACING



S	SQ. FT. PLANTS WILL COVER	
	64 PLANTS	100 PLANTS
4"	7 SQ. FT.	11 SQ. FT.
6"	16 SQ. FT.	25 SQ. FT.
8"	28 SQ. FT.	44 SQ. FT.
10"	45 SQ. FT.	70 SQ. FT.
12"	64 SQ. FT.	100 SQ. FT.
15"	100 SQ. FT.	156 SQ. FT.
18"	144 SQ. FT.	225 SQ. FT.
24"	256 SQ. FT.	400 SQ. FT.

'S' REFERS TO SPACING

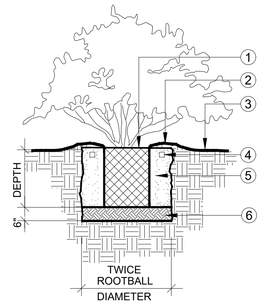


1. GROUND COVER TO BE PLANTED IN FLATS. CUTTINGS, LINERS OR 1 GAL. CONTAINERS PER PLANS
2. SOIL PREP - REFER TO PLANTING NOTES

   REFER TO PLANTING NOTES FOR ADDITIONAL SPECIFICATIONS

SECTION
NOT TO SCALE

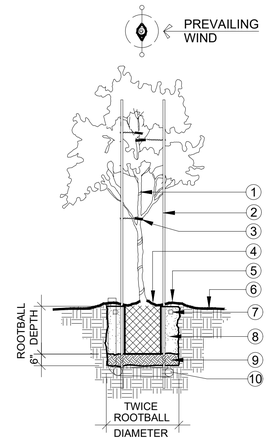
A - GROUND COVER SPACING & LOCATION



1. ROOTBALL CROWN SHALL BE 1" ABOVE FINISH GRADE AVOID PLANTING SHRUBS DIRECTLY IN FRONT OF IRRIGATION SPRAY HEADS PROVIDE CLEARANCE WHEN POSSIBLE
2. 3" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
3. FINISH GRADE
4. FERTILIZER TABLETS PER PLANTING NOTES
5. PREPARED BACKFILL PER PLANTING NOTES
6. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL

SECTION
SCALE: 1" = 1'-0"

B - SHRUB PLANTING



1. TREE TRUNK
2. 2" DIA. x 12' LONG MIN. LODGE POLE PINE STAKES: ONE STAKE FOR 5 GAL.,TWO STAKES FOR 15 GAL. AND 24" BOX TREES. 3" DIAMETER x 12' LONG STAKES FOR 36" BOX AND LARGER.
3. NEW 1/2" %%129 GREEN REINFORCED GARDEN HOSE, 18" LONG LOOPED AT EACH BRANCH WITH SINGLE STRAND OF #12 GALVANIZED WIRE. FASTEN TO STAKE BY DRILLING THROUGH THE CENTER AND THREADING THE WIRE THROUGH. WRAP WIRE ONCE AROUND STAKE AND TWIST TO SECURE. PROVIDE 2 TIES FOR 5 GAL. & 3 TIES FOR 15 GAL. AND LARGER TREES.
4. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE. 24" BOX & LARGER 3" ABOVE GRADE. TAPER ROOTBALL TO GRADE
5. 4" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT
6. FINISH GRADE
7. FERTILIZER TABLETS PER PLANTING NOTES
8. PREPARED BACKFILL PER PLANTING NOTES
9. 6" ZONE OF OVER-EXCAVATED AND RE-COMPACTED NATIVE SOIL
10. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL THIS SHEET

SECTION
SCALE: 1" = 1'-0"

C - TREE PLANTING WITH ROOT BARRIER

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LANDSCAPE ENTITLEMENTS

121 & 123 E ST
ROSEVILLE, CA 95687

Rev. No.	Date	Description

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Date: DECEMBER 2021
Drawn By: SM
Approved By:

PLANTING DETAILS

L1.11

100% LANDSCAPE ENTAILMENTS

CITY OF ROSEVILLE CALIFORNIA

Development Services Department
Building Division
311 Vernon Street
Roseville, California 95678-2649
(916) 774-5332 • Fax (916) 774-5394

Residential Occupancies Application Checklist for Green Building Code Requirements

Based on the 2019 California Green Building Standards Code

Comprehensive list of all green building code compliance measures for single family dwellings

The purpose of this code is to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. These measures shall be provided as a sheet within the master plans or on a compact disc or other available media at the time of plan review.

Feature or Measure	Levels: Applicant may voluntarily select measures for Tier 1 and Tier 2. Mandatory measure are required and checked below (not all items may apply to your specific project)			Verification Method: Applicant to select verification method for each measure OR check box immediately below to indicate verification method for all measures (items already selected will be verified by the Building Division)		
	Mandatory Measures	Voluntary Tiers: Tier 1	Voluntary Tiers: Tier 2	Building Inspector ☒ All	Installer or Designer ☐ All	Third party ☐ All
PLANNING AND DESIGN						
Site Selection						
A4.103.1 A site which complies with at least one of the following characteristics is selected: 1. An infill site is selected. 2. A greyfield site is selected. 3. An EPA-recognized Brownfield site is selected.		☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
A4.103.2 Facilitate community connectivity by one of the following methods: 1. Locate project within a 1/4-mile true walking distance of at least 4 basic services; 2. Locate project within 1/2-mile true walking distance of at least 7 basic services; 3. Other methods increasing access to additional resources.		☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
Site Preservation						
A4.104.1 An individual with oversight responsibility for the project has participated in an educational program promoting environmentally friendly design or development and has provided training or instruction to appropriate entities.		☐	☐	☐	☐	☐
Deconstruction and Reuse of Existing Materials						
A4.105.2 Existing buildings are disassembled for reuse or recycling of building materials. The proposed structure utilizes at least one of the following materials which can be easily reused: 1. Light fixtures 2. Plumbing fixtures 3. Doors and trim 4. Masonry 5. Electrical devices 6. Appliances 7. Foundations or portions of foundations		☐	☐	☐	☐	☐
Site Development						
4.106.2 A plan is developed to manage storm water drainage during construction.	☒			☐	☒	☐

[1] Required prerequisite for this Tier.

Feature or Measure	Levels: Applicant may voluntarily select measures for Tier 1 and Tier 2. Mandatory measure are required and checked below (not all items may apply to your specific project)			Verification Method: Applicant to select verification method for each measure OR check box immediately below to indicate verification method for all measures (items already selected will be verified by the Building Division)		
	Mandatory Measures	Voluntary Tiers: Tier 1	Voluntary Tiers: Tier 2	Building Inspector ☒ All	Installer or Designer ☐ All	Third party ☐ All
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	☒			☒	☐	☐
4.106.4 Provide capability for electric vehicle charging in one and two-family dwellings; townhouses with attached private garages; multifamily dwellings; and hotels/motels in accordance with Section 4.106.4.1, 4.106.4.2, or 4.106.4.3.	☒			☒	☐	☐
A4.106.2.1 Soil analysis is performed by a licensed design professional and the findings utilized in the structural design of the building.		☐	☐	☐	☐	☐
A4.106.2.2 Soil disturbance and erosion are minimized by at least one of the following: 1. Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion during construction and after occupancy. 2. Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways. 3. Underground construction activities are coordinated to utilize the same trench, minimize the amount of time the disturbed soil is exposed and the soil is replaced using accepted compaction methods.		☐ ☐ ☐	☐ ☐ ☐	☐	☐	☐
A4.106.2.3 Topsoil shall be protected or saved for reuse as specified in this section. Tier 1. Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion. Tier 2. The construction area shall be identified and delineated by fencing or flagging to limit construction activity to the construction area.		☐[1]	☐[1] ☐[1]	☐	☐	☐
A4.106.3 Post construction landscape designs accomplish one or more of the following: 1. Areas disrupted during construction are restored to be consistent with native vegetation species and patterns. 2. Utilize at least 75 percent California or drought tolerant plant and tree species appropriate for the climate zone region.		☐ ☐	☐ ☐	☐	☐	☐
A4.106.4 Permeable paving is utilized for the parking, walking or patio surfaces in compliance with the following: Tier 1. Not less than 20 percent of the total parking, walking or patio surfaces shall be permeable. Tier 2. Not less than 30 percent of the total parking, walking or patio surfaces shall be permeable.		☐[1]	☐[1]	☐	☐	☐
A4.106.5 Roofing materials shall have a minimum 3-year aged solar reflectance and thermal emittance or a minimum Solar Reflectance Index (SRI) equal to or greater than the values specified in the applicable tables. **Low-rise Residential** Tier 1 roof covering shall meet or exceed the values contained in Table A4.106.5.1(1). Tier 2 roof covering shall meet or exceed the values contained in Table A4.106.5.1(2).		☐[1]	☐[1]	☐	☐	☐

[1] Required prerequisite for this Tier.

Feature or Measure	Levels: Applicant may voluntarily select measures for Tier 1 and Tier 2. Mandatory measure are required and checked below (not all items may apply to your specific project)			Verification Method: Applicant to select verification method for each measure OR check box immediately below to indicate verification method for all measures (items already selected will be verified by the Building Division)		
	Mandatory Measures	Voluntary Tiers: Tier 1	Voluntary Tiers: Tier 2	Building Inspector ☒ All	Installer or Designer ☐ All	Third party ☐ All
High-rise Residential, Hotels and Motels Tier 1 roof covering shall meet or exceed the values contained in Table A4.106.5.1(3). Tier 2 roof covering shall meet or exceed the values contained in Table A4.106.5.1(4).		☐[1]	☐[1]			
A4.106.6 Install a vegetated roof for at least 50 percent of the roof area. Vegetated roofs shall comply with requirements for roof gardens and landscaped roofs in the California Building Code, Chapters 15 and 16.		☐	☐	☒	☐	☐
A4.106.7 Reduce non-roof heat islands for 50 percent of sidewalks, patios, driveways or other paved areas by using one or more of the methods listed; 1. Trees or other plantings to provide shade and that mature within 15 years of planting. Trees should be native or adaptive to the region and climate zones and noninvasive; hardy and resistant to drought, insects and disease; easy to maintain (no frequent shedding of twigs, branches, unwanted fruit or seed pods); and suitable in mature size and environmental requirements for the site. Tree selection and placement should consider location and size of areas to be shaded, location of utilities, views from the structure, distance to sidewalks and foundations, overhangs onto adjacent properties and streets; other infrastructure and adjacent to landscaping. In addition, shading shall not cast a shadow, as specified, on any neighboring solar collectors pursuant to *Public Resources Code* Section 25981, et seq. (Solar Shade Control Act). 2. Use high albedo materials with an initial solar reflectance value of at least 0.30 as determined in accordance with American Society for Testing and Materials (ASTM) Standards E1918 or C1549. 3. Use open grid pavement system or pervious or permeable pavement system. 4. Locate 50 percent of parking underground or use multilevel parking. 5. Other methods of reducing heat island effects acceptable to the enforcing agency.		☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐	☐	☐	☐
A4.106.8.1 Tier 1 and Tier 2 for one- and two-family dwellings and townhouses with attached private garages. Install a dedicated 208/240-volt branch circuit, including an overcurrent protective device rated at 40 amperes minimum per dwelling unit.		☐[1]	☐[1]	☐	☐	☐
A4.106.8.2 Provide capability for future electric vehicle charging in new multifamily dwellings, as specified. **Tier 1**. In 15 percent of total parking spaces. **Tier 2**. In 20 percent of total parking spaces.		☐[1]	☐[1]	☐	☐	☐
A4.106.8.3 Provide electric vehicle spaces for new hotels and motels. **Tier 1.** Install EV spaces per Table A4. 106.8.3.1. **Tier 2.** Install EV spaces per Table A4.106.8.3.2.		☐[1]	☐[1]	☐	☐	☐
A4.106.9 Provide bicycle parking facilities as noted below;. Number of bicycle parking spaces may be reduced, as approved by the enforcing agency, due to building site characteristics, including but not limited to, isolation from other development. 1. Provide short-term bicycle parking, per Section A4.106.9.1. 2. Provide long-term bicycle parking for multifamily buildings, per		☐ ☐	☐ ☐	☒	☐	☐

[1] Required prerequisite for this Tier.

Feature or Measure	Levels: Applicant may voluntarily select measures for Tier 1 and Tier 2. Mandatory measure are required and checked below (not all items may apply to your specific project)			Verification Method: Applicant to select verification method for each measure OR check box immediately below to indicate verification method for all measures (items already selected will be verified by the Building Division)		
	Mandatory Measures	Voluntary Tiers: Tier 1	Voluntary Tiers: Tier 2	Building Inspector ☒ All	Installer or Designer ☐ All	Third party ☐ All
Section A4.106.9.2 3. Provide long-term bicycle parking for hotel and motel buildings, per Section A4.106.9.3.		☐	☐			
A4.106.10 [HR] Outdoor lighting systems shall be designed and installed to comply with: 1. The minimum requirements in the *California Energy Code* for Lighting Zones 1-4; and 2. Backlight, Uplight and Glare (BUG) ratings as defined in IES TM-15-11; and 3. Allowable BUG ratings not exceeding those shown in Table A4.106.10.		☐ ☐ ☐	☐ ☐ ☐	☐	☐	☐
Energy Efficiency						
General						
4.201.1 Building meets or exceeds the requirements of the *California Building Energy Efficiency Standards*.	☒	☒[1]	☒[1]	☐	☐	☐
Performance Approach for Newly Constructed Buildings						
A4.203.1.1.1 Tier 1 and Tier 2. Total Energy Design Rating (Total EDR) and Energy Efficiency Design Rating (Efficiency EDR) for the Proposed Design Building is included in the Certificate of Compliance documentation.		☐[1]	☐[1]	☐	☐	☐
A4.203.1.1.2 Tier 1 and Tier 2. Quality Insulation Installation procedures specified in the Building Energy Efficiency Standards Reference Appendices RA3.5 are completed.		☐[1]	☐[1]	☐	☐	☐
A4.203.1.2 Tier 1 and Tier 2 prerequisite options. One of the following options is required . • Roof deck insulation or ducts in conditioned space. • High-performance walls. • HERS-verified compact hot water distribution system. • HERS-verified drain water heat recovery.		☐[1]	☐[1]	☐	☐	☐
A4.203.1.3.1 Tier 1: Buildings complying with the first level of advanced energy efficiency shall have additional integrated efficiency and onsite renewable energy generation to achieve a Total EDR for Tier I as specified in Table A4.203.1.1.1 or lower as calculated by Title 24, Part 6 Compliance Software approved by the Energy Commission. This Total EDR is in addition to meeting the Efficiency EDR.		☐[1]		☐	☐	☐
A4.203.1.3.2 Tier 2: Buildings complying with the second level of advanced energy efficiency shall have additional integrated efficiency and onsite renewable energy generation to achieve a Total EDR for Tier 2 as specified in Table A4.203. I. I. I or lower as calculated by Title 24, Part 6 Compliance Software approved by the Energy Commission. This Total EDR is in addition to meeting the Efficiency EDR.		☐[1]	☐	☐	☐	☐[1]
Water Efficiency and Conservation						
Indoor Water Use						

[1] Required prerequisite for this Tier.

Feature or Measure	Levels: Applicant may voluntarily select measures for Tier 1 and Tier 2. Mandatory measure are required and checked below (not all items may apply to your specific project)			Verification Method: Applicant to select verification method for each measure OR check box immediately below to indicate verification method for all measures (items already selected will be verified by the Building Division)		
	Mandatory Measures	Voluntary Tiers: Tier 1	Voluntary Tiers: Tier 2	Building Inspector ☒ All	Installer or Designer ☐ All	Third party ☐ All
4.303.1.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA Water Sense Specification for Tank-type Toilets.	☒			☒	☐	☐
4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush	☒			☒	☐	☐
4.303.1.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA Water Sense Specification for Showerheads.	☒			☒	☐	☐
4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead.	☒			☒	☐	☐
4.303.1.4.1 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.	☒			☒	☐	☐
4.303.1.4.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.	☒			☒	☐	☐
4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of I .8 gallons per minute at 60 psi. **Note:** Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.	☒			☒	☐	☐
4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 Plumbing fixtures and fittings shall be installed in accordance with the *California* Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.	☒			☒	☐	☐
A4.303.2 Alternate water source for non-potable applications. Alternate non-potable water sources are used for indoor potable water reduction. Alternate non-potable water sources shall be installed in accordance with the *California Plumbing Code*.		☐	☐	☐	☐	☐
A4.303.3 Install at least one qualified ENERGY STAR dishwasher or clothes washer.		☐	☐	☐	☐	☐
A4.303.4 Non-water supplied urinals or waterless toilets are installed.		☐	☐	☒	☐	☐
A4.305.5 Hot water recirculation systems. One- and two-family dwellings shall be equipped with a demand hot water recirculation system, as defined in Chapter 2. The demand hot water recirculation system shall be installed in accordance with the *California Plumbing Code*, *California Energy Code*, and the manufacturer's installation instructions.		☐	☐	☒	☐	☐
Outdoor Water Use						
4.304.1 New residential developments shall comply with California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), with City of Roseville amendments per the City adopted ordinance.	☒			☒	☐	☐

[1] Required prerequisite for this Tier.

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	Mandatory Measures	Voluntary Tiers: Tier 1	Voluntary Tiers: Tier 2	Building Inspector ☒ All	Installer or Designer ☐ All	Third party ☐ All
A4.304.1 Rainwater catchment systems. An approved rainwater catchment system is designed and installed to use rainwater generated by at least 65 percent of the available roof area. Rainwater catchment systems shall be designed and installed in accordance with the *California Plumbing Code*.		☐	☐	☒	☐	☐
A4.304.2 Potable water elimination. When landscaping is provided and as allowed by local ordinance, a water efficient landscape irrigation design that eliminates the use of potable water beyond the initial requirements for plant installation and establishment should be provided. Methods used to accomplish the requirements of this section must be designed to the requirements of the *California Building Standards Code* and shall include, but not be limited to, the following: 1. Use of captured rainwater. 2. Use of recycled water. 3. Water treated for irrigation purposes and conveyed by a water district or public entity. 4. Use of graywater (If approved by Roseville E.U.). 5. Use of drought tolerant plants		☐	☐	☒	☐	☐
A4.304.3 For new water service connections, landscaped irrigated areas less than 5,000 square feet shall be provided with separate sub-meters or metering devices for outdoor potable water use.		☐	☐	☒	☐	☐
WATER REUSE SYSTEMS						
A4.305.1 Piping is installed to permit future use of a graywater irrigation system served by the clothes washer or other fixtures.		☐	☐	☒	☐	☐
A4.305.2 Recycled water piping is installed.		☐	☐	☒	☐	☐
A4.305.3 Recycled water is used for landscape irrigation.		☐	☐	☒	☐	☐
MATERIAL CONSERVATION AND RESOURCE EFFICIENCY						
Foundation Systems						
A4.403.1 A Frost-protected Shallow Foundation (FPSF) is designed and constructed.		☐	☐	☐	☐	☐
A4.403.2 Cement use in foundation mix design is reduced. Tier 1. Not less than a 20 percent reduction in cement use. Tier 2. Not less than a 25 percent reduction in cement use.		☐	☐	☐	☐	☐
Efficient Framing Techniques						
A4.404.1 Beams and headers and trimmers are the minimum size to adequately support the load.		☐	☐	☐	☐	☐
A4.404.2 Building dimensions and layouts are designed to minimize waste.		☐	☐	☐	☐	☐
A4.404.3 Use premanufactured building systems to eliminate solid sawn lumber whenever possible.		☐	☐	☐	☐	☐
A4.404.4 Material lists are included in the plans which specify material quantity and provide direction for on-site cuts.		☐	☐	☐	☐	☐
Material Sources						
A4.405.1 One or more of the following building materials, that do not require additional resources for finishing are used: 1. Exterior trim not requiring paint or stain 2. Windows not requiring paint or stain 3. Siding or exterior wall coverings which do not require paint or stain		☐	☐	☐	☐	☐
A4.405.2 Floors that do not require additional coverings are used including but not limited to stained, natural or stamped concrete		☐	☐	☐	☐	☐

[1] Required prerequisite for this Tier.

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LAURA A. MILLER
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REN. 4/30/21
STATE OF CALIFORNIA

117, 117 A, 117 B & 119 E STREET
ROSEVILLE, CA

No.	Date	Description

Sheet Name:
CALGREEN CHECKLIST

Scale:

Date:
JAN 2021
Drawn By:
LM
Approved By:
OWNERS

Sheet Number:
A - 0.1

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Feature or Measure	Levels: Applicant may voluntarily select measures for Tier 1 and Tier 2. Mandatory measure are required and checked below. (not all items may apply to your specific project)			Verification Method: Applicant to select verification method for each measure OR check box immediately below to indicate verification method for all measures (items already selected will be verified by the Building Division)		
	Mandatory Measures	Voluntary Tiers Tier 1	Voluntary Tiers Tier 2	Building Inspector ☒ All	Installer or Designer ☐ All	Third party ☐ All
floors.						
A4.405.3 Postconsumer or pre-consumer recycled content value (RCV) materials are used on the project. Tier 1. Not less than a 10-percent recycled content value. Tier 2. Not less than a 15-percent recycled content value.		☐[1]	☐[1]	☐	☐	☐
A4.405.4 Renewable source building products are used.		☐	☐	☐	☐	☐
Enhanced Durability and Reduced Maintenance						
4.406.1 Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.	☒			☒	☐	☐
Water Resistance and Moisture Management						
A4.407.1 Install foundation and landscape drains.		☐	☐	☐	☐	☐
A4.407.2 Install gutter and downspout systems to route water at least 5 feet away from the foundation or connect to landscape drains which discharge to a dry well, sump, bio-swale, rainwater capture system or other approved on-site location.		☐	☐	☒	☐	☐
A4.407.3 Provide flashing details on the building plans and comply with accepted industry standards or manufacturer's instructions.		☐	☐	☒	☐	☐
A4.407.4 Protect building materials delivered to the construction site from rain and other sources of moisture.		☐	☐	☐	☐	☐
A4.407.6 Exterior doors to the dwelling are protected to prevent water intrusion.		☐	☐	☐	☐	☐
A4.407.7 A permanent overhang or awning at least 2 feet in depth is provided.		☐	☐	☐	☐	☐
Construction Waste Reduction, Disposal and Recycling						
4.408.1 A construction waste management plan shall be submitted for approval that: 1. Identifies the materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specifies if materials will be sorted on-site or mixed for transportation to a diversion facility. 3. Identifies the diversion facility where the material collected will be taken. 4. Identifies construction methods employed to reduce the amount of waste generated. 5. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both. This may be done by completing the 'Construction & Demolition Waste Management Plan Resource Guide for Contractors' form that is required for this project by local ordinance (RMC Sec. 9.17). This is available online. This documents shall be provided to both the Building Division and the Solid Waste Division. This can be submitted to the Solid Waste Division for submittal via email or in person. Receipts shall be provided to inspector prior to final for compliance with Documentation requirement of Sec. 4.408.5	☒	☐	☐	☒	☐	☐
A4.408.1 Construction waste generated at the site is diverted to recycle or salvage in compliance with one of the following:						

[1] Required prerequisite for this Tier.

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	Mandatory Measures	Voluntary Tiers Tier 1	Voluntary Tiers Tier 2	Building Inspector ☒ All	Installer or Designer ☐ All	Third party ☐ All
1. Tier 1 at least a 65 percent reduction. Any mixed recyclables that are sent to mixed-waste recycling facilities shall include a qualified third party verified facility average diversion rate. Verification of diversion rates shall meet minimum certification eligibility guidelines, acceptable to the local enforcing agency. 2. Tier 2 at least a 75 percent reduction with a third-party verification. **Exception:** Equivalent waste reduction methods are developed by working with local agencies.		☐[1]	☐[1]	☐	☐	☐
Building Maintenance and Operation						
4.410.1 At the time of final inspection, a manual, compact disk, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building. 1. Directions that the manual stays with the house for the life cycle of the structure. 2. Operation and Maintenance instructions for equipment, appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment. Roof and yard drainage, including gutters and downspouts. Space conditioning systems, including condensers and air filters. Landscape irrigation systems. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60% and what methods on occupant may use to maintain the relative humidity level in that range. 6. Information about water conserving landscape and irrigation design and controllers which conserve water. 7. Instruction for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. A copy of all special inspection verifications required by the enforcing agency or this code.	☒			☐	☐	☐
4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. See exception for rural jurisdictions.	☒			☐	☐	☐
ENVIRONMENTAL QUALITY						
Fireplaces						
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances. Please	☒			☒	☐	☐

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	Mandatory Measures	Voluntary Tiers Tier 1	Voluntary Tiers Tier 2	Building Inspector ☒ All	Installer or Designer ☐ All	Third party ☐ All
complete an Air Quality Certificate of Compliance for Residential Construction. This can be downloaded on our website.						
Pollutant Control						
4.504.1 At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of dust or debris which may collect in the system.	☒			☐	☐	☐
4.504.2.1 Adhesives, sealants and caulks shall meet VOC limits of Table 4.504.1 or Table 4.504.2 and other toxic compounds.	☒			☐	☐	☐
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits of Table 4.504.3.	☒			☐	☐	☐
4.504.2.3 Aerosol paints and coatings shall be compliant with product-weighted MIR limits for ROC and other toxic compounds.	☒			☐	☐	☐
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used; ☐ Manufacturer's product specification. ☐ Field verification of on-site product containers.	☒			☐	☐	☐
4.504.3 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following: ☐ Carpet and Rug Institute's Green Label Plus Program ☐ California Department of Public Health Standard Practice for the testing of VOCs ☐ NSF/ANSI 140 at the Gold level ☐ Scientific Certifications Systems Indoor Advantage Gold	☒			☐	☐	☐
4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.	☒			☐	☐	☐
4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1	☒			☐	☐	☐
4.504.4 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following: 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 2. Products certified under UL GREENGUARD Gold (formerly the Green guard Children & Schools program). 3. Certification under the Resilient Floor Covering Institute (RFCI) Floor Score program. 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).	☒			☐	☐	☐

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	Mandatory Measures	Voluntary Tiers Tier 1	Voluntary Tiers Tier 2	Building Inspector ☒ All	Installer or Designer ☐ All	Third party ☐ All
4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.	☒			☐	☐	☐
4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following: 1. Product certifications and specifications. 2. Chain of custody certifications. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, *et seq.*). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S, and Canadian CSA O121, CSA O151, CSA O153 and CSA O325 standards. 5. Other methods acceptable to the enforcing agency.	☒			☐	☐	☐
A4.504.1 Use composite wood products made with either California Air Resources Board approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins.		☐	☐	☐	☐	☐
A4.504.2 Install VOC compliant resilient flooring systems. Tier 1. At least 90 percent of the resilient flooring installed shall comply. Tier 2. At least 100 percent of the resilient flooring installed shall comply.		☐[1]	☐[1]	☐	☐	☐
A4.504.3 Thermal insulation installed in the building shall meet the following requirements: Tier 1. Install thermal insulation in compliance with VOC limits. Tier 2. Install insulation which contains No-Added Formaldehyde (NAF) and is in compliance with Tier 1.		☐[1]	☐[1]	☐	☐	☐
Interior Moisture Control						
4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following: 1. A 4-inch-thick (101.6 mm) base of 1/2 inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.	☒			☒	☐	☐
4.505.3 Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19-percent moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.	☒			☒	☐	☐

[1] Required prerequisite for this Tier.

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	Mandatory Measures	Voluntary Tiers Tier 1	Voluntary Tiers Tier 2	Building Inspector ☒ All	Installer or Designer ☐ All	Third party ☐ All
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.						
Indoor Air Quality and Exhaust						
4.506.1 Bathrooms exhaust fans. Each bathroom shall be provided with the following : 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built- in); OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of </= 50 percent to a maximum of 80 percent.	☒			☒	☐	☐
A4.506.2 Construction Filter. [HR] Provide filters on return air openings rated at MERV 8 or higher during construction		☐	☐	☐	☐	☐
A4.506.3 Direct-vent appliances shall be used when equipment is located in conditioned space; or the equipment must be installed in an isolated mechanical room.		☐	☐	☐	☐	☐
Environmental Comfort						
4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA I Manual D-2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.	☒			☐	☐	☐
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS						
702.1 HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program.	☒			☐	☐	☐
703.1 Verification of compliance with this code may include certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	☒			☐	☐	☐

[1] Required prerequisite for this Tier.

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STATE OF CALIFORNIA

117, 117 A, 117 B & 119 E STREET
ROSEVILLE, CA

No.	Date	Description

Sheet Name: CALGREEN CHECKLIST CONT.
Scale:
Date: JAN 2021
Drawn By: LM
Approved By: OWNERS
Sheet Number: A - 0.2

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PLANNING COMMISSION COMMUNICATION

Title:	NIPA PCL CO-42 - Campus Oaks 7-Eleven, 1485 Blue Oaks Bl, File # PL 22-0047
Contact:	Sean Morales, smorales@roseville.ca.us, (916) 774-5282

Meeting Date: 4/28/2022
Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

Exhibit A Plans

CITY OF ROSEVILLE CALIFORNIA

PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING ***April 28, 2022***

Prepared by: Sean Morales, Associate Planner

ITEM 6.2: **Major Project Permit Stage 1 Modification and Major Project Permit Stage 2 Modification – NIPA PCL CO-42 – Campus Oaks 7-Eleven – File #PL22-0047**

REQUEST

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

Applicant – Scott Pedersen, Morton & Pitalo, Inc.
Property Owner – BBC Roseville Oaks, LLC

SUMMARY RECOMMENDATION

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

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

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 1485 Blue Oaks Blvd., on the eastern portion of the Campus Oaks Town Center (COTC) development, at the southeast corner of Blue Oaks Blvd. and Roseville Pw. (see Figure 1). The site has a zoning and land use designation of Community Commercial, and is part of the Hewlett Packard Campus Oaks (HPCO) Master Plan area, located in the North Industrial Planning Area (NIPA). The HPCO Master Plan redesignated 198 acres of industrial land formerly owned by Hewlett Packard to a mix of land uses, including, Low, Medium, and High Density Residential; Business Professional, Community Commercial, Tech/Business Park – Light Industrial, Parks and Recreation, Open Space, and Public/Quasi-Public. The HPCO Master Plan also established development standards, design guidelines, permitted uses, and a development plan for

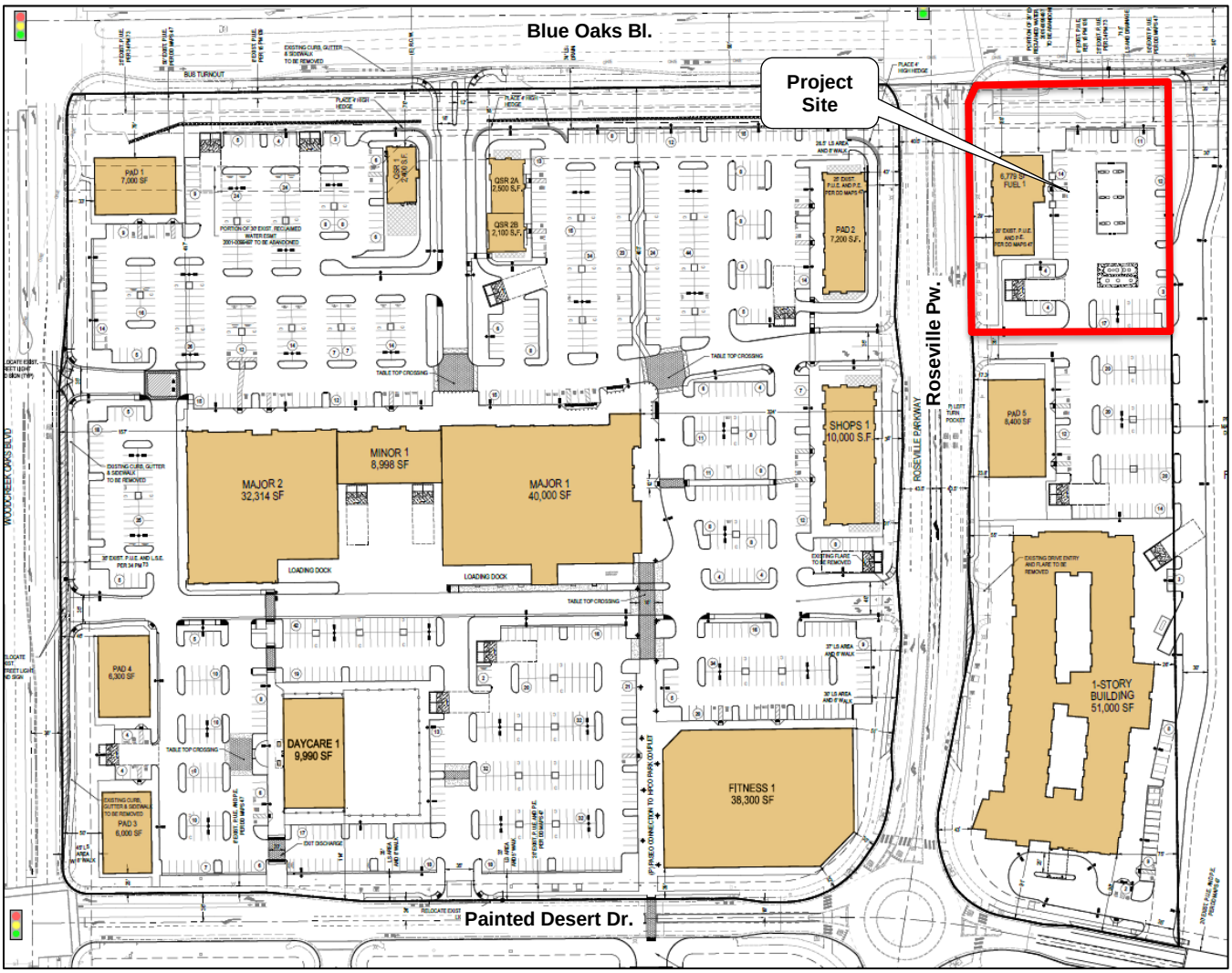
Figure 1: Project Location



the area, and a tentative subdivision map to create large lots based on the land use plan. The project received final approval in August of 2015.

The Campus Oaks Town Center (COTC) development is the commercial shopping center portion of the HPCO Master Plan and consists of approximately 29 acres. The COTC is planned to be developed in phases. The entire HPCO Master Plan project was approved through the Major Project Permit (MPP) process. Therefore, any modifications to the site plan require an MPP Stage 1 modification and any modifications to the approved building elevations require an MPP Stage 2 modification. The building footprints for the COTC were approved by the Planning Commission on October 25, 2018, which include a total of 239,281 square feet of retail/commercial space (file #PL18-0080) (see Figure 2 below). Building elevations were also approved for 9 of the 16 buildings in the center. Some of the buildings in the center are fully constructed and currently in operation, including the Nugget Market (the Major 1 tenant). The southern half of the site and the eastern portion (across Roseville Parkway) are currently vacant. Since the original approval in 2018, modifications have been approved for select buildings within the Campus Oaks Town Center. However, no modifications have been made to the area east of Roseville Pw. where the current project is proposed.

Figure 2: Approved COTC Site Plan (File #PL18-0080)



Proposed Project

A fuel station was approved on the southeast corner of Blue Oaks Blvd. and Roseville Pw with File # PL18-0080. The proposed project includes a request for an MPP Stage 1 Modification to change the

approved site plan by modifying the convenience market building footprint and fueling canopy footprint for the fuel station. The project also includes an MPP Stage 2 modification to evaluate the modifications to the previously approved building elevations.

EVALUATION

The proposed project is being evaluated through the Major Project Permit (MPP) entitlement process. The intent of the MPP process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site 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. The evaluation section of this report includes an analysis of the requested MPP Stage 1 Modification and MPP Stage 2 Modification. Each entitlement is analyzed for its consistency with the goals and policies of the applicable regulations, including the General Plan, the Zoning Ordinance, the Community Design Guidelines (CDG), the North Industrial Planning Area (NIPA), and the HPCO Master Plan Design Guidelines (HPCO Design Guidelines).

Section 19.82.040 of the City of Roseville Zoning Ordinance describes the procedures for an amendment to a Major Project Permit. According to Section 19.82.040(C), all amendments that are not considered minor shall be reviewed in the same manner as the initial approval. The proposed request includes modifying the site plan and building elevations. This modification does not meet the minor modification criteria and; therefore, requires final action by the Planning Commission. The required findings are listed below in ***italicized, bold*** text and are followed by an evaluation.

The findings for a MPP Stage 1 (or modification of same) are as follows:

1. ***The Preliminary Development Plan is consistent with the General Plan, applicable Specific 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 findings for the MPP Stage 2 (or modification of same) are as follows:

1. ***The architecture and landscaping is consistent with the General Plan, applicable Specific Plan, and adopted City Design Guidelines; and Phase 1 approval; and***
2. ***The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

These findings are essentially the same, with the MPP Stage 1 Modification findings referring to the preliminary development plan, and the original MPP Stage 2 findings referring to the architecture and landscaping, as well as consistency with the Stage 1 project. Therefore, for the purposes of this evaluation, both stages are examined together.

Site Plan and Building Siting: The project will modify the approved site plan by reducing the footprint of the approved convenience store building from 6,779 sf to 4,872 sf (see Figure 3 and Figure 4 for comparison). The building will be sited in the same location in the northwest corner of the property. The canopy is proposed away from the corner as recommended in the Community Design Guidelines (CDG). The building will be set back approximately the same distance from Blue Oaks Blvd. and Roseville Pw. as originally approved. To compensate for the reduced building footprint from the original approval, the applicant proposes an outdoor dining area to the south of the building, which will be shaded by a trellis. The proposed site plan also includes the addition of two fuel pumps to the existing six pumps and a corresponding increase in the area of the fuel canopy.

Figure 3: Proposed Site Plan

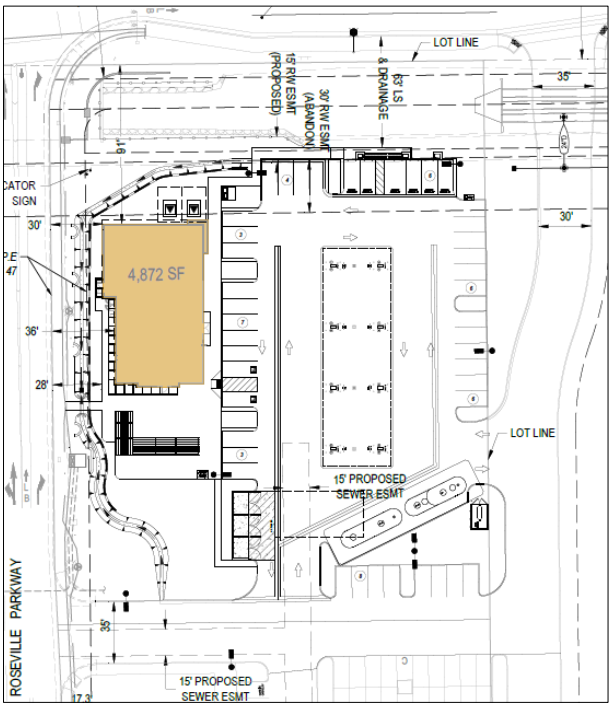
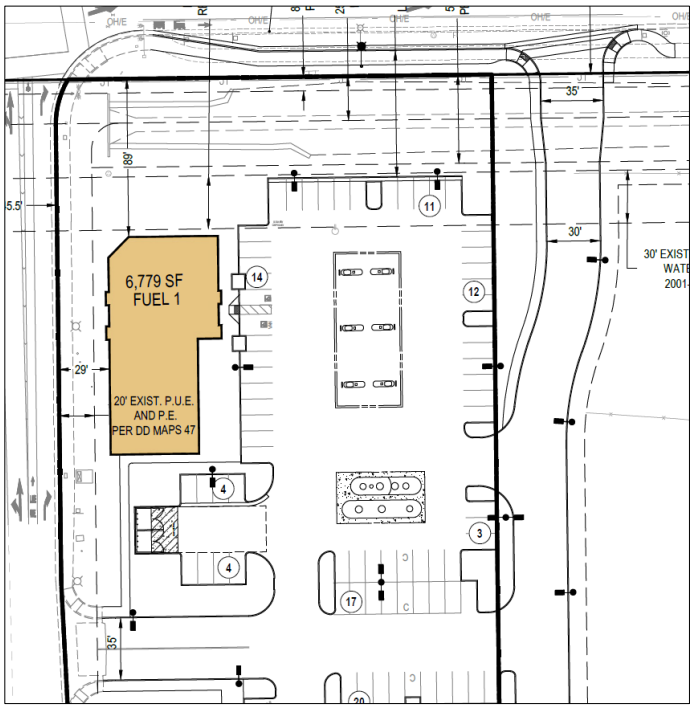


Figure 4: Approved Site Plan



Vehicle Access and Circulation: Despite changes to the site plan, the general access and circulation pattern for the site will remain the same as approved. There will be access to the site from driveways on Blue Oaks Blvd. and Roseville Pw., consistent with the original MPP approval. As with the original approval, the access from Blue Oaks Blvd. is not within the boundaries of the project property. However, this access is necessary for the site and has been made a condition of approval. When the applicant constructs the driveway they will need a right of entry from the adjacent property owner (see Condition 7). Connectivity will be maintained with the future Pad 5 parcel to the south via drive aisles and the shared parking areas. City Engineering and Fire Department staff have reviewed the project and found it to conform to City design standards and emergency vehicle response standards. The project has adequate vehicle site access, meets design standards, and will not be detrimental to public health and safety.

Pedestrian Access and Circulation: Consistent with the HPCO Design Guidelines, the original and proposed site plan provide access to other buildings, parking areas, and the sidewalks along the public streets. Given the proposed modifications will maintain pedestrian connections, the project conforms to the HPCO Master Plan Design Guidelines related to pedestrian access and circulation.

Parking: The approved MPP for the entire COTC site provides a total of 1,275 spaces, which is 48 spaces more than the minimum that was required. Of these spaces, 754 are currently constructed in the central portion of the site north of Nugget Market. Pursuant to the conditions of approval, a reciprocal access and parking agreement is recorded over the site. Since approval of the original MPP, the corresponding Zoning Ordinance parking requirements based on use type have been applied as tenant spaces have been leased out.

The parking for the 7-Eleven site will be separated from the rest of the existing Campus Oaks Town Center by Roseville Pw., so for this project parking was evaluated specifically for the use on this parcel. The Zoning Ordinance parking requirement for Gasoline Sales with associated neighborhood commercial sales is one space per 300 sf of sales area. The Zoning Ordinance does not contain provisions for gasoline sales with restaurants in addition to commercial sales. Therefore, the 1/300 requirement is used to determine a parking requirement of 16 spaces. The proposed 7-Eleven use anticipates two restaurants will be located within the building and occupy approximately 1,500 sf of the total building. If the parking for this portion of the building were to be calculated using the typical restaurant parking ratio of one space

per 100 sf the total requirement for the building would be 27 spaces. The proposed project exceeds even this conservative calculation by providing a total of 43 spaces.

Architecture: The proposed elevations are consistent with the modern agrarian design concept developed for the COTC by incorporating the colors and materials used throughout the center. The modern agrarian style incorporates traditional building forms and materials associated with rural or agricultural settings—such as barn-style building forms and wood or metal cladding or roofs—coupled with modern design styles such as flat parapets, stucco, and modern glass and metal storefronts. Given many of the elevations of buildings in the COTC are already approved, the proposed project will be evaluated based on its consistency with the approved designs, colors, and materials.

The proposed elevations include traditionally agrarian cladding such as the "vintagewood cedar" panels used on all elevations and the metal accent siding used on the south elevation. Modern materials such as stucco siding and a large glass storefront system on the south and east elevations are also incorporated into the design. These contrasting materials have been applied to the building in a cohesive way (Figure 5). Conceptual elevations of the fuel canopy were not included in the original approval for the site. The applicant proposes an aluminum composite canopy painted to match the building with metal panels around the base that match the entry on the south elevation of the building. As proposed, the building design is cohesive with the overall design of the COTC, and is consistent with the HPCO Design Guidelines and the CDG.

Figure 5: Rendering from Southeast



Landscaping: Landscaping for the overall COTC was approved with the original MPP, which included a variety of plants designed to be consistent with the theme established in the HPCO Design Guidelines. The project will maintain the approved street trees along Blue Oaks Blvd. (London Plane Tree) and Roseville Pw. (Red Sunset Maple). The CDG require that 50-percent of the paved parking areas be shaded by trees at 15-year maturity. The landscaping plan indicates that the project site will provide 55-percent parking lot shading, using a combination of Chinese Pistache and Accolade Elm, as was originally approved. Various trees, hedges, and shrubs are proposed throughout the site to add visual interest and screen undesirable views such as of the electrical transformers on the north side of the building. Additionally, green screens are proposed on the north side of the building to add texture to the wall. Overall, the landscape design is consistent with the landscaping palate used throughout the COTC and is consistent with the CDG.

CONCLUSION

The proposed project is consistent with the City's General Plan, NIPA, Zoning Ordinance, CDG, and the prior Campus Oaks Town Center project approvals. Therefore, staff recommends that the Planning Commission approve the MPP Stage 1 Modification and MPP Stage 2 Modification.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on April 16, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

An Addendum to the Hewlett Packard Master Plan EIR (SCH #95112022) was prepared for file #PL18-0080 consistent with California Environmental Quality Act Section 15164. The Addendum evaluated the impact of development of the Campus Oaks Town Center, including the fuel station. The proposed project is substantially consistent with the previously evaluated project, and no new effects are expected to occur.

RECOMMENDATION

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

1. Adopt the two (2) findings of fact and approve the **MAJOR PROJECT PERMIT STAGE 1 MODIFICATION – 1485 BLUE OAKS BOULEVARD – NIPA PCL CO-42 – Campus Oaks 7-Eleven – FILE #PL22-0047** subject to eight (8) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the **MAJOR PROJECT PERMIT STAGE 2 MODIFICATION – 1485 BLUE OAKS BOULEVARD – NIPA PCL CO-42 – Campus Oaks 7-Eleven – FILE #PL22-0047** subject to (8) conditions of approval.

CONDITIONS OF APPROVAL FOR THE MPP STAGE 1 MODIFICATION AND MPP STAGE 2 MODIFICATION – FILE #PL22-0047

1. This Major Project Permit Stage 1 and 2 Modification approval shall be effectuated within a period of two (2) years from **April 28, 2022** and if not effectuated shall expire on **April 28, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **April 28, 2025**. (Planning)

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

3. The project is subject to the previously approved conditions of approval for (Campus Oaks Commercial, File #PL18-0080), except as conditioned or modified below. (Planning)

4. The project shall comply with all required environmental mitigation identified in the Hewlett-Packard Master Plan Environmental Impact Report and subsequent Hewlett-Packard Campus Oaks Addendums and shall include all applicable mitigation measures as notes on the grading plans. (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 applicant/developer shall update the Transportation Systems Management (TSM) Plan for Campus Oaks Town Center. (Alternative Transportation)

7. Blue Oaks Boulevard frontage shall be improved to provide a standard 35' wide Type A-7 driveway with access restricted to right turn ingress and egress only. The driveway shall be accessed through a 10-foot right turn lane, which will extend from the existing bus turnout. This will include the removal and replacement of curb-gutter and a portion of the sidewalk. A right of entry (CO-51) will be required as part of the driveway and drive aisle construction. (Engineering)

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

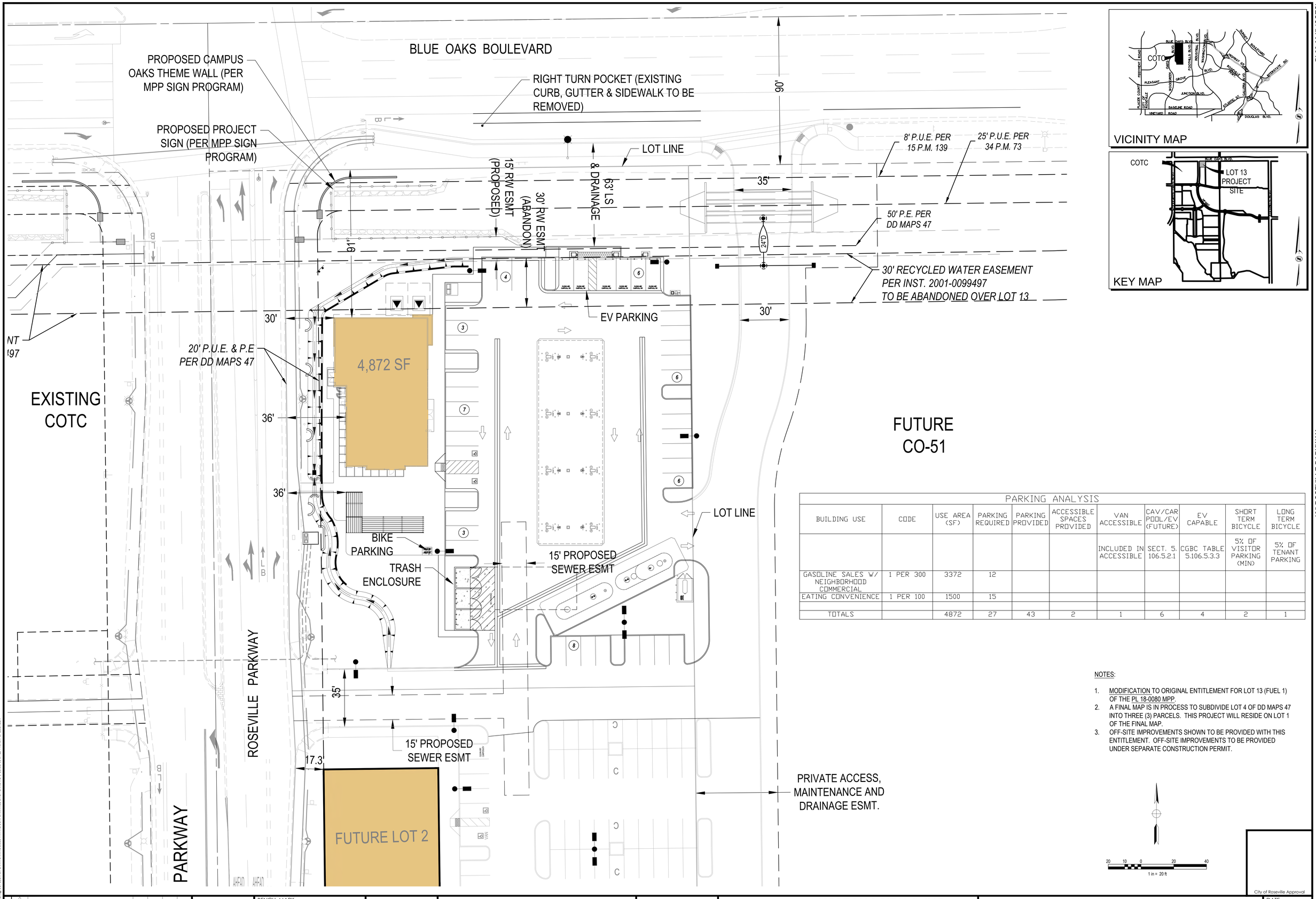
EXHIBIT

A. Plans

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.

Exhibit A

PL22-0047 (COTC)



PARKING ANALYSIS

BUILDING USE	CODE	USE AREA (SF)	PARKING REQUIRED	PARKING PROVIDED	ACCESSIBLE SPACES PROVIDED	VAN ACCESSIBLE	CAV/CAR POOL/EV (FUTURE)	EV CAPABLE	SHORT TERM BICYCLE	LONG TERM BICYCLE
						INCLUDED IN ACCESSIBLE	SECT. 5.106.5.2.1	CGBC TABLE 5.106.5.3.3	5% OF VISITOR PARKING (MIN)	5% OF TENANT PARKING
GASOLINE SALES W/ NEIGHBORHOOD COMMERCIAL	1 PER 300	3372	12							
EATING CONVENIENCE	1 PER 100	1500	15							
TOTALS		4872	27	43	2	1	6	4	2	1

NOTES:

1. MODIFICATION TO ORIGINAL ENTITLEMENT FOR LOT 13 (FUEL 1) OF THE PL 18-0080 MPP.
2. A FINAL MAP IS IN PROCESS TO SUBDIVIDE LOT 4 OF DD MAPS 47 INTO THREE (3) PARCELS. THIS PROJECT WILL RESIDE ON LOT 1 OF THE FINAL MAP.
3. OFF-SITE IMPROVEMENTS SHOWN TO BE PROVIDED WITH THIS ENTITLEMENT. OFF-SITE IMPROVEMENTS TO BE PROVIDED UNDER SEPARATE CONSTRUCTION PERMIT.

20 10 0 20 40
1 in = 20 ft

City of Roseville Approval

135 ROSEVILLE PARKWAY

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REVISIONS

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:
HORIZ. 1" = 20'
VERT. 1" = N/A

BENCH MARK

COMPUTED	MJC
DESIGNED	TRA
DRAWN	STAFF
PROJ. ENGR.	SMP

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
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600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

MPP STAGE 1 & 2 SUBSTANTIAL CONFORMANCE EXHIBIT

CAMPUS OAKS TOWN CENTER- LOT 13

135 ROSEVILLE PARKWAY

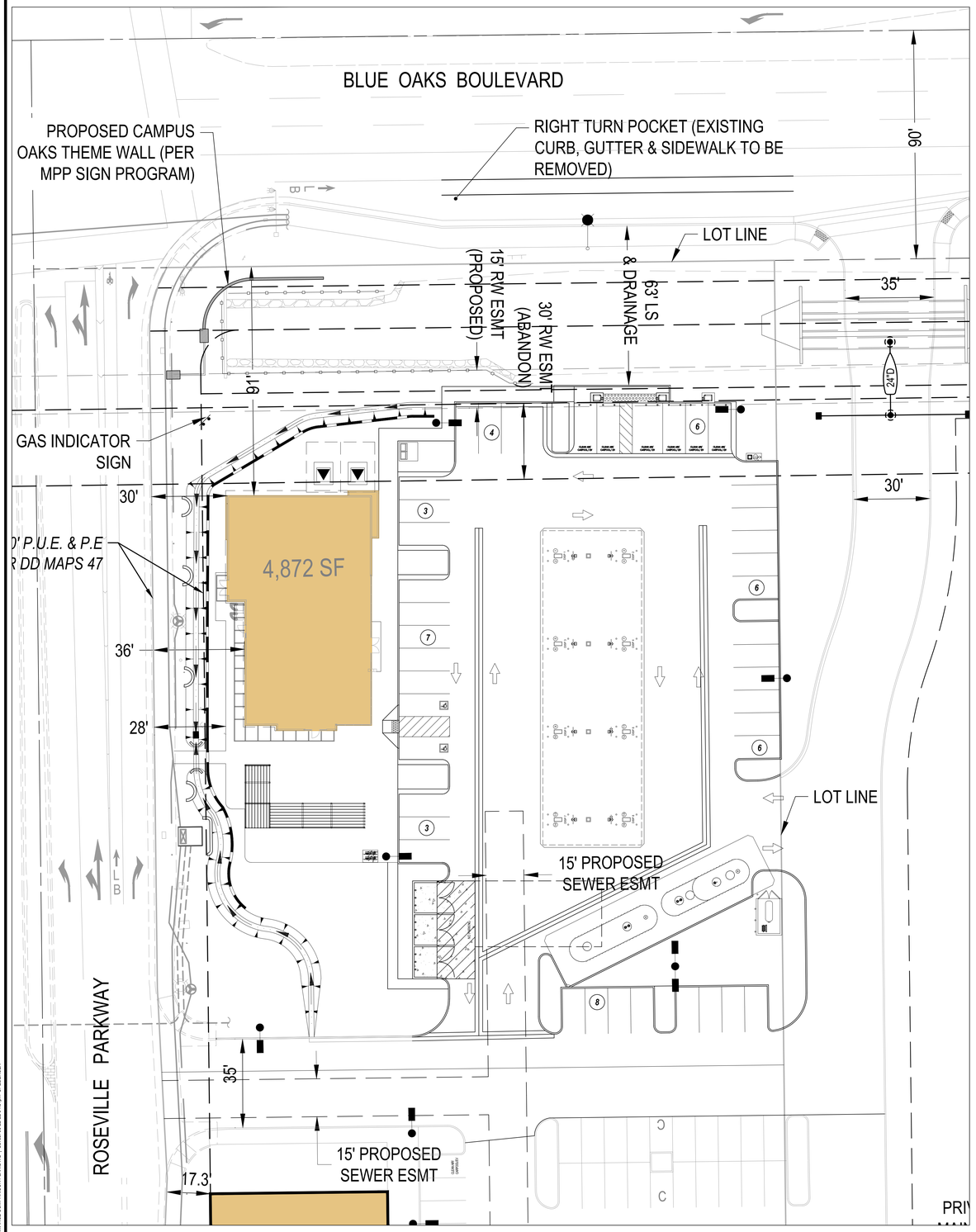
SUBSTANTIAL CONFORMANCE SITE PLAN

ROSEVILLE, CALIFORNIA

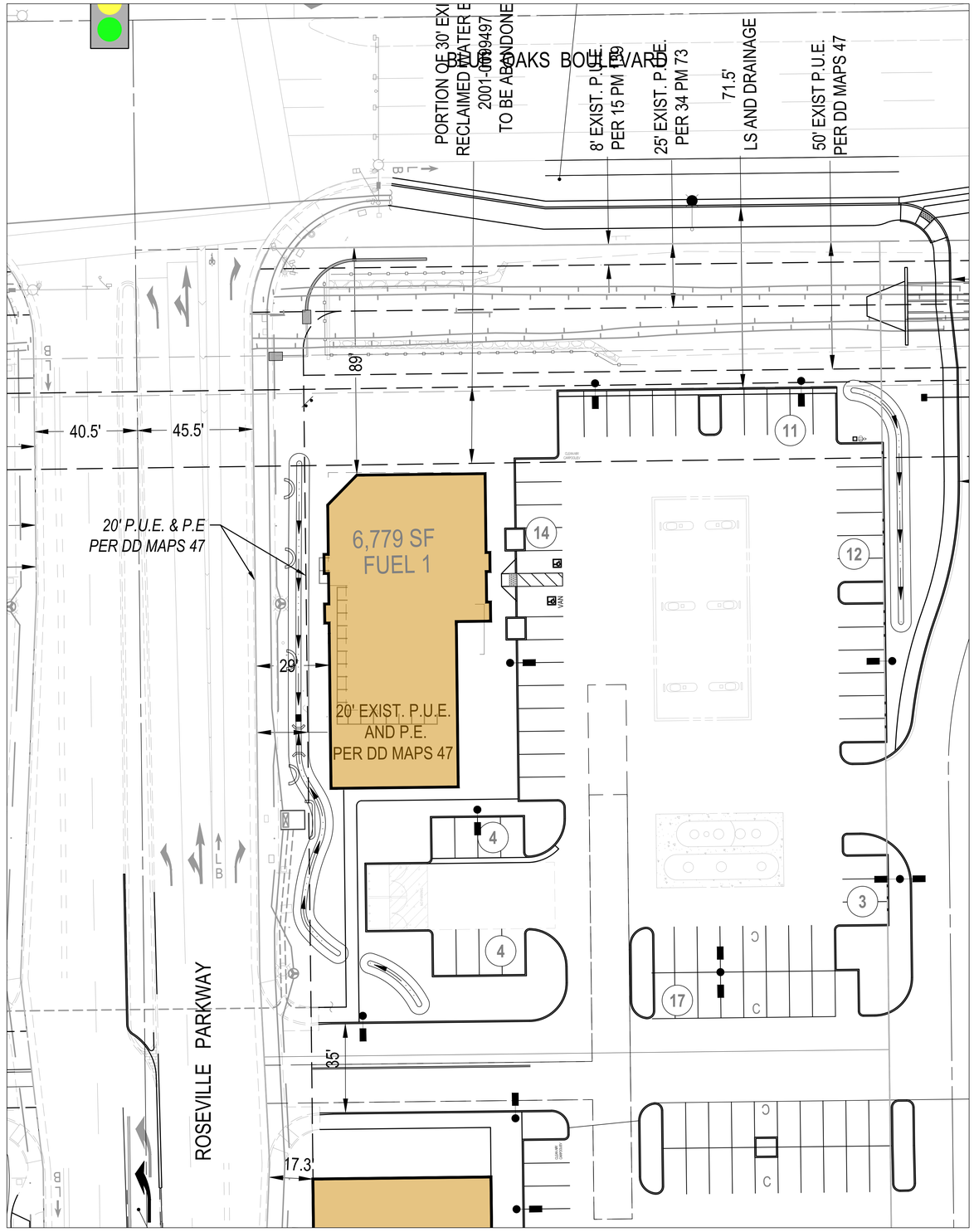
DATE MARCH 31, 2022
SHEET 1
OF 7

JOB NO. 21-0110-00

Exhibit A



PROPOSED SITE PLAN



ORIGINAL SITE PLAN

20 10 0 20 40
1 in = 20 ft

City of Roseville Approval

135 ROSEVILLE PARKWAY

PL22-0047 (COTC)

REVISIONS NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.D.	DATE

SCALE:
HORIZ. 1" = 20'
VERT. 1" = N/A

BENCH MARK

COMPUTED	MJC
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MPP STAGE 1 & 2 SUBSTANTIAL CONFORMANCE EXHIBIT

CAMPUS OAKS TOWN CENTER- LOT 13

135 ROSEVILLE PARKWAY

SUBSTANTIAL CONFORMANCE SITE PLAN COMPARISON

ROSEVILLE, CALIFORNIA

DATE: MARCH 31, 2022
SHEET: 2
OF: 7

JOB NO. 21-0110-00

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Exhibit A

PL22-0047 (COTC)

135 ROSEVILLE PARKWAY

EXISTING COTC

ROSEVILLE PARKWAY

FUTURE CO-51

FUTURE DEVELOPMENT

FF = 119.00
4,872 SF

20' P.U.E. & P.E PER DD MAPS 47

8' P.U.E. PER 15 P.M. 139

25' P.U.E. PER 34 P.M. 73

50' P.E. PER DD MAPS 47

30' RECYCLED WATER EASEMENT PER INST. 2001-0099497 TO BE ABANDONED OVER LOT 13

EXISTING CURB, GUTTER & SIDEWALK TO BE REMOVED

NEW 35' TYPE A-7 ENTRY

EXISTING CHANNEL WALL TO REMAIN

EDGE THICKENED WALK (1' +/-)

TEMPORARY AC CURB & GUTTER W/ CURB CUTS (FUTURE CO-51 DEVELOPMENT)

LIMITS OF CONSTRUCTION RIGHT OF ENTRY REQUIRED

INSTALL TEMPORARY VEHICLE BARRICADE

LIMITS OF CONSTRUCTION; INSTALL HEADER BOARD; RIGHT OF ENTRY REQUIRED

LIMITS OF CONSTRUCTION; RIGHT OF ENTRY REQUIRED

PRIVATE ACCESS ESMT.

15' PROPOSED SEWER ESMT

LOT LINE

VICINITY MAP

KEY MAP

COTC

LOT 13 PROJECT SITE

A - WESTERN BOUNDARY SECTION
ALONG ROSEVILLE PARKWAY N.T.S.

B - NORTHERN BOUNDARY SECTION
ALONG BLUE OAKS BLVD. N.T.S.

C - EASTERN BOUNDARY SECTION
DRIVE ENTRY FROM BLUE OAKS BLVD N.T.S.

D - SOUTHERN BOUNDARY SECTION
DRIVE ENTRY FROM ROSEVILLE PARKWAY N.T.S.

City of Roseville Approval

REVISIONS NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:
HORIZ. 1" = 20'
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BENCH MARK

COMPUTED	MJC
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MPP STAGE 1 & 2 SUBSTANTIAL CONFORMANCE EXHIBIT

CAMPUS OAKS TOWN CENTER- LOT 13

135 ROSEVILLE PARKWAY

SUBSTANTIAL CONFORMANCE GRADING PLAN

ROSEVILLE, CALIFORNIA

DATE MARCH 31, 2022
SHEET 3
OF 7

JOB NO. 21-0110-00

Dwg: K:\2021\21-0110\01 ENGR\01 @ DOTC\SHPS\21-0110SHPS02SUBSTANTIAL CONFORMANCE GRADING PLAN.DWG | Zoned: 03-31-22 12:46pm | SPERSEN

Exhibit A

PL22-0047 (COTC)

135 ROSEVILLE PARKWAY

BLUE OAKS BOULEVARD

(P) CHANNEL CROSSING

(E) DRAINAGE CHANNEL TO REMAIN (TYP)

15' RW ESMT (PROPOSED)

30' RW ESMT (ABANDON)

63' LS & DRAINAGE

8' P.U.E. PER 15 P.M. 139

25' P.U.E. PER 34 P.M. 73

50' P.E. PER DD MAPS 47

30' RECYCLED WATER EASEMENT PER INST. 2001-0099497 TO BE ABANDONED OVER LOT 13

20' P.U.E. & P.E PER DD MAPS 47

4,872 SF

EXISTING COTC

FUTURE CO-51

LOT LINE

15' PROPOSED SEWER ESMT

(E) DRY UTILITY FACILITIES (TYP)

WQ VEGETATED SWALE (TYP)

WATER & FIRE SERVICE ASSEMBLIES

WATER POC

IRRIGATION SERVICE ASSEMBLY

REMOVE BLOWOFF AND CUT BACK 12" MAIN TO 8-INCH "T"

SEWER POC

IRRIGATION POC

LOT 2 SERVICE FACILITIES TO BE CONSTRUCTED IN THE FUTURE

15' PROPOSED SEWER ESMT

FUTURE LOT 2

PRIVATE ACCESS, MAINTENANCE AND DRAINAGE ESMT.

ROSEVILLE PARKWAY

CURB CUT

UNDER DRAIN

NOTES:

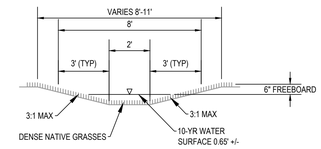
1. SEWER SERVICE SIZING TO BE VERIFIED WITH BUILDING REQUIREMENTS.
2. WATER AND FIRE SERVICE SIZING TO BE VERIFIED WITH BUILDING REQUIREMENTS.

ABBREVIATIONS

AB	AGGREGATE BASE	LT	LEFT
AC	ASPHALTIC CONCRETE OR ACRE	MAX	MAXIMUM
BC	BEGIN HORIZONTAL CURVE	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCH MARK	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	OH	OVERHEAD
BSBL	BUILDING SET BACK LINE	PB	PULL BOX
C&G	CURB AND GUTTER	PCC	POINT OF COMPOUND CURVE
C,G&S	CURB, GUTTER AND SIDEWALK	PI	POINT OF INTERSECTION
CONC	CONCRETE	PL, ℄	PROPERTY LINE
CL, ℄	CENTERLINE	PP	POWER POLE
CO	CLEANOUT OR COUNTY	PRC	POINT OF REVERSE CURVE
CONST	CONSTRUCT	PT	POINT OF TANGENCY
COTG	CLEANOUT TO GRADE	PUE	PUBLIC UTILITY EASEMENT
CR	CURB RETURN	PVMT	PAVEMENT
△	INCLUDED ANGLE	R	RADIUS OR RIDGE
D	STORM DRAIN	RAD	RADIAL
DI	DRAIN INLET	RP	REDUCED PRESSURE BACKFLOW PREVENTER
DIA, Ø	DIAMETER		
DIP	DUCTILE IRON PIPE	RT	RIGHT
DMH	STORM DRAIN MANHOLE	R/W	RIGHT OF WAY
DTL	DETAIL	S	SLOPE OR SEWER
DWG	DRAWING	SD	STORM DRAIN
DWY	DRIVEWAY	SMH	SEWER MANHOLE
(E), EXIST	EXISTING	SS	SANITARY SEWER
EC	END HORIZONTAL CURVE	STA	STATION
EP	EDGE OF PAVEMENT	STD	STANDARD
ESMT	EASEMENT	SW	SIDEWALK
FL, ℄	FLOWLINE	TB	TOP OF BANK
G	GAS	TC	TOP OF CURB
GB	GRADE BREAK	TEL	TELEPHONE
GFL	GUTTER FLOWLINE	TEMP	TEMPORARY
GR	INLET GRATE	TMH	TELEPHONE MANHOLE
HGL	HYDRAULIC GRADE LINE	TP	TELEPHONE POLE
INTX	INTERSECTION	TRANS	TRANSITION
INV	PIPE INVERT	TS	TRAFFIC SIGNAL
IRR	IRRIGATION	TW	TOP OF WALL
L	LENGTH	TYP	TYPICAL
LIP	EDGE OF GUTTER PAN	UG	UNDERGROUND
LSCP	LANDSCAPE	W	WATER
		WS	WATER SERVICE

UTILITY LEGEND

EXISTING	PROPOSED	DESCRIPTION
12"D	12"D	STORM DRAIN PIPE & SIZE
6"S	6"S	SANITARY SEWER PIPE & SIZE
6"W	8"W	DOMESTIC WATER PIPE & SIZE
6"F	8"F	FIRE PROTECTION WATER PIPE & SIZE
6"RW	6"RW	RECLAIMED WATER PIPE & SIZE
		CATV, TEL, ELEC, OR JOINT TRENCH
		MANHOLE
		DRAIN INLET
		SANITARY SEWER CLEANOUT
		VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
	FS	BUILDING FIRE SERVICE
	WS	BUILDING WATER SERVICE
R GB		RIDGE OR GRADE BREAK
		FLOWLINE OF SWALE
		FENCE
		4-WAY SIGNALIZED INTERSECTION



NOTE: MAINTAIN GRASSES WITHIN SWALE TO 4"-6" IN HEIGHT

WATER QUALITY VEGETATED SWALE

20 10 0 20 40

1 in = 20 ft

City of Roseville Approval

REVISIONS NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:

HORIZ. 1" = 20'

VERT. 1" = N/A

BENCH MARK

COMPUTED	MJC
DESIGNED	TRA
DRAWN	STAFF
PROJ. ENGR.	SMP

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom ∗ Fresno
600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

MPP STAGE 1 & 2 SUBSTANTIAL CONFORMANCE EXHIBIT

CAMPUS OAKS TOWN CENTER- LOT 13

135 ROSEVILLE PARKWAY

SUBSTANTIAL CONFORMANCE UTILITY PLAN

ROSEVILLE, CALIFORNIA

DATE MARCH 31, 2022

SHEET 4

OF 7

JOB NO. 21-0110-00

Dwg: K:\2021\21-0110\07 ED\EXH @ 60%\CONFORM PLANS\CONFORMANCE UTILITY PLAN.DWG | Saved: 03.29.22 10:20am BY:SEVERSEN

Exhibit A

PL22-0047 (COTC)

135 ROSEVILLE PARKWAY

EXISTING CURB, GUTTER & SIDEWALK TO BE REMOVED

8' P.U.E. PER 15 P.M. 139

25' P.U.E. PER 34 P.M. 73

50' P.E. PER DD MAPS 47

30' RECYCLED WATER EASEMENT PER INST. 2001-0099497 TO BE ABANDONED OVER LOT 13

20' P.U.E. & P.E PER DD MAPS 47

EXISTING COTC

4,872 SF

SOIL AMENDMENT AREA #1
INFILTRATION AREA = 847 SF
AMENDED SOIL MEDIA DEPTH = 0.75 FT

SOIL AMENDMENT AREA #2
INFILTRATION AREA = 693 SF
AMENDED SOIL MEDIA DEPTH = 0.75 FT

15' PW ESMT (PROPOSED)

6"S.D. & DRAINAGE

24"D

36" SSMH ABANDON

SOIL AMENDMENT AREA #3
INFILTRATION AREA = 190 SF
AMENDED SOIL MEDIA DEPTH = 0.75 FT

SOIL AMENDMENT AREA #4
INFILTRATION AREA = 105 SF
AMENDED SOIL MEDIA DEPTH = 0.75 FT

SOIL AMENDMENT AREA #5
INFILTRATION AREA = 337 SF
AMENDED SOIL MEDIA DEPTH = 0.75 FT

SOIL AMENDMENT AREA #6
INFILTRATION AREA = 157 SF
AMENDED SOIL MEDIA DEPTH = 0.75 FT

SOIL AMENDMENT AREA #7
INFILTRATION AREA = 114 SF
AMENDED SOIL MEDIA DEPTH = 0.75 FT

SOIL AMENDMENT AREA #8
INFILTRATION AREA = 133 SF
AMENDED SOIL MEDIA DEPTH = 0.75 FT

SOIL AMENDMENT AREA #9
INFILTRATION AREA = 106 SF
AMENDED SOIL MEDIA DEPTH = 0.75 FT

203' VEGETATED SWALE SEE DETAIL, THIS SHEET

141 ' VEGETATED SWALE SEE DETAIL, THIS SHEET

LOT LINE

15' PROPOSED SEWER ESMT

SOIL AMENDMENT AREA #12
INFILTRATION AREA = 2236 SF
AMENDED SOIL MEDIA DEPTH = 0.75 FT

SOIL AMENDMENT AREA #10
INFILTRATION AREA = 4576 SF
AMENDED SOIL MEDIA DEPTH = 0.75 FT

SOIL AMENDMENT AREA #11
INFILTRATION AREA = 234 SF
AMENDED SOIL MEDIA DEPTH = 0.75 FT

15' PROPOSED SEWER ESMT

PRIVATE ACCESS, MAINTENANCE AND DRAINAGE ESMT.

FUTURE LOT 2

FUTURE CO-51

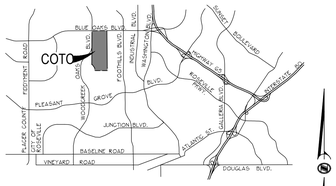
ROSEVILLE PARKWAY

AHEAD

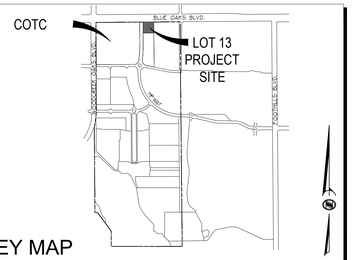
NOTES:

1. PROPOSED IMPROVEMENTS IN ACCORDANCE WITH THE WEST PLACER COUNTY STORM WATER QUALITY DESIGN MANUAL. IMPERVIOUS AREA REDUCTION PER FORM 3-4 OF WEST PLACER COUNTY STORM WATER QUALITY DESIGN MANUAL
2. VEGETATED WATER QUALITY SWALE TO CONVEY AND TREAT STORMWATER COLLECTED THROUGHOUT SITE.
3. PROJECT UTILIZES WATER QUALITY CREDITS: NO ROOF DRAINS OR IMPERVIOUS SURFACE AREA DISCHARGES DIRECTLY TO THE STORM DRAIN PIPE NETWORK.

VICINITY MAP



KEY MAP



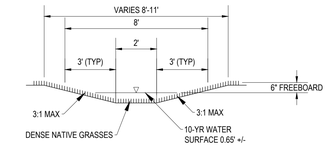
AMENDED SOIL AREA

VEGETATED WATER QUALITY SWALE

DMA-1 LIMITS

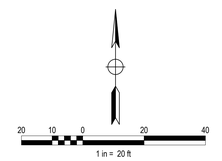
AMENDED SOIL AREA

DMA #	IMPERVIOUS AREA (S.F.)	TOTAL AMENDED SOIL AREA (S.F.)	DEPTH OF AMENDED SOIL AREA
1	49867	9728	0.75'



NOTE: MAINTAIN GRASSES WITHIN SWALE TO 4"-6" IN HEIGHT

WATER QUALITY VEGETATED SWALE



City of Roseville Approval

REVISIONS NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

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BENCH MARK

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MPP STAGE 1 & 2 SUBSTANTIAL CONFORMANCE EXHIBIT

CAMPUS OAKS TOWN CENTER- LOT 13

135 ROSEVILLE PARKWAY

SUBSTANTIAL CONFORMANCE WATER QUALITY PLAN

ROSEVILLE, CALIFORNIA

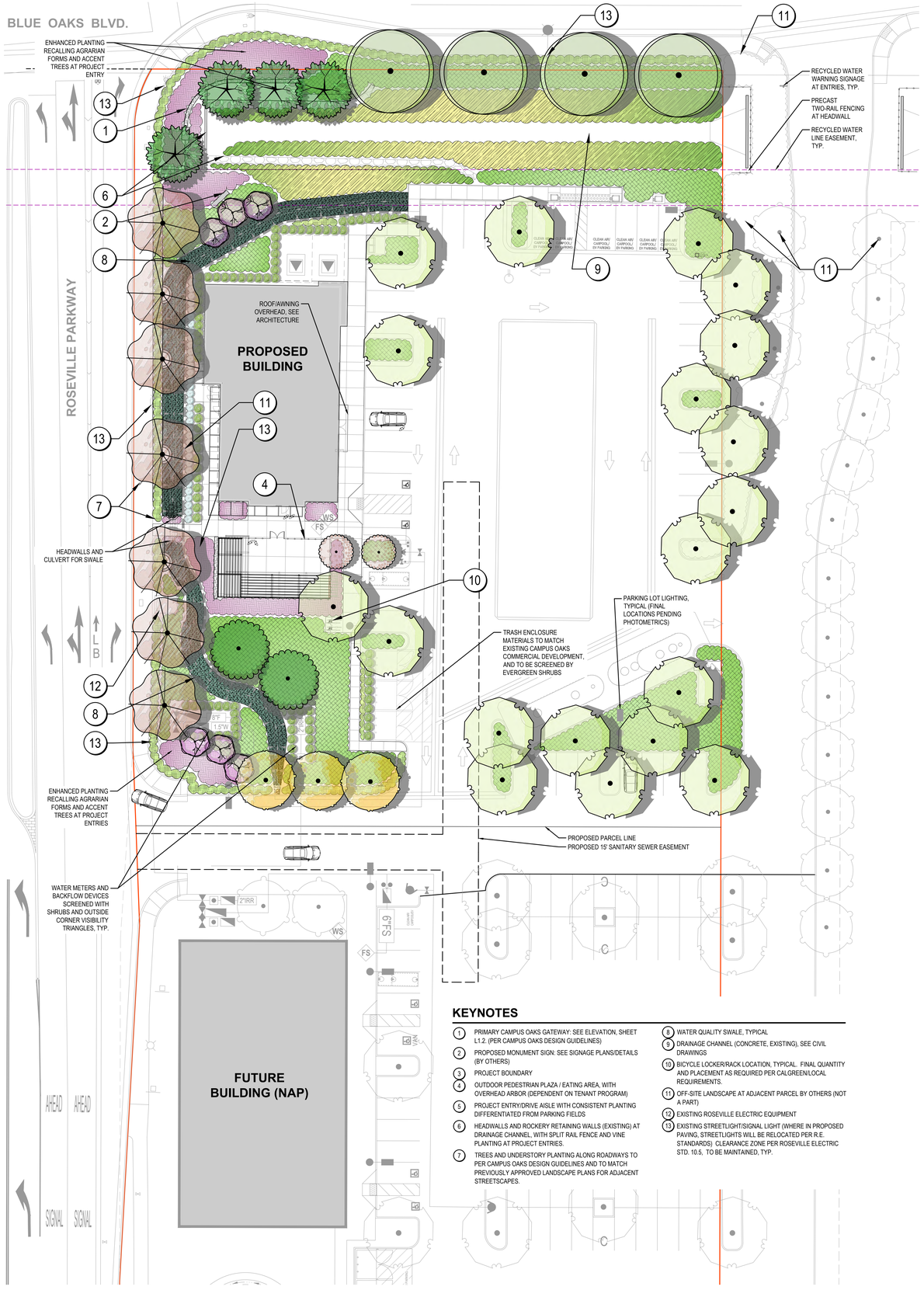
DATE MARCH 31, 2022

SHEET 5 OF 7

JOB NO. 21-0110-00

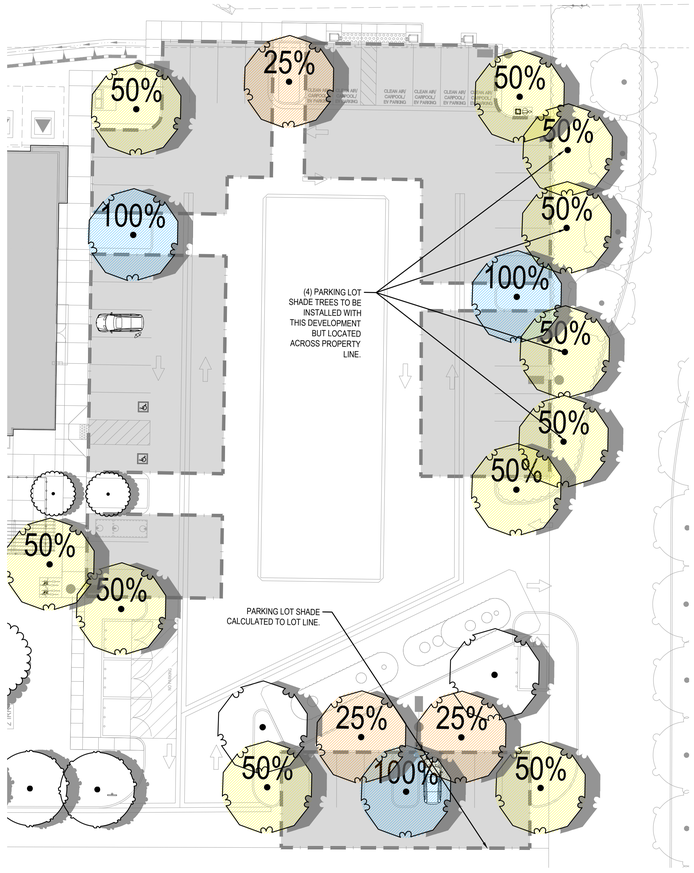
Dwg: M:\2021\21-0110\01 ENGR\WQ & SWPPP\WQ\SUBSTANTIAL CONFORMANCE WATER QUALITY PLAN.DWG | Saved: 03-29-22 08:30am BPEDERSEN

Exhibit A



KEYNOTES

1. PRIMARY CAMPUS OAKS GATEWAY: SEE ELEVATION, SHEET L1.2. (PER CAMPUS OAKS DESIGN GUIDELINES)
2. PROPOSED MONUMENT SIGN: SEE SIGNAGE PLANS/DETAILS (BY OTHERS)
3. PROJECT BOUNDARY
4. OUTDOOR PEDESTRIAN PLAZA / EATING AREA, WITH OVERHEAD ARBOR (DEPENDENT ON TENANT PROGRAM)
5. PROJECT ENTRY/DRIVE AISLE WITH CONSISTENT PLANTING DIFFERENTIATED FROM PARKING FIELDS
6. HEADWALLS AND ROCKERY RETAINING WALLS (EXISTING) AT DRAINAGE CHANNEL, WITH SPLIT RAIL FENCE AND VINE PLANTING AT PROJECT ENTRIES.
7. TREES AND UNDERSTORY PLANTING ALONG ROADWAYS TO PER CAMPUS OAKS DESIGN GUIDELINES AND TO MATCH PREVIOUSLY APPROVED LANDSCAPE PLANS FOR ADJACENT STREETSCAPES.
8. WATER QUALITY SWALE, TYPICAL
9. DRAINAGE CHANNEL (CONCRETE, EXISTING), SEE CIVIL DRAWINGS
10. BICYCLE LOCKER/RACK LOCATION, TYPICAL. FINAL QUANTITY AND PLACEMENT AS REQUIRED PER CALGREEN/LOCAL REQUIREMENTS.
11. OFF-SITE LANDSCAPE AT ADJACENT PARCEL BY OTHERS (NOT A PART)
12. EXISTING ROSEVILLE ELECTRIC EQUIPMENT
13. EXISTING STREETLIGHT/SIGNAL LIGHT (WHERE IN PROPOSED PAVING, STREETLIGHTS WILL BE RELOCATED PER R.E. STANDARDS). CLEARANCE ZONE PER ROSEVILLE ELECTRIC STD. 10.5, TO BE MAINTAINED, TYP.



Parking Lot Shade Calculations	Project:	22016
Campus Oaks Town Center 7-Eleven	Date:	2/16/2022

	25%	50%	100%	Total
Qty. Large Trees (30-35' diameter)	3	11	3	17
sub total of shade at 962sf for 100% canopy	720	5,291	2,886	8,897
Qty. Large to Medium Trees (25-35' diameter)	0	0	0	-
sub total of shade at 707sf for 100% canopy	-	-	-	-
Qty. Medium to Small Trees (20-25' diameter)	0	0	0	-
sub total of shade at 491sf for 100% canopy	-	-	-	-
Qty. Small Trees (10'-20' diameter)				
sub total of shade at 314sf for 100% canopy	-	-	-	-
Total Shade Provided				8,897
Total Parking Area				16,084
Percent Shaded				55%

SHADING LEGEND (PER CITY OF ROSEVILLE DESIGN GUIDELINES)

- 25% — 25% SHADE VALUE; TYPICALLY IN CORNERS OR AT NORTH EDGE
- 50% — 50% SHADE VALUE, TYP. AT EAST, WEST, AND SOUTH EDGES
- 100% — 100% SHADE VALUE, TYPICALLY AT INTERNAL ISLANDS
- BOUNDARY OF PAVED AREA TO BE SHADED: INCLUDES PARKING STALLS AND BACKUP AREAS; EXCLUDES DRIVEWAYS AND LOADING AREAS

STREET TREE LEGEND

TREES	CODE	BOTANICAL / COMMON NAME	CONT
	ACE FRA	ACER RUBRUM `FRANKSRED` TM / RED SUNSET MAPLE WUCOLS (M), PRIMARY TREE AT ROSEVILLE PARKWAY, GOOD NEAR WATER QUALITY SWALES	24" BOX
	GIN FAI	GINKGO BILOBA `FAIRMONT` / MAIDENHAIR TREE WUCOLS (M), SECONDARY TREE AT ROSEVILLE PARKWAY	24" BOX
	LAG MUS	LAGERSTROEMIA INDICA `MUSKOGEE` / MUSKOGEE CRAPE MYRTLE WUCOLS (L), ROSEVILLE PARKWAY ACCENT TREE, 30' H. X 25'W.	24" BOX
	PLA COL	PLATANUS X ACERIFOLIA `COLUMBIA` / LONDON PLANE TREE WUCOLS (L) BLUE OAKS AND WOODCREEK OAKS PRIMARY TREE	24" BOX

(NOTE: STREET TREES ARE IDENTIFIED BY SPECIES AND ALIGN WITH CAMPUS OAKS DESIGN GUIDELINES AND STREETSCAPE PRECEDENT)

PRELIMINARY PLANT LEGEND

PARKING LOT / SHADE TREES
PISTACIA CHINENSIS `KEITH DAVEY` / KEITH DAVEY CHINESE PISTACHE — 15 GAL.
WUCOLS (M), 35'H. X 30'W.
ULMUS X `ACCOLADE` / ACCOLADE ELM — 15 GAL.
WUCOLS (M), 40'H. X 35'W.

ACCENT TREES
TYPICALLY SMALLER SIZED TREES SELECTED FOR UNIQUE FOLIAGE, FLOWER, OR FALL COLOR.
ARBUTUS UNEDO / STRAWBERRY TREE — 24" BOX
WUCOLS (L), 25' H. X 15' W.
CERCIS CANADIENSIS `OKLAHOMA` / OKLAHOMA REDBUD — 24" BOX
WUCOLS (L), 15'H. X 15'W.
CHIONANTHUS RETUSUS / CHINESE FRINGE TREE — 24" BOX
WUCOLS (M), 20'H. X 20'W.
ELAEOCARPUS DECIPIENS `LITTLE EMPEROR` / DWARF BLUEBERRY TREE — 24" BOX
WUCOLS (M), 30'H. X 20' W.
LAGERSTROEMIA INDICA `MUSKOGEE` / MUSKOGEE CRAPE MYRTLE — 24" BOX
WUCOLS (L), ROSEVILLE PARKWAY ACCENT TREE, 30' H. X 25'W.
MAGNOLIA GRANDIFLORA `LITTLE GEM` / LITTLE GEM SOUTHERN MAGNOLIA — 24" BOX
WUCOLS (M), 25' H. X 15' W.
OLEA EUROPAEA `SWAN HILL` TM / SWAN HILL OLIVE — 24" BOX
WUCOLS (L), 25' H. X 20'W.

INTERIOR AISLE AND ALLEE TREES
USED BEHIND MAJOR CANPOY TREES OR TO EXPRESS ENTRANCES, ALLEES, OR OTHER SITE FEATURES
CARPINUS BETULUS / EUROPEAN HORNBEAM — 15 GAL.
WUCOLS (M), 45'H. X 30'W.
NYSSA SYLVATICA / SOUR GUM — 15 GAL.
WUCOLS (M), 30'H. X 20'W.
PYRUS CALLERYANA `REDSPIRE` / REDSPIRE CALLERY PEAR — 15 GAL.
WUCOLS (M), 30' W. X 20' H.
(NOTE: PEAR SPECIES TO BE USED WHERE NOT IMMEDIATELY ADJ. WALKWAYS).

SPECIMEN TREES
LARGE BOXED EVERGREEN OAKS USED AT PRIMARY AND SECONDARY COMMUNITY GATEWAYS (PER C.O. DESIGN GUIDELINES) AND AT KEY ENTRIES.
QUERCUS AGRIFOLIA / COAST LIVE OAK — 24" BOX
WUCOLS (L), VARIES

SECONDARY TREE
EVERGREEN TREES FOR CONTRAST WITH PRIMARY AND PARKING LOT SHADE TREES TO ADD INTEREST AND DIVERSITY
ARBUTUS X `MARINA` / ARBUTUS STANDARD — 15 GAL.
WUCOLS (M), 25'H. X 15'W.
QUERCUS VIRGINIANA `CATHEDRAL` / CATHEDRAL LIVE OAK — 15 GAL.
WUCOLS (M), BLUE OAKS AND WOODCREEK OAKS SECONDARY TREE,
WUCOLS (M), 35'H. X 30'W.

MID-GROUND SHRUBS
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE.
ILEX CRENATA `STOKES` / JAPANESE HOLLY — 5 GAL.
WUCOLS (L), 3'H. X 4'W.
PRUNUS LAUROCERASUS `OTTO LUYKEN` / LUYKENS LAUREL — 5 GAL.
WUCOLS (M), 3'H. X 4'W.
RHAPHIOLEPIS INDICA `PINK DANCER` / INDIAN HAWTHORNE — 5 GAL.
WUCOLS (M), 2'H. X 3'W.
SPIRAEA X B. `ANTHONY WATERER` / ANTHONY WATERER SPIRAEA — 5 GAL.
WUCOLS (M), 3'H. X 4'W.
VIBURNUM TINUS `SPRING BOUQUET` / SPRING BOUQUET LAURESTINUS — 5 GAL.
WUCOLS (M), 6'H. X 6'W.

HEDGE/BORDER SHRUBS
EVERGREEN, HARDY SHRUBS DESIGNED TO SEPARATE AREAS, SCREEN DRIVE AISLES AND PARKING, AND PROVIDE VISUAL CUES TO SITE ORGANIZATION.
OLEA EUROPAEA `LITTLE OLLIE` TM / LITTLE OLLIE OLIVE — 15 GAL.
WUCOLS (L), 4'H. X 4' W.
RHAPHIOLEPIS SP. / INDIAN HAWTHORN — 15 GAL.
WUCOLS (M), 5'H. X 6' W.
VIBURNUM TINUS `COMPACTUM` / VIBURNUM — 5 GAL.
WUCOLS (M), 5'H. X 6' W.
XYLOSMA CONGESTUM `COMPACTA` / COMPACT XYLOSMA — 5 GAL.
WUCOLS (L), 6'H. X 6' W.

SHRUBS AND GROUNDCOVER
MEDIUM TO LOW SHRUBS, WITH GROUNDCOVERS (SEE BELOW) IN LARGER AREAS.
CALLISTEMON VIMINALIS `BETTER JOHN` / DWARF WEEPING BOTTLE BRUSH — 1 GAL.
CISTUS PULVERULENTUS `SUNSET` / ROCKROSE — 1 GAL.
WUCOLS (L)
COTONEASTER DAMMERI `LOWFAST` / BEARBERRY COTONEASTER — 1 GAL.
WUCOLS (L)
DIETES VEGETA / AFRICAN IRIS — 1 GAL.
ESCALLONIA FRADESII / ESCALLONIA — 1 GAL.
GREVILLEA X `NOELLII` / GREVILLEA — 1 GAL.
JUNIPERUS CONFERTA `COMPACTA` / SHORE JUNIPER — 1 GAL.
WUCOLS (L)
RHAPHIOLEPIS UMBELLATA `MINOR` / YEDDA HAWTHORN — 1 GAL.

NATIVE AND ADAPTED PLANTING
LOW WATER USE GROUNDCOVER AND NATIVE BUNCHGRASS
ACACIA REDOLENS `LOWBOY` / BANK CATCLAW — 1 GAL.
ARCTOSTAPHYLOS X `EMERALD CARPET` / EMERALD CARPET MANZANITA — 1 GAL.
BACCHARIS PILULARIS / DWARF COYOTE BRUSH — 1 GAL.
COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER — 5 GAL.
FESTUCA MAIREI `GREENLEE`S FORM` / GREENLEE ATLAS FESCUE — 1 GAL.
WUCOLS (L)
MUHLENBERGIA DUBIA / PINE MUHLY — 1 GAL.
MUHLENBERGIA RIGENS / DEER GRASS — 1 GAL.

ACCENT/ENTRY PLANTING
THEMED PLANTING, EVERGREEN AND FLOWERING SHRUBS AND GROUNDCOVERS WITH INCREASED DENSITY AT FOCAL AREAS.
COLEONEMA PULCHRUM / PINK BREATH OF HEAVEN — 1 GAL.
HEMEROCALLIS X VARS. / STELLA SUPREME DAYLILY — 1 GAL.
WUCOLS (M)
LAVANDULA X INTERMEDIA VARS. / LAVENDER — 5 GAL.
WUCOLS (L)
LOROPETALUM CHINENSE VARS. / GREEN LOROPETALUM — 5 GAL.
WUCOLS (M)
OLEA EUROPAEA `LITTLE OLLIE` TM / LITTLE OLLIE OLIVE — 1 GAL.

NO-MOW FESCUE
-

GROUNDCOVER
SPREADING EVERGREEN PLANTS,MEDIUM AND LOW WATER USE. PRIMARILY SELECTED FOR HARDINESS, SOME FLOWERING. USED AS FOREGROUND FOR MIXED PLANTING.
COPROSMA KIRKII / CREEPING MIRROR PLANT — 1 GAL.
JUNIPERUS HORIZONTALIS VARS. / CREEPING JUNIPER — 1 GAL.
WUCOLS (L)
ROSA X `FLOWER CARPET CORAL` / ROSE — 1 GAL.
WUCOLS (M)
ROSMARINUS OFF.`HUNTINGTON CARPET` / H. CARPET ROSEMARY — 1 GAL.
WUCOLS (L)
TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE — 1 GAL.
WUCOLS (M)
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE — 1 GAL.
WUCOLS (M)

(SPECIES LISTED ARE REPRESENTATIVE AND NOT EXCLUSIVE; FINAL SELECTION TO CONFORM TO CAMPUS OAKS & CAMPUS OAKS TOWN CENTER DESIGN GUIDELINES) QUANTITIES ARE NOT EXACT: PLANS ARE PRELIMINARY AND PLANTING (SHRUBS, GROUNDCOVER, ETC) IS SHOWN GRAPHICALLY: ESTIMATORS ARE ADVISED THAT INDIVIDUAL PLANTS MAY BE SMALLER THAN SHOWN AT THIS PRELIMINARY PLANNING LEVEL, AND QUANTITIES THEREFORE MAY BE GREATER.

mortonpitalo

Roach & Campbell

March 31, 2022
Roseville, California
Major Project Permit Phase 1 (Substantial Conformance)

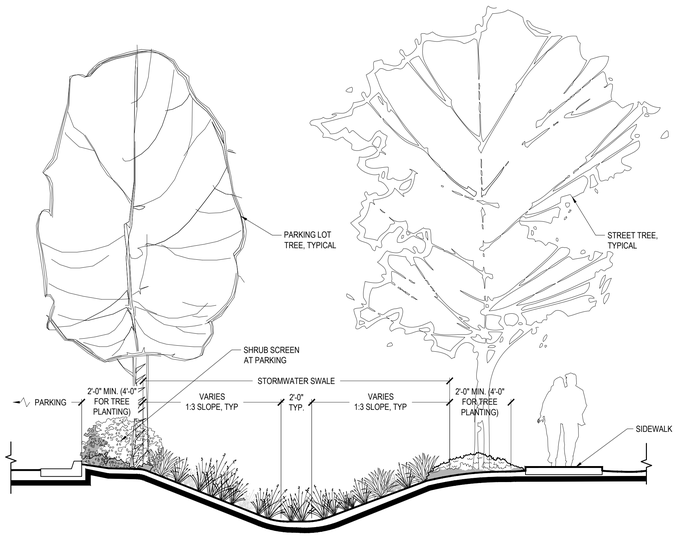
0' 20' 40'
1" = 20'

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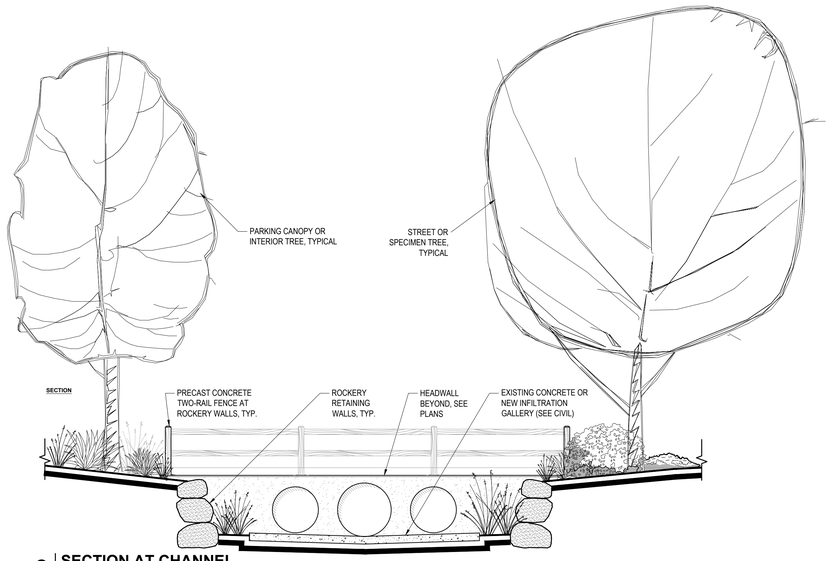
Campus Oaks Town Center Lot 13

Preliminary Landscape Plan | Substantial Conformance Exhibit

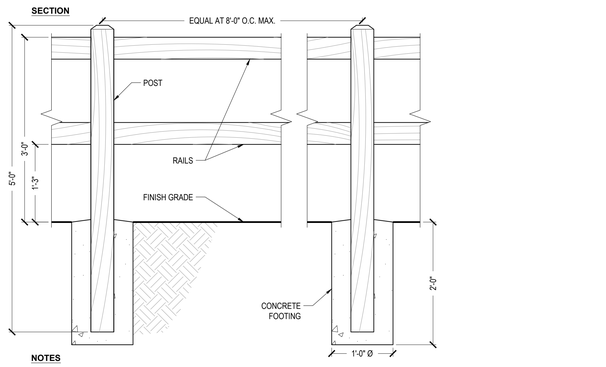
L1.1



1 TYPICAL STORMWATER SWALE SECTION
1/4" = 1'-0" — SECTION



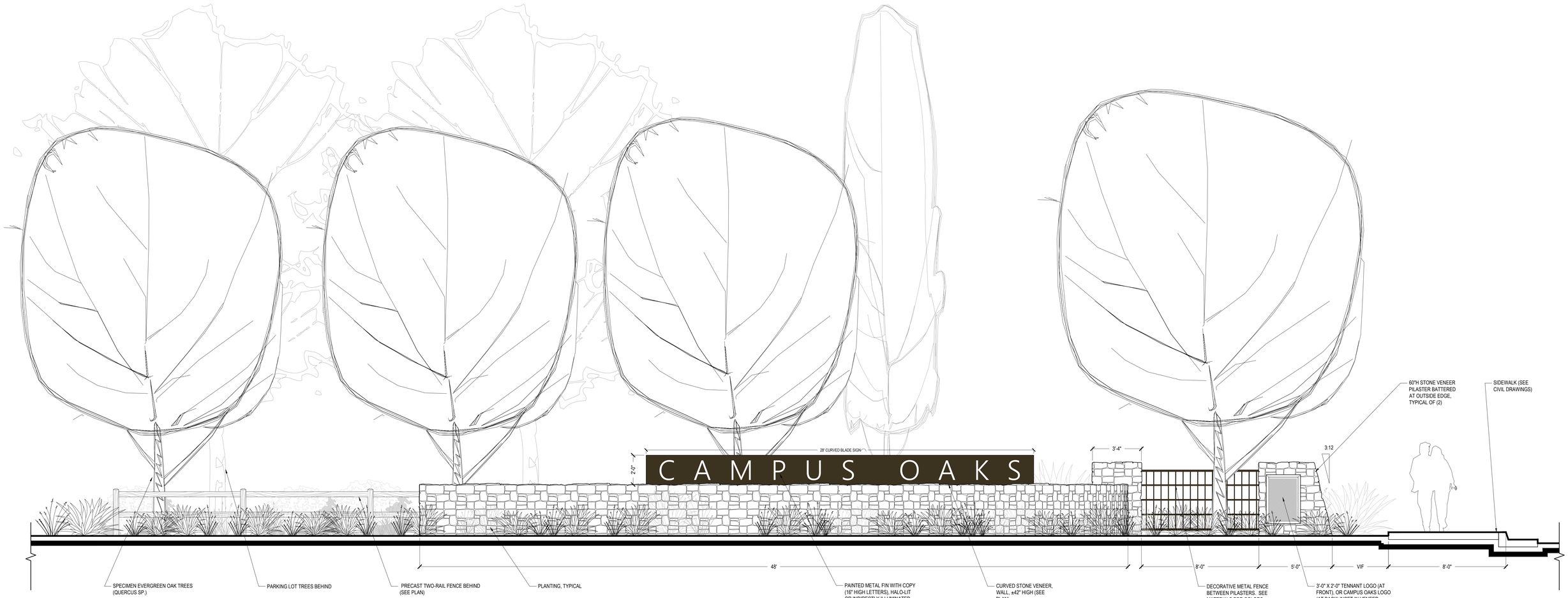
2 SECTION AT CHANNEL
1/4" = 1'-0" — SECTION



NOTES

A. PRECAST SPLIT RAIL FENCE AS MANUFACTURED BY PHOENIX PRECAST, ARTISAN PRECAST, DYNAMIC PRECAST, OR EQUAL.
B. COLOR: EARTHTONE BROWN.
C. RAILS AND POST SPACING AS SHOWN.
D. POSTS SHALL BE REINFORCED WITH (4) #3 BARS, RAILS SHALL BE BE REINFORCED WITH (2) #3 BARS, MIN.

3 SPLIT-RAIL FENCE (TWO RAIL, PRECAST)
NO SCALE — AS NOTED



NOTES

A. PRIMARY COMMUNITY GATEWAY OCCURS AT THE INTERSECTION OF BLUE OAKS BLVD. AND ROSEVILLE PARKWAY (AT BOTH SOURTH CORNERS). SECONDARY COMMUNITY GATEWAYS ARE SIMILAR (TWO TOTAL: ONE EACH AT THE INTERSECTION OF WOODCREEK OAKS BLVD. AND BLUE OAKS BLVD, AND AT THE INTERSECTION OF WOODCREEK OAKS BLVD AND PAINTED DESERT DRIVE)

4 PRIMARY CAMPUS OAKS GATEWAY (LOOKING SOUTH FROM BLUE OAKS)
3/8" = 1'-0" — ELEVATION

Exhibit A



WEST ELEVATION NTS



SOUTH ELEVATION NTS



EAST ELEVATION NTS



NORTH ELEVATION NTS



RENDERING FROM SE NTS

MATERIAL PALETTE



FIBER CEMENT PANELS
VINTAGEWOOD 'CEDAR'



METAL SIDING
IC-72 PANEL
WALL DARK BRONZE



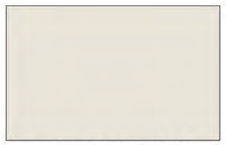
WELLS GRAY 'DE6242'
DUNN EDWARDS



STEEL PAINTED CANOPY



DARK BRONZE



PRO-CRYL METAL PAINT
PRIMER

SITE LOCATION

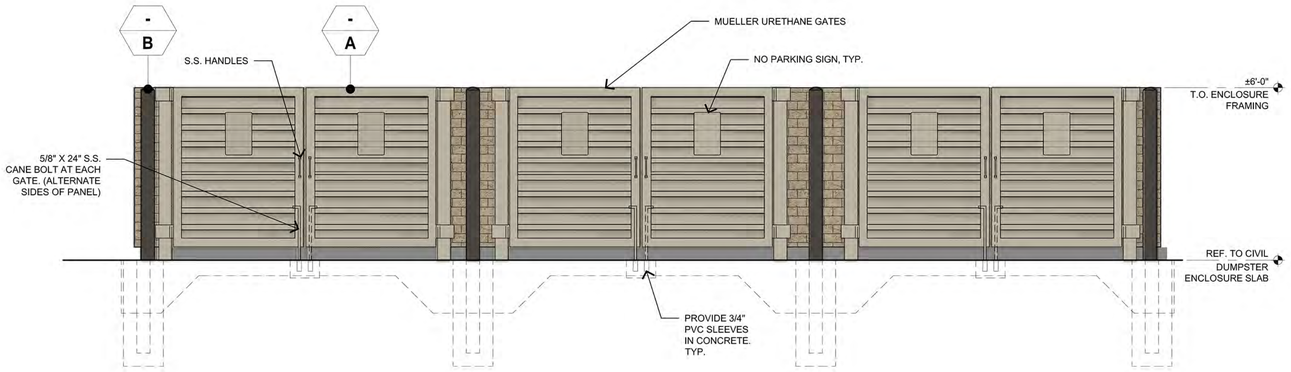


CAMPUS OAKS TOWN CENTER | GAS STATION

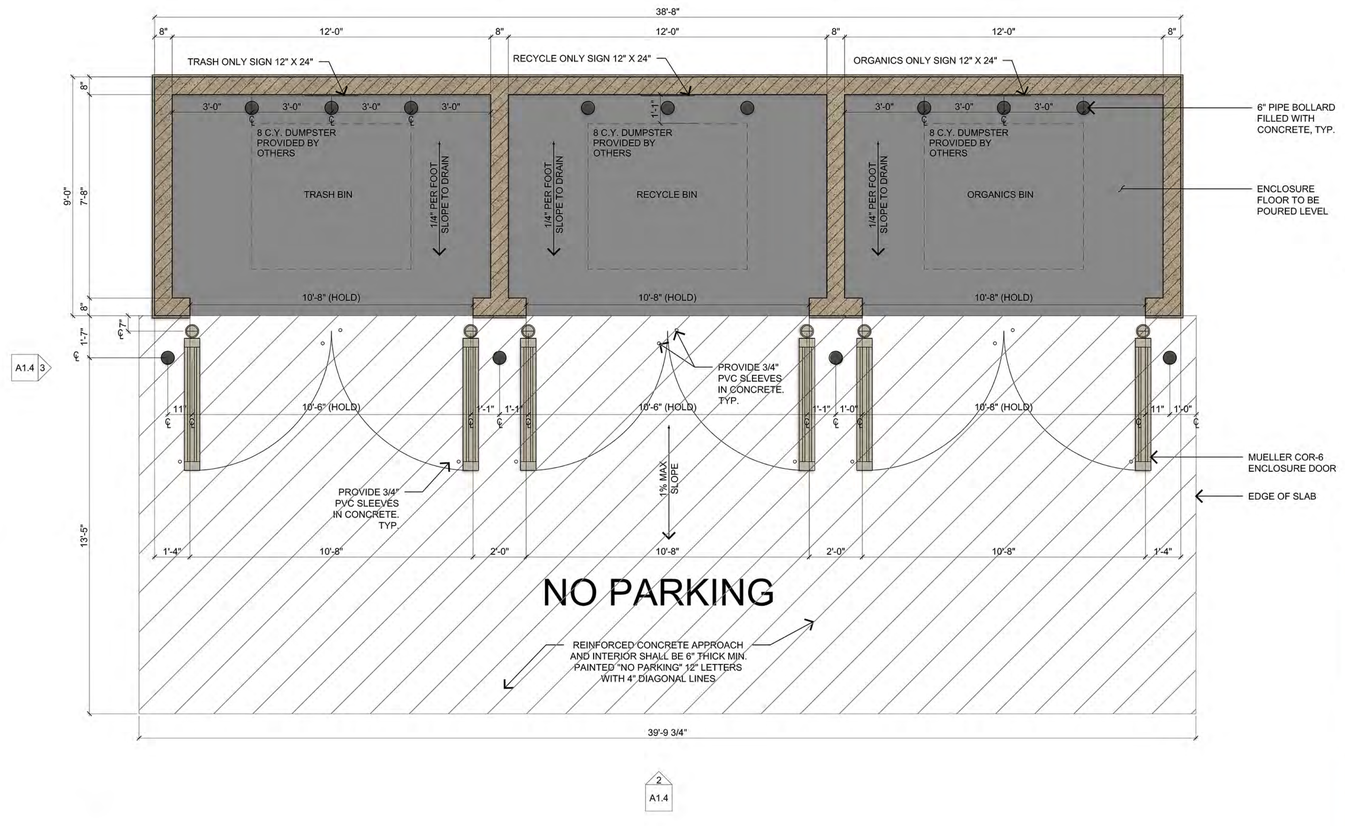
ROSEVILLE, CA

TAIT & ASSOCIATES

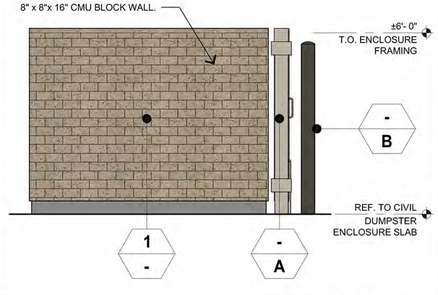
Exhibit A



FRONT ELEVATION - DUMPSTER ENCLOSURE | SCALE: 3/8" = 1'-0" | 2



DUMPSTER ENCLOSURE PLAN | SCALE: 3/8" = 1'-0" | 1



SIDE | SCALE: 3/8" = 1'-0" | 3

NOTES

1. SINGLE ENCLOSURE IS 12' WIDE (INTERIOR)
2. THE EXTERIOR FINISH AND COLOR OF THE ENCLOSURE SHALL MATCH THE BUILDING PER THE DESIGN REVIEW PERMIT EXHIBITS AND/OR CONDITIONS OF APPROVAL
3. GREASE/TALLOW BIN ENCLOSURE MAY BE ATTACHED TO THE TRASH ENCLOSURE OR BE CONSTRUCTED SEPARATELY, THE GREASE/TALLOW BIN MUST NOT BE LOCATED WITHIN THE TRASH/RECYCLING ENCLOSURE
4. NO. 4 REBAR, 12 INCHES O.C. EACH WAY, 3-INCH DOBIES WITH WIRE TIES AT 3-FOOT INTERVALS, EACH WAY

** REFERENCE SHEET SW-1; CITY OF ROSEVILLE - STANDARD TRASH ENCLOSURE

LEGEND

1 / A — 1 = MATERIAL, A = FINISH

MATERIALS

1 / - — 8" X 8" X 16" CMU BLOCK WALL
MANUFACTURER: BASALITE #113

FINISHES

- / A — WELL GRAYS DE6242 - DUNN EDWARDS

- / B — SEAL SKIN SW7675 -SHERWIN WILLIAMS

WELLS GRAY 'DE6242' DUNN EDWARDS

SEAL SKIN 'SW7675' SHERWIN WILLIAMS

PRECISION '113' BASALITE CMU

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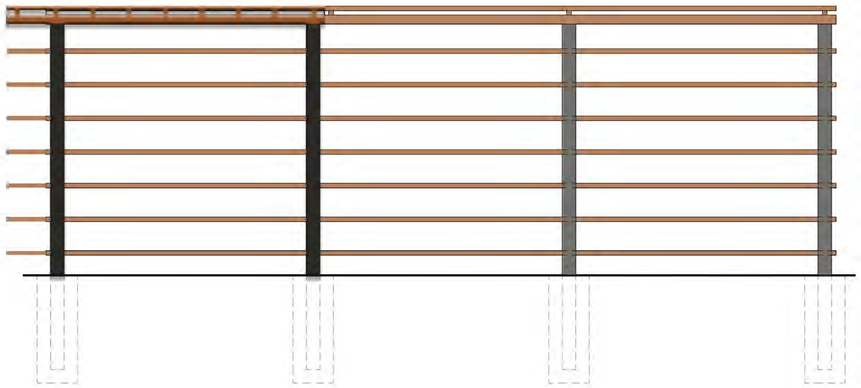
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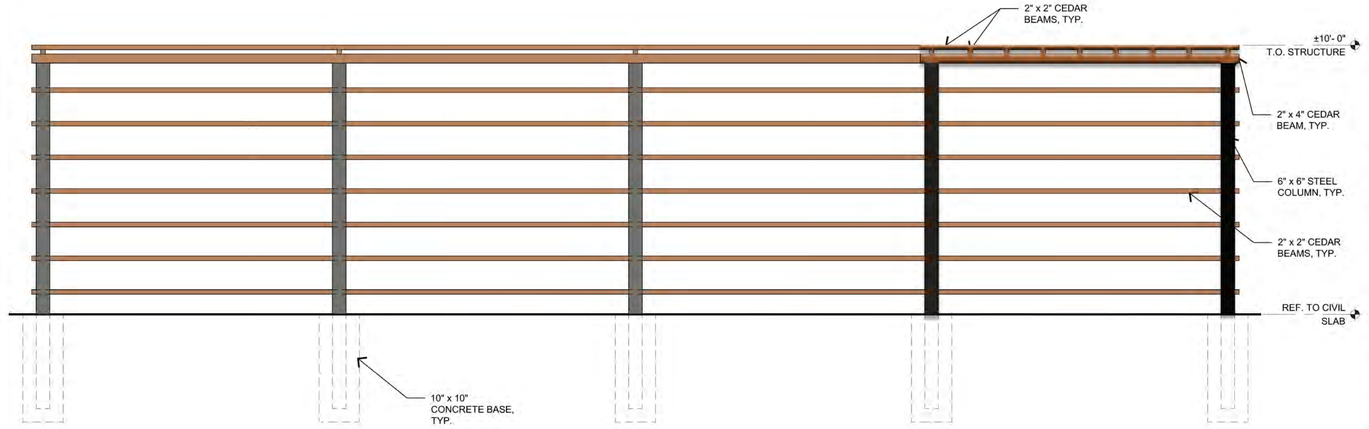
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PRINTED BY: KJONES
DRAWING NAME: ELEVATIONS--TRASH ENCLOSURE.DWG
PRINT DATE: Mar 30, 2022 - 4:01pm

Exhibit A



SIDE ELEVATION - PATIO TRELLIS | SCALE: 3/8" = 1'-0" | 3



FRONT ELEVATION - PATIO TRELLIS | SCALE: 3/8" = 1'-0" | 2

FINISHES

1 - 6" X 6" STEEL COLUMNS

2 - CEDAR BEAM

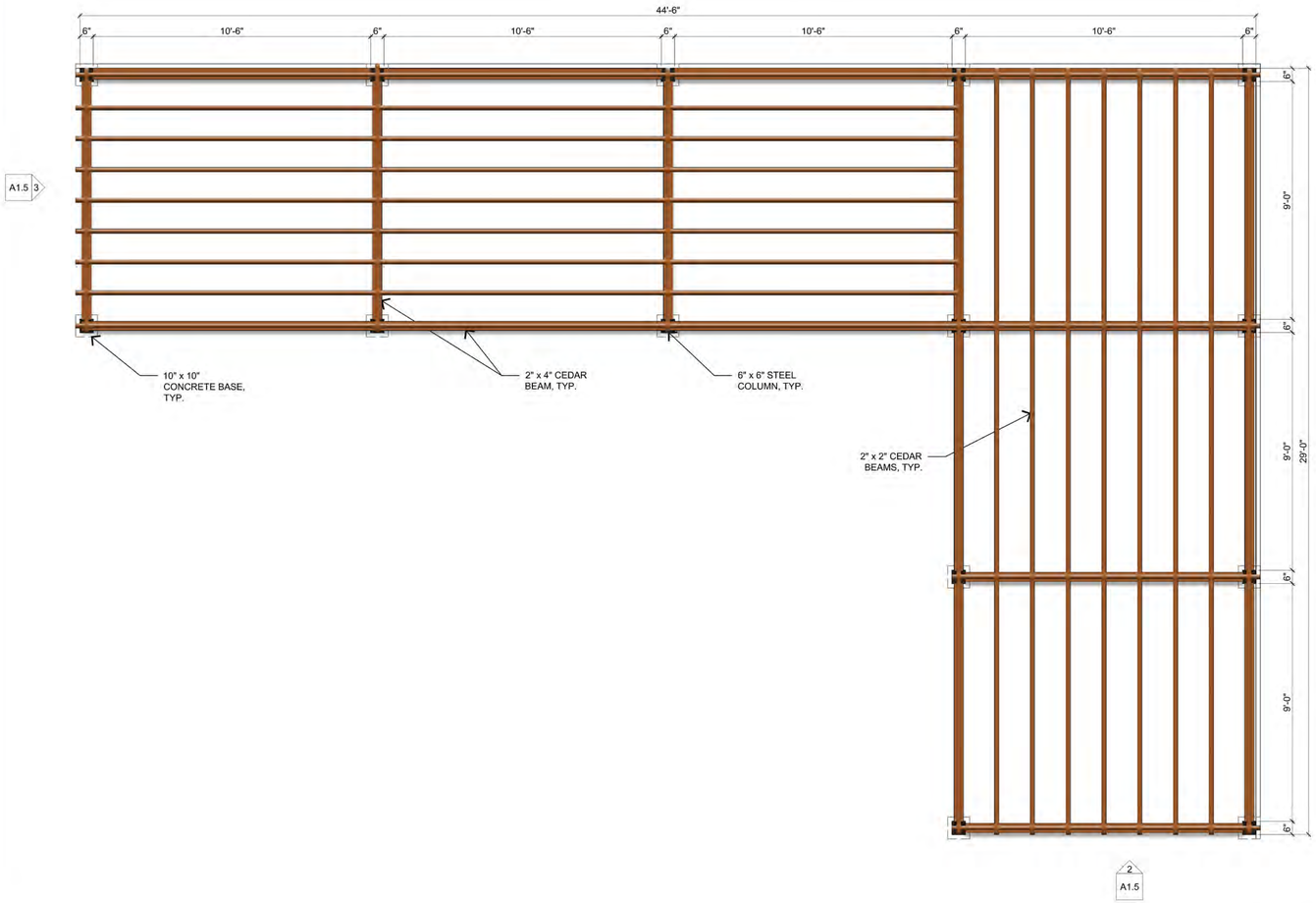
MATERIAL SAMPLES



STEEL PAINTED CANOPY



CEDAR BEAM



PATIO TRELLIS PLAN | SCALE: 3/8" = 1'-0" | 1

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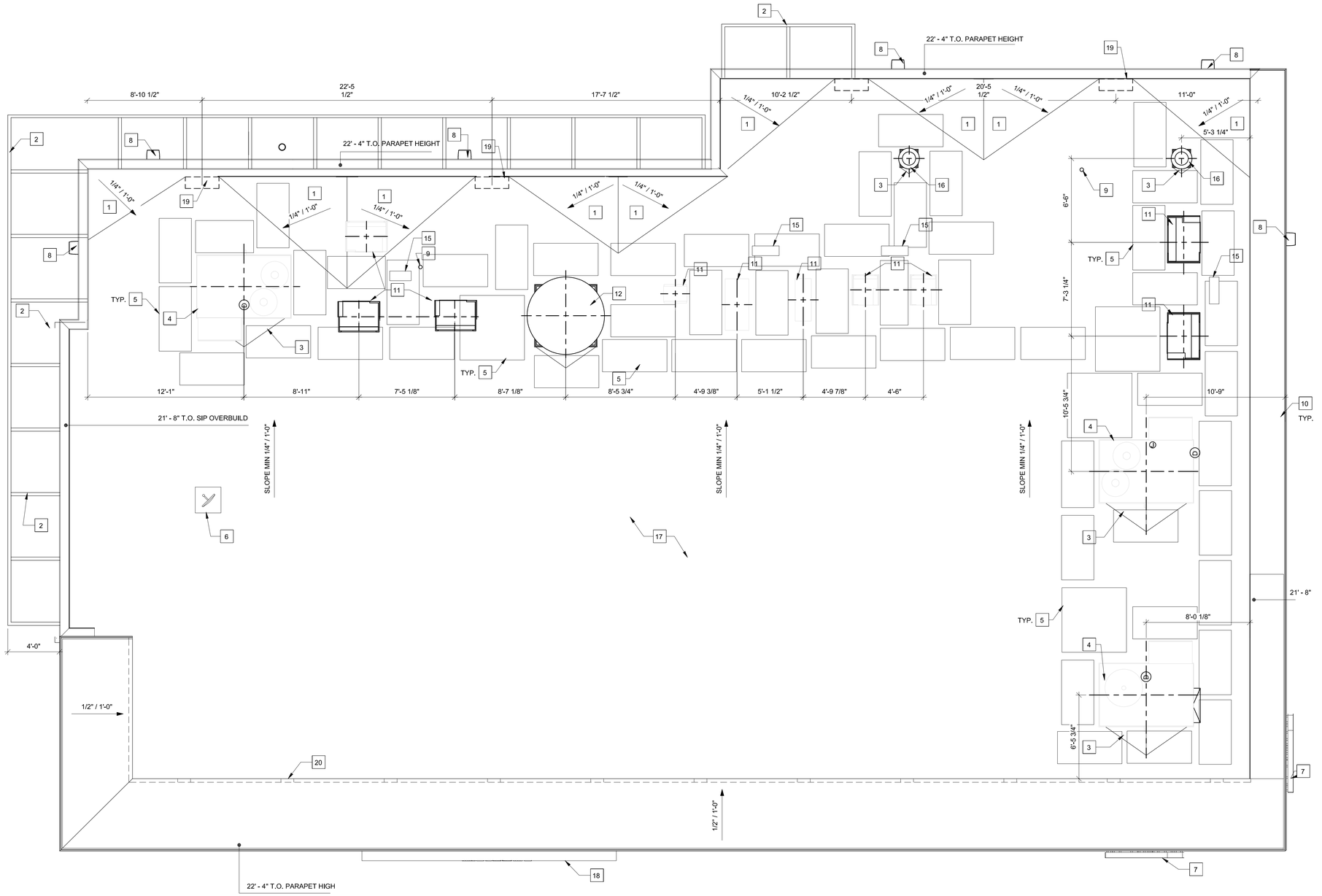
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KEYNOTES

1. CRICKET W/ TAPERED INSULATION TYP.
2. MAPES CANOPY COMES IN 5'-0" SECTIONS AND 24" HANGER ROD HEIGHTS. ALL CUSTOM CANOPY DESIGNS HAVE A LEAD TIME OF 7-8 WEEKS.
3. PROVIDE TAPERED INSULATION CRICKET AT ALL ROOFTOP EQUIPMENT AS INDICATED. SLOPE 1/4" MINIMUM FOR POSITIVE DRAINAGE.
4. RTU REF MECHANICAL SHEETS.
5. WALKING PAD TO BE A MINIMUM 30" AROUND MECHANICAL UNIT.
6. LOTTO SATELLITE DISH REF: ELECTRICAL SHEETS. SATELLITE DISH FOR LOTTO MACHINE FOR AZ, CA, CO, TX, & WA. REMOVE DISH AND CORRESPONDING CABLING DETAILS IN OTHER STATES.
7. FASCIA SIGN (UNDER SEPARATE PERMIT)
8. EXTERIOR WALL MOUNT LED FIXTURE.
9. PLUMBING VENT; REF PLUMBING SHEETS.
10. PRE-FINISHED METAL COPING.
11. REMOTE CONDENSER, REF. MECHANICAL.
12. GRAVITY VENTILATOR. REF. MECHANICAL.
13. INTERIOR ROOF LADDER ACCESS; REF: MATERIAL SCHEDULE.
14. OVERFLOW SCUPPER; TO BE 2" ABOVE PRIMARY DRAIN SYSTEM.
15. REFRIGERANT PIPE PORTAL.
16. EXHAUST DUCT; REF PLUMBING SHEETS.
17. SINGLE PLY ROOFING OVER SIP PANEL ROOF.
18. CUSTOM PRE-FAB CANOPY WITH INTERNAL DRAINAGE.
19. ROOF DRAIN
20. 12" X 12" EXTERIOR ALUMINUM VENT @ 8'-0" O.C., INSTALL PER MANUFACTURER'S SPECIFICATIONS

ROOF DRAIN REQUIREMENT

LOCATION: ANYWHERE, USA
3" HOURLY RAINFALL CALCULATION — TO BE UPDATED BY SITE ADAPT A/E

MAIN ROOF = 4,868 SF

WITH 4" PIPE SIZE , (1) DOWNSPOUTS WOULD BE REQUIRED.
(4) DOWNSPOUTS ARE BEING PROVIDED FOR THE MAIN ROOF.

CANOPY ROOF AT MAIN ENTRY = 98 SF

WITH 4" PIPE SIZE , (1) DOWNSPOUT WOULD BE REQUIRED.
(1) INTERNAL DOWNSPOUT IS BEING PROVIDED FOR THE CANOPY ROOF.

ROOF PLAN | SCALE: 1/4" = 1'-0" | 1

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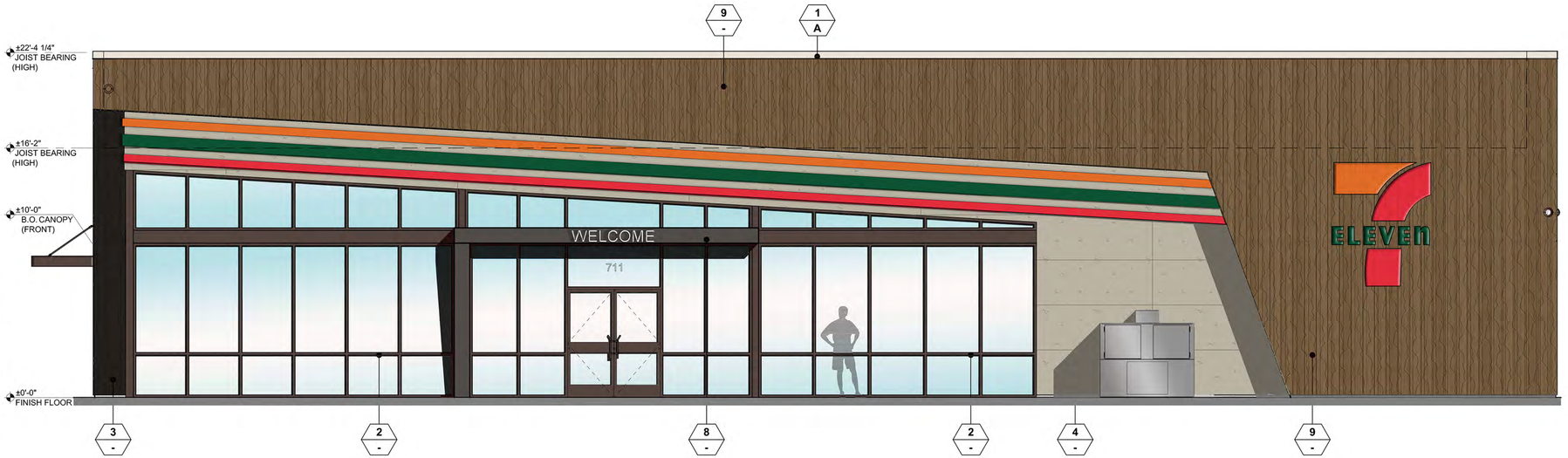
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EXTERIOR ELEVATION - SOUTH | SCALE: 1/4" = 1'-0" | 2



EXTERIOR ELEVATION - EAST (STOREFRONT) | SCALE: 1/4" = 1'-0" | 1

MATERIAL SAMPLES



FINISHES

1 - METAL PAINT PRIMER
FINISH: PRO-CRYL METAL PRIMER
MFR: T.B.D.

2 - ALUMINUM STOREFRONT FRAME SYSTEM
FINISH: DARK BRONZED
MFR: T.B.D.

3 - METAL SIDING
FINISH: IC-72 PANEL - WALL DARK BRONZE
MFR: METAL SALES

4 - PAINTED SMOOTH IMPERFECT STUCCO
FINISH: WELL GRAY 'DE6242'
MFR: DUNN EDWARDS

5 - GREEN SCREEN - TRELLIS
FINISH: DARK BRONZE
MFR: T.B.D.

6 - NOT USED

7 - NOT USED

8 - STEEL PAINTED CANOPY
FINISH: T.B.D.
MFR: T.B.D.

9 - VERTICAL FIBER CEMENT PANEL
FINISH: VINTAGEWOOD - 'CEDAR'
MFR: T.B.D.

MATERIALS

- A - WELL GRAY DE6242
DUNN EDWARDS

Rev. #	Date	Description

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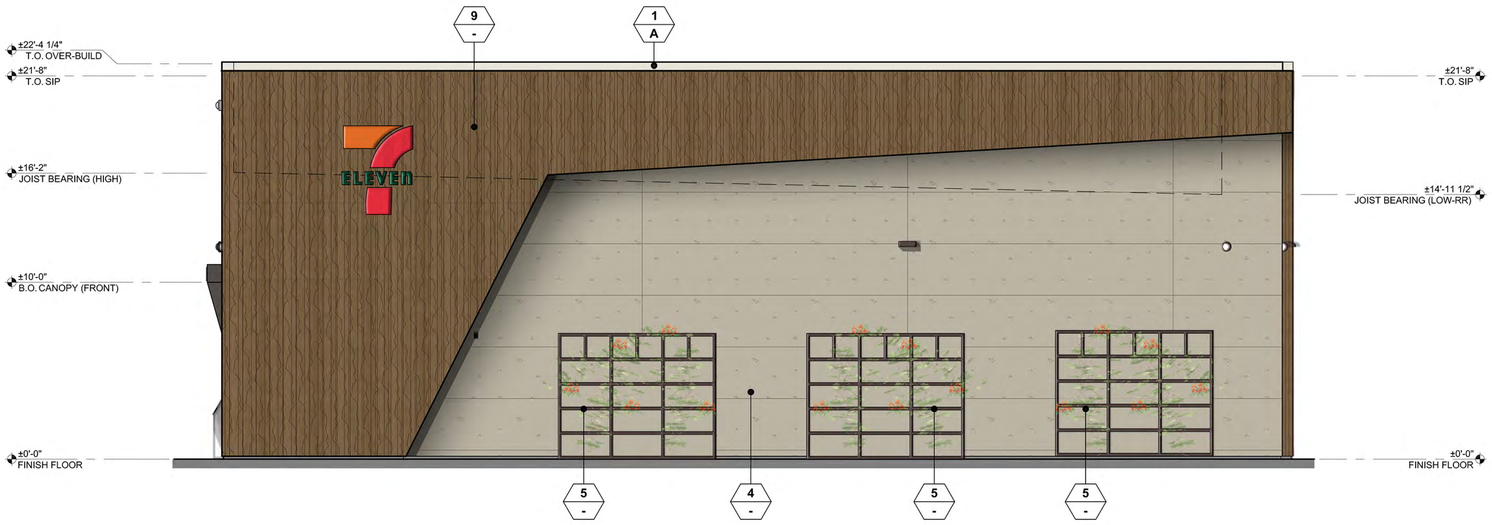
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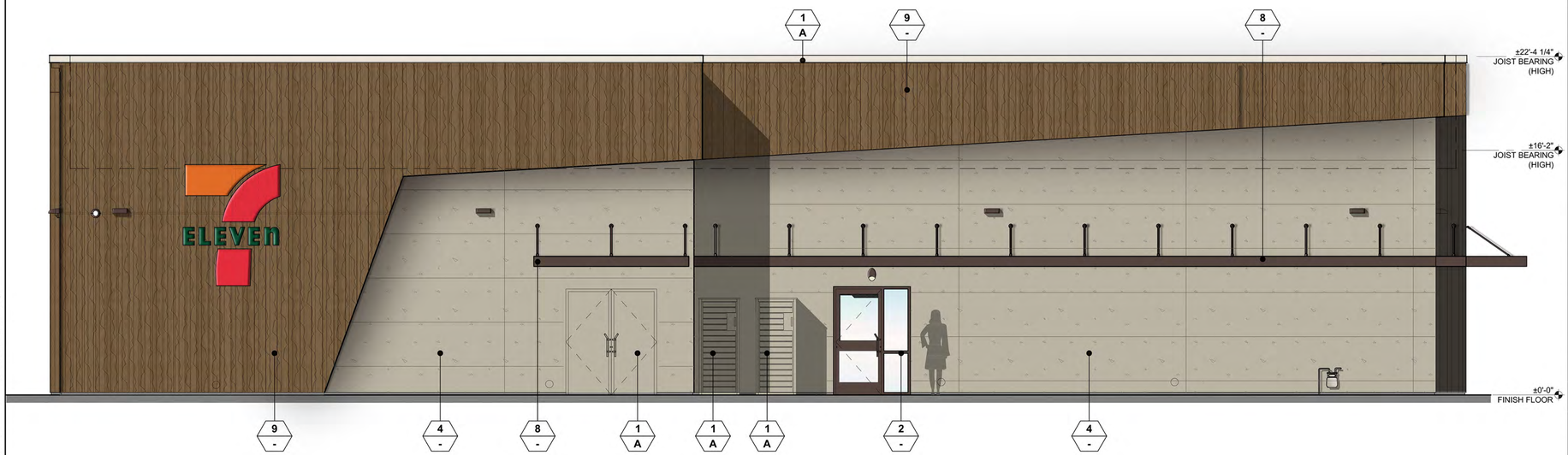
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EXTERIOR ELEVATION - NORTH (FACING BLUE OAKS BLVD.) SCALE: 1/4" = 1'-0" 2



EXTERIOR ELEVATION - WEST (FACING ROSEVILLE PKWY.) SCALE: 1/4" = 1'-0" 1

MATERIAL SAMPLES

FIBER CEMENT PANELS
VINTAGEWOOD 'CEDAR'

METAL SIDING
IC-72 PANEL - WALL DARK BRONZE
METAL SALES

WELLS GRAY 'DE6242'
DUNN EDWARDS

STEEL PAINTED CANOPY

DARK BRONZE

PRO-CRYL METAL PAINT
PRIMER

FINISHES

1 - METAL PAINT PRIMER
FINISH: PRO-CRYL METAL PRIMER
MFR: T.B.D.

2 - ALUMINUM STOREFRONT FRAME SYSTEM
FINISH: DARK BRONZED
MFR: T.B.D.

3 - METAL SIDING
FINISH: IC-72 PANEL - WALL DARK BRONZE
MFR: METAL SALES

4 - PAINT SMOOTH IMPERFECT STUCCO
FINISH: WELL GRAY 'DE6242'
MFR: DUNN EDWARDS

5 - GREEN SCREEN - TRELLIS
FINISH: DARK BRONZE
MFR: T.B.D.

6 - NOT USED

7 - NOT USED

8 - STEEL PAINTED CANOPY
FINISH: T.B.D.
MFR: T.B.D.

9 - VERTICAL FIBER CEMENT PANEL
FINISH: VINTAGEWOOD - 'CEDAR'
MFR: T.B.D.

MATERIALS

A - WELL GRAY DE6242
DUNN EDWARDS

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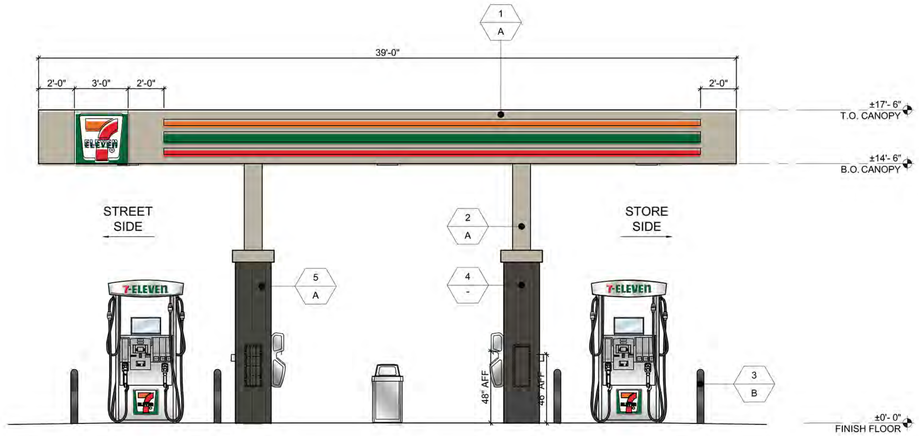
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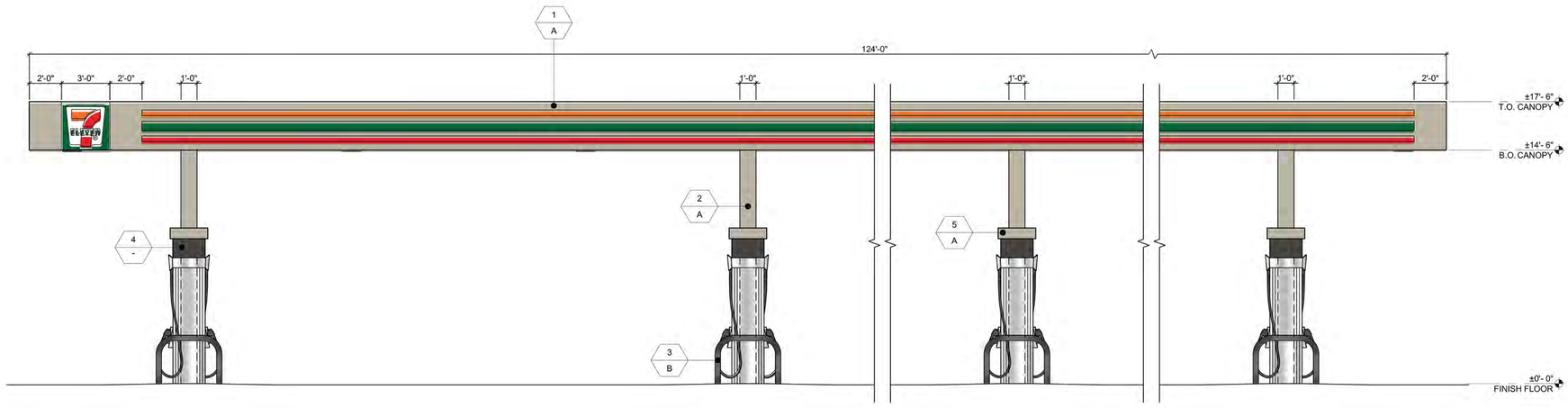
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EXTERIOR ELEVATION - NORTH (FACING BLUE OAKS BLVD.)

SCALE: 1/4" = 1'-0" | 2



EXTERIOR ELEVATION - WEST (FACING ROSEVILLE PKWY.)

SCALE: 1/4" = 1'-0" | 1

MATERIAL SAMPLES



WELLS GRAY 'DE6242'
DUNN EDWARDS

SEAL SKIN SW7675
SHERWIN WILLIAMS

METAL SIDING
IC-72 PANEL
WALL DARK BRONZE

FINISHES

1 - ACM CANOPY FASCIA
FINISH: PAINT TO MATCH DE6242
MFR: REYNOBOND

2 - METAL COLUMN
FINISH: PRO-CRYL METAL PAINT

3 - METAL BOLLARD

4 - METAL SIDING
FINISH: IC-72 PANEL - WALL DARK BRONZE
MFR: METAL SALES

5 - EIFS TRIM
FINISH: 7/8" EXTERIOR STUCCO - SMOOTH FINISH
MFR: -

MATERIAL SAMPLES

- A - WELLS GRAY - DE6242
DUNN EDWARDS

- B - SEAL SKIN - SW7675
SHERWIN WILLIAMS

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PLANNING COMMISSION COMMUNICATION

Title:	SVSP JMC Tentative Map #4, 3801 Santucci Bl, File # PL21-0223
Contact:	Shelby Maples, smaples@roseville.ca.us, (916) 746-1347

Meeting Date: 4/28/2022
Item #: 6.3.

ATTACHMENTS:

Description

Staff Report

Exhibit A SVSP EIR Addendum

Exhibit B General Plan Amendments

Exhibit C Specific Plan Amendment

Exhibit D Rezone

Exhibit E SVSP Change Pages

Exhibit F Second Amendment DF Properties Development Agreement

Exhibit G Second Amendment Mourier Investments LLC Development Agreement

Exhibit H Fifth Amendment to Westpark Federico Development Agreement

Exhibit I Large Lot Tentative Subdivision Maps

Exhibit J.1 Small Lot Tentative Subdivision Maps

Exhibit J.2 Small Lot Tentative Subdivision Maps

Exhibit K.1 Preliminary Grading and Utility Plan

Exhibit K.2 Preliminary Grading and Utility Plan

Exhibit L Utilities and Infrastructure Plan

Exhibit M Fencing and Bin Placement

Exhibit N Development Standards

Exhibit O Elevations and Color Palates

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting April 28, 2022

Prepared by: Shelby Maples, Associate Planner

ITEM 6.3: General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendments, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, Design Review for Residential Subdivisions – 3801 Santucci Bl. – SVSP JMC Tentative Map #4 – PL21-0223

REQUEST

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

Applicant – David Cobbs, Baker Williams Engineering
Owner – Ryan Biziewski, Mourier Investments, LLC

SUMMARY RECOMMENDATION

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

1. Consider the Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Recommend that the City Council approve the General Plan Amendment;
3. Recommend that the City Council approve the Specific Plan Amendment;
4. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
5. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendment to the Mourier Investments LLC Development Agreement;
6. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendment to the DF Properties Development Agreement;
7. Recommend that the City Council adopt the five (5) findings of fact and approve the fifth amendment to the Westpark Federico Development Agreement;
8. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to seventy (70) conditions of approval;
9. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to eighty-five (85) conditions of approval;

10. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivisions subject to twenty-six (26) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

At the time of staff report publication, City staff and the applicant team were still in the process of negotiating conditions of approval regarding supplemental fees for both the Neighborhood Park Fee and Bike Trail Fee, as described in the Development Agreements.

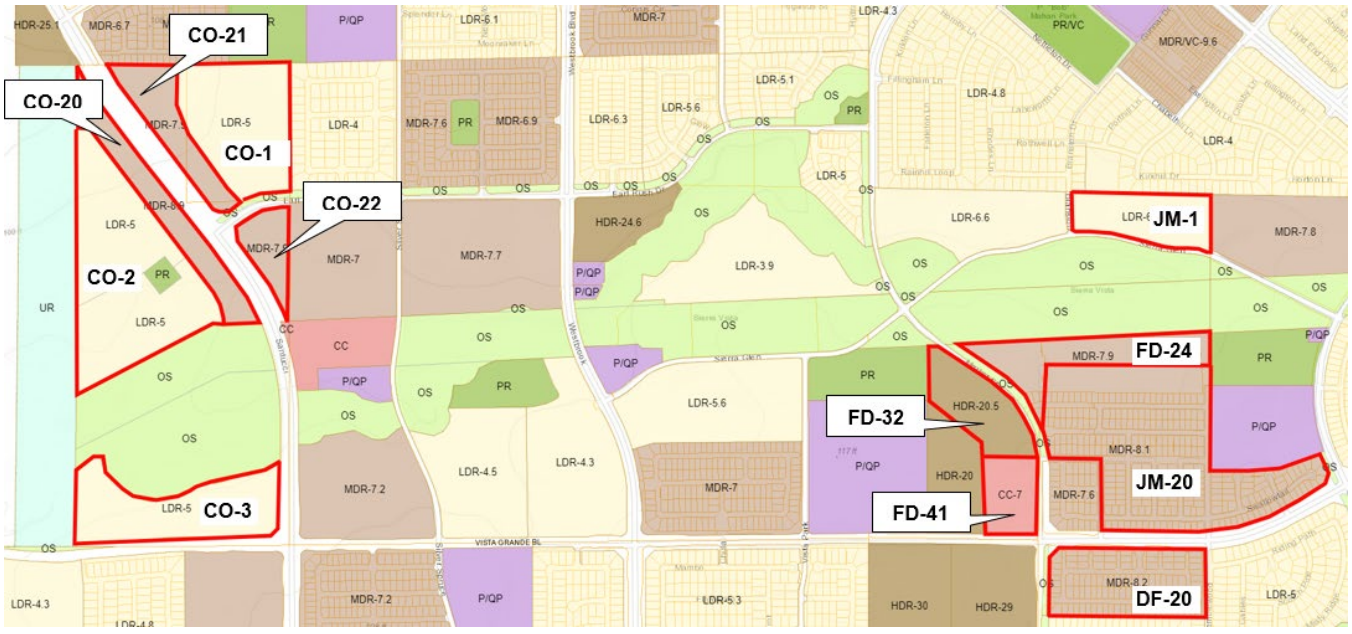
Both of these fee programs allocate a higher fee payment to Low Density Residential (LDR) units than to Medium Density Residential (MDR) units or High Density Residential (HDR) units; therefore, modifying the land use to reduce LDR units by 197 units, increase MDR units by 223 units, and increase HDR units by 14 units results in a shortfall of funds for both fee programs. Staff will propose new conditions to recapture the loss of fees.

BACKGROUND

The project site is within the Sierra Vista Specific Plan (SVSP) area. The SVSP was adopted on May 5, 2010 and includes 2,064 acres west of Fiddyment Road, north of Baseline Road. An Environmental Impact Report (EIR) was certified and a Mitigation Monitoring and Reporting Program was adopted with the SVSP. Additionally, the City entered into several Development Agreements with the property owners of the SVSP parcels to outline development obligations within the plan area.

The requested entitlements (described in further detail in the Project Description section below) will allow the development of 516 single-family residential units on Parcels CO-1, CO-2, CO-3, CO-20, CO-21, and CO-22 (Tentative Map #4). Additionally, the project will modify the land use and zoning designations for Parcels FD-7, FD-24, FD-32 (into 32A and B), FD-41, JM-1, and JM-20 to facilitate future development.

Figure 1: Project Location



PROJECT DESCRIPTION

General Plan Amendment (GPA): The project includes a General Plan Amendment to: move Parcel CO-21, which has the effect of changing 7.8 acres of Medium Density Residential (MDR) to Low Density Residential (LDR); change Parcel CO-22 from 4.8 acres of MDR to 4.81 acres of LDR; change Parcel FD-7 from 8.97 acres of LDR to 8.34 acres of MDR; separate High Density Residential (HDR) Parcel FD-32 (8.9 acres) into HDR Parcels FD-32A (3.81 acres) and FD-32B (4.23 acres) and reduce the HDR acreage by 0.86 acres; and increase Community Commercial (CC) Parcel FD-41 from 5.71 acres to 6.24 acres. This will result in a net decrease of 27.3 acres of LDR land use and a net increase of 27.3 acres of MDR land use, a net decrease of 0.86 acres of HDR, and a net increase of 0.53 acres of CC within the SVSP. Exhibit B includes the General Plan Amendment exhibits.

Specific Plan Amendment (SPA): The project includes an Amendment to the SVSP, which includes land use changes consistent with those described in the General Plan Amendment, as well as unit transfers between Parcels CO-1 through CO-3, CO-20 through CO-22, FD-7, FD-24, FD-32 A and B, FD-41, JM-01, and JM-20. The land use for FD-41 will be modified to remove the mixed-use overlay, and the units reallocated amongst the parcels. Additionally, the Amendment will transfer the obligation to construct affordable middle-income purchase units from Parcel CO-20 (34 units) and DF-20 (four units) to new parcel FD-32B, and convert those units to 19 low and 19 very low income rental units. The SPA includes changes to the text, tables, and figures to reflect the land use changes and unit transfers. Exhibit C includes the proposed amendments to the land use map, and Exhibit E includes the proposed change pages for the text, tables, and figures of the SVSP.

Rezone (RZ): All of the affected residential parcels have a zoning designation of RS/DS, which will remain unchanged. The Rezone is requested to adjust the acreages and boundaries of the zoning designations to be consistent with the proposed land use adjustments and the large and small lot maps. The Rezone exhibit is located in Exhibit D.

Development Agreement Amendment (DAA): The project also includes the amendment of three development agreements within the SVSP: the second amendment of the Mourier Investments, LLC (Conley) DA; the second amendment of the DF Properties DA; and the fifth amendment of the Federico DA. The DAAs reflect the proposed land use changes and the change in the number of units within the affected development agreements. Additionally, the DAAs will remove fee deferrals for the Public Facilities and Public Benefits fees, consistent with other DAs in the area, as well as the transfer of the affordable unit obligation of middle income purchase units from CO-20 (34 units) and DF-20 (four units) to FD-32B, and the conversion of those units to 19 low and 19 very low income rental units. The DAAs are included in Exhibits F, G, and H.

Tentative Subdivision Maps: The project includes a Large Lot Tentative Subdivision Map (LLTSM) to align with the revised land use plan. Additionally, the project includes a Small Lot Tentative Subdivision (SLTSM) to subdivide approximately 83.64 acres into 516 single-family residential units. Parcel CO-1 will be an 87-unit, gated LDR subdivision; CO-2 will be a 43-unit LDR subdivision connected to CO-1; CO-3 will be a 67-unit, gated LDR subdivision; CO-20 will be a 94-unit MDR subdivision; CO-21 will be a 193-unit, gated MDR subdivision; and CO-22 will be a 32-unit, gated MDR subdivision. The LLTSM are located in Exhibit I, and the SLTSM are in Exhibit J.

Design Review for Residential Subdivisions (DRRS): The project includes unit designs with modified development standards for the proposed MDR subdivisions. The modified development standards are

consistent with those approved for similar subdivisions within the SVSP. The development standards are included as Exhibit N and the proposed elevations are included as Exhibit O.

EVALUATION: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND REZONE

The proposed land use (General Plan and SVSP) and zoning designation amendments are shown in Exhibit B, C, and D. The proposed change pages to the SVSP are provided in Exhibit E.

Proposed amendments to the General Plan and Specific Plan are analyzed for consistency with the goals and policies of the respective plans. The Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

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

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

The proposed project will reallocate units, land use, and large lot parcels throughout the SVSP, as shown in the table below (Table 1). The General Plan and the SVSP will be amended to reflect the proposed reconfiguration of large lots and units. The Rezone is requested to adjust the acreages and boundary locations of zoning designations to be consistent with the proposed parcel adjustments, including modifications to residential, open space, park, and commercial parcels. A total of 18 large lot parcels will be adjusted with the proposed project.

The project proposes to change the land use on several large lot parcels. The land use for Parcel CO-22 will change from MDR to LDR, Parcel FD-7 will change from LDR to MDR, and Parcel FD-41 will change from CMU/SA to CC (removing the mixed-use overlay and reallocating 40 units). Given that the locations of some of the parcels are being moved (for example, Parcel CO-21 will keep the same name and land use designation but move from the east side of Santucci to the west side), the net change in land use provides a clearer picture of the modification. As proposed, the project would result in a net decrease of 27.3 acres of LDR land use and a net increase of 27.3 acres of MDR land use, a net decrease of 0.86 acres of HDR, and a net increase of 0.53 acres of CC within the SVSP. This includes a decrease of 197 LDR units, 40 units from the removal of the mixed-use designation on FD-41, and an increase of 14 HDR units and 223 MDR units. The overall number of units will remain the same within the SVSP.

Table 1: Land Use Modifications

Parcel	Existing Land Use (General Plan/Specific Plan)	Proposed Land Use (General Plan/Specific Plan)	Existing Units (du)	Proposed Units (du)	Unit Change	Existing Density (du/ac)	Proposed Density (du/ac)
CO-01	LDR/LDR	Same	86	87	+1	5.0	5.3
~~CO-2A~~	~~LDR/LDR~~	-	~~71~~	-	-	~~5.0~~	-
~~CO-2B~~	~~LDR/LDR~~	-	~~73~~	-	-	~~5.0~~	-
CO-02	None	LDR/LDR	None	43	+43	None	4.9
CO-03	LDR/LDR	Same	78	67	-9	5.0	4.3

CO-20	MDR/MDR	Same	84	94	+10	8.9	7.4
CO-21	MDR/MDR	Same	62	193	+131	7.9	7.6
CO-22	MDR/MDR	LDR/LDR	38	32	-6	7.9	6.6
FD-7	LDR/LDR	MDR/MDR	57	58	+1	6.4	7.0
FD-24	MDR/MDR	Same	84	135	+51	7.8	8.2
~~FD-32~~	~~HDR/HDR~~		~~178~~			~~20.4~~	
FD-32A	None	HDR/HDR	None	78	+78	None	20.5
FD-32B	None	HDR/HDR	None	116	+116	None	27.4
FD-41	CC/(CMU/SA)	CC/CC	40	0	-40	20.0	0
JM-1	MDR/MDR	Same	135	134	-1	7.9	Same
JM-20	MDR/MDR	Same	322	271	-151	8.1	8.0
FD-77	OS/OS	Same	-	-	-	-	-
JM-70	OS/OS	Same	-	-	-	-	-
CO-70	OS/OS	Same	-	-	-	-	-
~~CO-71~~	~~OS/OS~~	-	-	-	-	-	-
CO-50	PR/PR	Same	-	-	-	-	-

While changes are occurring on a large number of parcels due to the shifting of lines and redistribution of units, the overall modification is consistent with the original intent of the Specific Plan. The overall number of units remains the same, though the number of LDR units decrease from 3,169 to 2,792 (a reduction of 197 units), the removal of the mixed-use designation on FD-41 resulted in a loss of 40 units, MDR units increase from 2,431 to 2,654 (an additional 223 units), and HDR units increase from 2,337 to 3,351 (an additional 14 units).

Affordable Housing

The project proposes the transfer of middle income purchase units from Parcels CO-20 (34 units) and DF-20 (4 units) to new parcel FD-32B, which is a High Density Residential (HDR) lot. As the minimum required density on HDR parcels is 13 dwelling units per acre, the primary development type that occurs on HDR parcels is multi-family apartments. Therefore, in order to allow the transfer of the 38 units and make their future development feasible, the units will also be converted to 19 low and 19 very low income rental units. Staff supports the proposed transfer, as the City is currently in a deficit for housing units in these categories. The Federico DA will also be modified to reflect the change.

FD-41 Mixed Use Overlay

The project proposes a modification to the current land use designation for Parcel FD-41, which is Commercial Mixed Use, and zoning designation of CMU/SA, to Community Commercial (CC). The acreage of Parcel FD-41 will increase by approximately half an acre, from 5.71 acres to 6.24 acres. With the

modification, the 40 units allocated to FD-41 will be removed, with 16 units transferred to FD-32 (HDR) and the remaining units transferred to the Conley parcels (Tentative Map #4) to bring the total within the subdivision to 516 units.

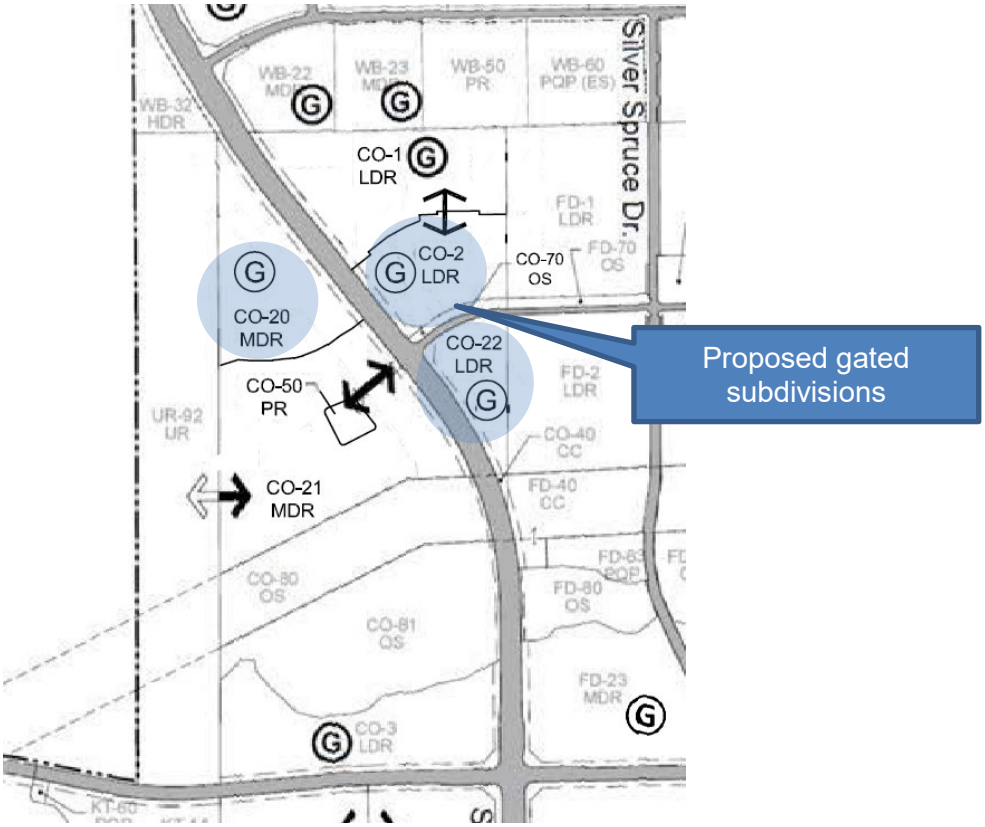
Per the SVSP, the intent of the mixed-use overlay is to provide an approximate development allocation of 60% commercial/office and 40% high density residential. The SVSP acknowledges that each CMU parcel will develop differently, in some cases completely commercial, as long as some non-residential use is provided. With the removal of the overlay, the units will be reallocated in the SVSP and future development of FD-41 will be consistent with the CC land use designation.

Gated Subdivisions

In addition to the above amendments, the applicant has requested a minor revision to the SVSP to identify new gated subdivisions. Section B.8 of the SVSP Design Guidelines includes design requirements for gated subdivisions, and identifies the location of areas which are permitted to be gated in SVSP Figure B-25. The applicant has proposed gating subdivisions CO-1, 2, 3, 21, and 22. Of those parcels, CO-1 and CO-3 are shown as gated in the current version of the Specific Plan.

The SVSP includes an administrative approval process for gating additional areas, stating "additional parcels may be determined appropriate for a gated subdivision if it can be demonstrated that the gates will not preclude adequate through-access for pedestrians, cyclists, or automobiles." As shown, the proposed gating of CO-1 and CO-2 would limit access to FD-1; however, the internal design of CO-1 and CO-2 is such that there are no roadways connecting to FD-1, and FD-1 has more direct access along Earl Rush and Silver Spruce Drives. Furthermore, CO-1 was already anticipated to be gated in the SVSP, and CO-2 is being reconfigured in the proposed project to function as part of the same subdivision as CO-1.

Figure 2: Revised Locations of Gated Subdivisions



Parcel CO-22 is identified in the current SVSP as providing connections to FD-2, an LDR parcel to the east. However, the approved subdivision map for FD-2 (Solaire Phase 6, File #PL21-0111, approved by Planning Commission August 26, 2021) does not provide any roadway connections to CO-22 to the west, instead relying on access from Earl Rush and Silver Spruce Dr. As this was the only through connection anticipated for CO-22, gating the subdivision does not impede access to any facilities.

For Parcels CO-20 and CO-21 on the west side of Santucci Bl., the parcels are reconfigured so that CO-20 is gated, and located to the north of CO-21. In the prior plan, CO-21 was a narrow strip that separated two large lot parcels from Santucci Bl. Both CO-20 and CO-21 will be directly accessible from Santucci Bl. with the proposed project. Parcel CO-21 will not be gated, and will maintain public access both to Santucci Bl. and to the future Urban Reserve parcel (UR-92) to the west. In order to maintain access for pedestrians, a gate is proposed between these two subdivisions to allow residents of CO-20 to provide a more direct pedestrian connection to the public park on Parcel CO-50. While no vehicular access will be provided internally between CO-20 and 21, vehicles from CO-20 may still use the park within CO-21 by exiting onto Santucci and entering the subdivision to the south. While some changes will limit internal connections, staff finds that the proposed gated subdivisions do not significantly impede or modify access within the Specific Plan.

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT

Section 19.84.040 of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

1. ***Consistency with the objectives, policies, general land uses and programs specified in the General Plan and the Amoruso Ranch Specific Plan;***

2. ***Consistency with the provisions of the City of Roseville Zoning Ordinance;***

3. ***Conformity with the public, health, safety, and general welfare;***

4. ***The effect on the orderly development of the property or the preservation of property values; and***

5. ***Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the Agreement.***

Development Agreements (DA) are binding contracts that set the terms, rules, conditions, regulations, entitlements, obligations, and other provisions relating to the development of the covered properties. The SVSP is subject to ten development agreements, and the current project proposes amendments to three of those agreements: the second amendment to the Mourier Investments, LLC (Conley) Development Agreement; the second amendment to the DF Properties Development Agreement; and the fifth amendment of the Westpark Federico Development Agreement.

All three DAs will reflect updates associated with the proposed project, as well as eliminating fee deferrals for the Public Facilities and Public Benefit fees. This is consistent with other recent DAA approvals, and allows these fees to be collected prior to the termination of the DA. The following sections disclose the changes proposed to each individual DA.

Neighborhood Park and Bike Trail Fees

The Mourier Investments, LLC, or Conley, DA and the Federico DA include parcels which be converted from LDR to MDR uses, and the project overall results in a net decrease of 27.3 acres of LDR land use

(loss of 197 units) net increase of 27.3 acres of MDR land use (addition of 223 units), a net decrease of 0.86 acres of HDR (addition of 14 units). The fee programs for both the Neighborhood Park Fee and the Bike Trail fee allocate different contribution rates based on density (LDR, MDR, and HDR), with the highest fees apportioned to LDR parcels. Therefore, reducing LDR units and increasing MDR and HDR units results in a shortfall of contributions to both of these programs. Both DAs provide the City with a mechanism to recapture the lost park fees (Section 3.12.3 for both the Conley and Federico DAs), as land use modifications due to changing market conditions were anticipated.

At the time of staff report publication, City staff and the applicant team were continuing to negotiate language for new conditions of approval to address the loss in fees. Staff will propose new conditions of approval on the Small Lot Tentative Subdivision Map for consideration by the Planning Commission. These conditions will ensure no net loss in bike trail or park fees.

Conley Development Agreement

The Conley DA will be modified to reflect the proposed unit transfers within the plan area, as well as revise the parties' obligations with respect to groundwater production wells and recycled water facilities, and update the evaluation of water conservation goals. Per the previous section, the DA is impacted by the fee shortfalls for both the Neighborhood Park Fees and Bike Trail fees. New conditions are forthcoming to address the loss of fees.

DF Properties Development Agreement

Due to the transfer of the affordable obligation from Parcel DF-20 to FD-32B, the DAA for DF Properties proposes the removal of Sections 2.6.1.1 through 2.6.1.6 from the agreement. These sections pertain to the provision of four (4) middle-income affordable purchase units on DF-20, which is no longer applicable with the transfer.

Westpark Federico Development Agreement

The Westpark Federico (Federico) DA will be amended to reflect the proposed project, changes, as well as the transfer of affordable units to FD-32B. As described in the Affordable Housing discussion, 38 middle-income purchase units will be transferred to new parcel FD-32B, with four (4) units transferred from Parcel DF-20 and 34 units transferred from Parcel CO-20. FD-32B is a HDR parcel; therefore, middle income purchase units are unlikely to be developed. In order to make development of affordable units feasible, the 38 units will be converted to 19 low and 19 very-low income rental units. This change will support the affordable housing goals of the City, and will provide a benefit to the City in that the conversion will help reduce the deficit of low and very-low income rental units identified in the City's Housing Element.

In summary, City staff has found the proposed DAAs to be consistent with the General Plan, SVSP, and the Zoning Ordinance. The DAAs are in conformance with the public health, safety, and welfare, and will not adversely affect the orderly development of the property or the preservation of property values. Therefore, the proposed DAAs are consistent with findings 1-5 above.

EVALUATION: LARGE LOT TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold, italic text*** and are followed by an evaluation of the map in relation to each finding.

1. ***The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density,***

uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.

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 project includes a LLTSM to align with the proposed land use map, as well as create new large lot parcels, CO-2 and FD-32A and FD-32B. As discussed in the SLTSM section of this report, CO-2 will be designed to accommodate a LDR subdivision adjacent to Village CO-1. The subdivision will provide adequate access to the parcel, and all lots within the subdivision meet the proposed LDR density and lot size requirements. The division of FD-32 into FD-32A and FD-32B is substantially consistent with the previous parcel layout, and units are apportioned to each new parcel.

The proposed parcels are of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements. The reconfiguration of the parcels will result in lots which can be used and built upon, and which are practical for improvement based on the existing topography. Additionally, the proposed parcel configurations do not change the location of watercourses or create a physical condition that would be impractical for the proposed improvements.

As part of the adoption for the SVSP, an assessment of wastewater demands was completed for the entire plan area. The proposed subdivision map is consistent with the total number of units anticipated within the Specific Plan, and therefore will not increase planned demand on sewage services. There will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

EVALUATION: SMALL LOT TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold, italic text*** and are followed by an evaluation of the map in relation to each finding.

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

The proposed project includes a tentative subdivision map for Parcels CO-1 through CO-3 and CO-20 through CO-22 to create 516 single-family residential lots. Table 2 below provides a summary of each large lot parcel within the proposed subdivision. At least two entrance points will be provided into each subdivision, and the single-family lots are oriented onto public streets. Approximately 17 lots will be located on a stub court, which will require special provision for trash service. These parcels will be required to bring their waste bins to the public street, as specified in Condition No. 65 for the project CC&Rs and shown in Exhibit M. The subdivision layout and street design were reviewed by

the City's Engineering Division and the Fire Department to ensure there are adequate street widths for circulation and emergency response.

Villages CO-20 and CO-21

Parcels CO-20 and CO-21 are located on the west side of Santucci Bl., north of open space Parcel CO-8. Both subdivisions will be developed with MDR lots. CO-20, the northern of the two parcels, will be a private, gated subdivision with 94 units, whereas CO-21 (with 193 units) will be served by public streets. The park parcel, CO-50, is located within the CO-21 subdivision. In order to allow residents of Village CO-20 access to the park, a pedestrian gate will be located between the subdivisions, near the northwest corner of CO-21. A detail of the proposed wrought iron pedestrian gate is included with the Tentative Subdivision Map. Additionally, as the southern boundary of CO-21 is adjacent to Open Space Parcel CO-80, tubular steel fencing will be provided in the rear yards of the parcels that back onto the open space. Modified development standards are proposed for Parcels CO-21 and CO-21, which are evaluated in the DRRS section of this report, along with the proposed architecture.

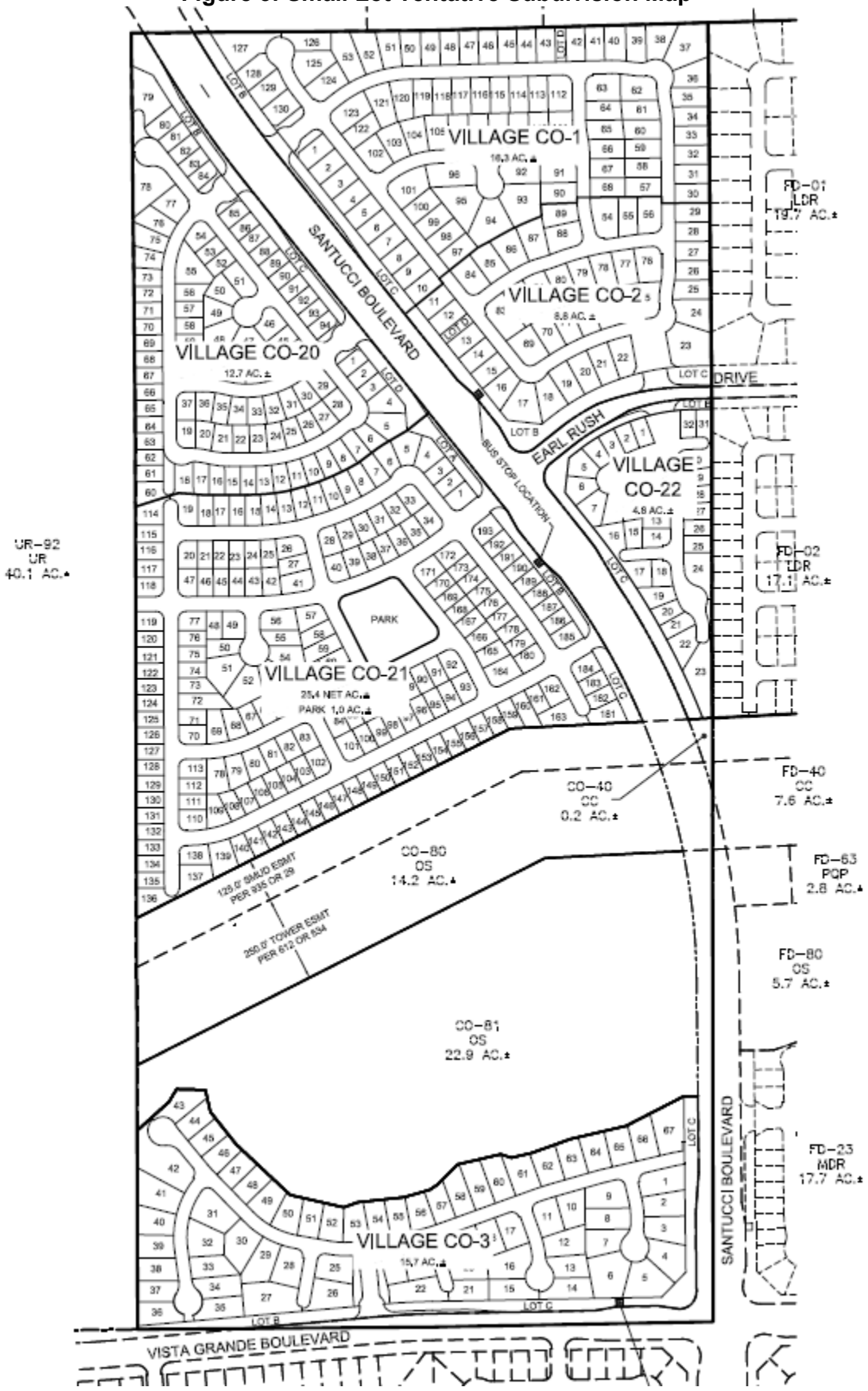
Table 2: Proposed Villages for JMC Tentative Map #4

Parcel	Land Use Designation	Zoning Designation	Proposed Units (du)	Gross Acreage (ac)	Proposed Density (du/ac)
CO-01	LDR	RS/DS	87	16.30	5.3
CO-02	LDR	RS/DS	43	8.77	4.9
CO-03	LDR	RS/DS	67	15.66	4.3
CO-20	MDR	RS/DS	94	12.71	7.4
CO-21	MDR	RS/DS	193	25.39	7.6
CO-22	LDR	RS/DS	32	4.81	6.6

Villages CO-1, CO-2, and CO-22

Large lot parcels CO-1 (87 units), CO-2 (43 units), and CO-22 (32 units), located to the east of Santucci Bl., are all LDR subdivisions. As discussed in the Gated Subdivision section of the Land Use Evaluation, all three subdivisions will be gated. However, CO-1 and CO-2 are internally connected to create a larger subdivision spread over two large lot parcels. While CO-22 will be converted from MDR to LDR, the subdivision proposes lots which do not meet the standard RS/DS requirements. Therefore, the same development standards and architectural elevations applied to Villages CO-20 and CO-21 will also apply to CO-22. A further evaluation of the modified development standards and architecture is included in the DRRS Evaluation section of this report.

Figure 3: Small Lot Tentative Subdivision Map



Village CO-3

Village CO-3 proposes the development of 67 LDR units. Given the irregular shape of the large lot parcel (located adjacent to open space), the configuration includes a number of stub streets. This configuration also resulted in 25 lots with rear yards backing onto open space. All rear yards facing onto Open Space Parcel CO-81 will have tubular steel fencing along the open space boundary. Additionally, a total of 17 residential lots will be exclusively served by stub streets, requiring special placement for waste bins. Exhibit M shows potential bin placements along the primary residential streets.

Access to Village CO-3 is provided from Vista Grande Bl. As only one access point is proposed, the subdivision requires an emergency vehicle access (EVA) onto Santucci Bl. to ensure there is adequate access available to the subdivision in the event of an emergency. The EVA will be gated to ensure it will be used by Emergency Services personnel only.

In conclusion, the proposed subdivision will be consistent with the General Plan, SVSP, and Subdivision Ordinance in terms of circulation, density, configuration, and design.

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.

The proposed parcels are of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements. As mentioned above, the lots are consistent with the proposed development standards, or the new development standards as proposed. The modified standards are consistent with other development standards that have been approved within the Specific Plan area. The RS/DS standards have been determined to be of adequate size and shape to support development consistent with the SVSP guidelines. The proposed parcel configurations do not change the location of watercourses or create a physical condition that would be impractical for the proposed improvements.

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.

As part of the adoption for the SVSP, an assessment of wastewater demands was completed for the entire plan area. The proposed subdivision map is consistent with the total number of units anticipated within the Specific Plan, and therefore will not increase planned demand on sewage services. There will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

EVALUATION: DESIGN REVIEW FOR RESIDENTIAL SUBDIVISIONS (PARCELS CO-20, 21, 22)

Section 19.10.045 of the Zoning Ordinance specifies that a Design Review Permit is required for all compact residential development (attached or detached single-family units on land with a General Plan land use designation of Medium Density Residential or higher) or for any residential projects of any density on a parcel or parcels zoned Small Lot Residential (RS) where modifications to the RS supplemental design standards are requested. Design Review gives staff the opportunity to examine the proposed design to determine compatibility with the surrounding community, and compliance with the intent of the Community Design Guidelines and other applicable design standards. Pursuant to Zoning

Ordinance Section 19.78.060, the required findings for a Design Review Permit for a Residential Subdivision (DRRS) are as follows:

1. ***The residential design, including the height, bulk, size, and arrangement of buildings is harmonious with other buildings in the vicinity.***

2. ***The residential design is consistent with the applicable design guidelines.***

The project is subject to the development standards of the City's Zoning Ordinance, Community Design Guidelines (CDG), and the SVSP. The applicant is proposing modified development standards for CO-20, CO-21, and CO-22 to allow for a smaller lot size and reduced setbacks. The proposed standards are included in Exhibit N, and the conceptual elevations showing architectural treatment, floor plans, and color schemes are included as Exhibit O.

Plan Types: The project includes 11 plan types with a mix of one-story and two-story, ranging in size from approximately 1,200 square feet to approximately 2,500 square feet. The units will be single-family, detached, front-loaded product types with two-car garages, and similar in height, bulk, and arrangement to other planned homes in the vicinity. Table 2 identifies the square footage, number of bedrooms, and the number of floors for each plan type.

Table 3: Plan Types

Plan Type	Square Footage	Bedrooms	Floors
Plan 1203	1,203	3	1
Plan 1343	1,343	3	1
Plan 1405	1,405	3	1
Plan 1504	1,504	4	1
Plan 1717	1,717	3	2
Plan 1814	1,814	4	1
Plan 1964	1,964	3/4	2
Plan 2051	2,051	4/5	2
Plan 2184	2,184	4/5	2
Plan 2340	2,340	4/5	2
Plan 2492	2,492	4/5	2

Streetscape: Each of the floorplans will be offered in one of three architectural styles – Farmhouse, Cottage, and Villa. Five color palates are provided for each of the architectural styles. Building projections and varying roof forms are used to provide visual interest in the streetscape. For the sides and rear of the homes, each elevation includes both a standard and an enhanced set of plans. The enhanced elevations will be used on lots adjacent to the roadways and all street-facing elevations on corner lots. Enhancements include the addition of window fittings such as shutters, window trims, and the use of additional materials on the façade. Figure 3 includes an example of the streetscape.

Figure 4: Streetscape



Color and Materials: Visual interest on the homes' facades are provided by the variation in materials and architecture. Each architectural style will be offered in five color schemes, consisting of natural or neutral tones. The designs incorporate a mix of materials, such as stucco, lap siding, and stone, and decorative embellishments (i.e., shutters and decorative woodwork) which help further emphasize façade articulation in the streetscape.

Landscaping: The applicant has included typical landscaping plans showing the proposed plant palate and layout. The plans include a mix of trees, shrubs, and groundcover, using a palate that will create seasonal visual interest consistent with the SVSP Landscape Guidelines. The project is conditioned to comply with the City's Water Efficient Landscape Ordinance (WELO).

Development Standards: The project request includes modified development standards to deviate from the RS/DS standards. The front yard setback will be reduced from 14 feet to 12.5 feet, and the interior side yard setback will be reduced from five (5) feet to four (4) feet. These reduced setbacks will help facilitate the single-story units planned for the subdivision. Staff is supportive of the setback reductions, as single-story units help to vary the streetscape views and massing for the residential units. In addition, the setback reductions are consistent with other DRRS approvals in the SVSP area, and the massing and varying wall planes of the building design will reduce the visual impact of the reduced setbacks.

The size and overall design of the project is compatible with the other approved subdivisions in the nearby area. The project is also consistent with the applicable design guidelines, as the design has included architectural treatments and details which will create street presence and character.

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 (RCONA). No comments were received. A public notice of the Planning Commission hearing was published on April 8, 2022, and was distributed to all property owners within 300 feet of the project site and to the RCONA webpage. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed Project is consistent with the policies and intent of the General Plan and the SVSP. The project as proposed will not be detrimental to public health or safety, nor will it be detrimental to the public welfare. The findings for all requested entitlements can be made.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports (EIR), an Addendum to the Sierra Vista Specific Plan EIR (SCH #2008032115, certified May 5, 2010) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project. The SVSP EIR Addendum is provided as Exhibit A. The proposed project does not change the area of disturbance beyond what was previously evaluated in the SVSP EIR, and no new or substantially more severe impacts will occur with the development of the proposed project; therefore, no additional analysis is required.

RECOMMENDATION

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

1. Consider the Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Recommend that the City Council approve the General Plan Amendment;
3. Recommend that the City Council approve the Specific Plan Amendment;
4. Recommend that the City council adopt the two (2) findings of fact and approve the Rezone;
5. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendment to the Mourier Investments LLC Development Agreement;
6. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendment to the DF Properties Development Agreement;
7. Recommend that the City Council adopt the five (5) findings of fact and approve the fifth amendment to the Westpark Federico Development Agreement;
8. Adopt the three (3) findings of fact and approve the **Large Lot Tentative Subdivision Map – 3801 Santucci Bl**. **– SVSP JMC Tentative Map #4 – PL21-0223** subject to seventy (70) conditions of approval;
9. Adopt the three (3) findings of fact and approve the **Small Lot Tentative Subdivision Map – 3801 Santucci Bl**. **– SVSP JMC Tentative Map #4 – PL21-0223** subject to eighty-five (85) conditions of approval;
10. Adopt the two (2) findings of fact and approve the **Design Review for Residential Subdivisions – 3801 Santucci Bl**. **– SVSP JMC Tentative Map #4 – PL21-0223** subject to twenty-six (26) conditions of approval.

CONDITIONS OF APPROVAL FOR LARGE LOT TENTATIVE SUBDIVISION MAP FILE # PL21-0223

1. This Tentative Subdivision Map approval shall be effectuated within a period of two (2) years from **April 28, 2022** and if not effectuated shall expire on **April 28, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **April 28, 2025**. (Planning)

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

3. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

4. 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)

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

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. (Engineering, Environmental Utilities, Finance)

7. The project shall comply with all required environmental mitigation identified in Sierra Vista Specific Plan Environmental Impact Report 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

8. 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 Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)

9. The applicant shall submit to the Engineering Division the appropriate 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. (Planning)

10. 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) Access to the floodplain as required by Engineering and the Streets Department.

e) Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)

11. 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)

12. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)

13. 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)

14. 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)

15. 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)*

16. 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)

17. 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)

18. Traffic signals shall be constructed and reimbursed per Section 3.5.7 of the Development Agreement and the approved JMC TM4 Utility and Infrastructure Phasing Plan. This includes the following signals:

    a) Santucci/Vista Grande- finish signal including mast arm and controller cabinet as part of the construction of Village CO-3.

    b) Santucci/Earl Rush – install signal infrastructure including conduit, loops and poles as part of the construction of Village CO-2, CO-21 or CO-22, whichever commences first.

    (Engineering)

19. Landowner shall be responsible for the construction cost of the traffic signals, as shown on Exhibit "K" of the Federico-Mourier Development Agreement and described in the Phasing Plan through the payment of the TMF. The developer shall receive fee credits for the completion of the traffic signals as part of the City's TMF Set-Aside Fund. (Engineering)

20. Any backbone improvements, not constructed adjacent to (or needed to serve) a proposed subdivision shall be completed by the applicant. (Engineering)

21. The developer may qualify for reimbursement of non-CIP improvements through the Sierra Vista Fee Program per the Federico-Mourier Development Agreement. (Engineering)

22. The phasing of infrastructure shall be consistent with JMC TM4 Utility and Infrastructure Phasing Plan, the Sierra Vista Specific Plan, and as defined by the Development Agreement between the City of Roseville and Mourier Investments, LLC. (Engineering)

23. The applicant shall provide a right turn lane (per City Standard) for entry into Villages CO-1, CO-3, CO-20, and CO-21. The applicant shall also provide a right curb flare for entry into Villages CO-2 and CO-22. (Engineering)

24. The applicant shall provide an egress only, paved vehicular access, from Village CO-3 (Street A) to Santucci Boulevard. (Engineering)

25. The developer shall provide a primary residential road section from the northern entry of CO-21 up to, and around the proposed park site. (Engineering)

26. The applicant shall provide City of Roseville standard tapers from the existing interim median located at the northern project boundary on Santucci Boulevard south to the proposed median. (Engineering)

27. Per the Sierra Vista Specific plan, pedestrian sidewalks along the open spaces shall be installed at the time of adjacent roadway construction. (Engineering, Alternative Transportation)

28. * A standard bus shelter pad shall be installed along:
    i) Northbound Santucci Boulevard, north of Earl Rush Drive (Shelter #321),
    ii) Southbound Santucci Boulevard, south of Earl Rush Drive (Shelter #322) and
    iii) Westbound Vista Grande Boulevard, west of Santucci Boulevard (Shelter #323) (Engineering)

29. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. Upon installation and final inspection by the City of Roseville, the bus shelter and related improvements shall become property of the City of Roseville. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of $10,000 per shelter for future construction of the following Bus Shelters:
    a) Northbound Santucci Boulevard, north of Earl Rush Drive (Shelter #321),
    b) Southbound Santucci Boulevard, south of Earl Rush Drive (Shelter #322), and
    c) Westbound Vista Grande Boulevard, west of Santucci Boulevard (Shelter #323). (Engineering, Alternative Transportation)

30. 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)

31. The applicant shall dedicate a separate drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

32. 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 coarse. (Engineering)

33. 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)

34. 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)

35. 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)

36. 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)

37. 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)

38. 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)

39. 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)

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

41. 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)

42. 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)

43. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)

44. 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)

45. 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)

46. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)

47. 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)

48. 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)

49. 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)

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

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

51. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

52. 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. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

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.

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

60. 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)

61. 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)

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

OTHER CONDITIONS OF APPROVAL

63. 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)

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

65. 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)

66. 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)

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, 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)

68. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor 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)

69. 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)

70. The Tentative Subdivision Map shall not be deemed approved until the actions on the Rezoning, Development Agreement and Specific Plan Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR SMALL LOT TENTATIVE SUBDIVISION MAP FILE # PL21-0223

1. This Tentative Subdivision Map approval shall be effectuated within a period of two (2) years from **April 28, 2022** and if not effectuated shall expire on **April 28, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **April 28, 2025**. (Planning)

2. The project is approved as shown in Exhibit I-L and as conditioned or modified below. (Planning)

3. The approval of this 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)

4. 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)

5. 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 and grading and/or encroachment permits are issued by Development Services- 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, Finance)

7. The project shall comply with all required environmental mitigation identified in SVSP EIR and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

8. Fulfillment of all backbone dedication requirements for Irrevocable offers of dedication and easements shall occur prior to the approval of any Improvement, Grading Plans, and/or recordation of any Final or Parcel Map as required by the Development Agreement between the City of Roseville and Mourier Investments, LLC. (Engineering)

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

9. 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 Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)

10. The applicant shall submit to the Engineering Division the appropriate 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. (Planning)

11. 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) Access to the floodplain as required by Engineering and the Streets Department.

e) Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)

12. 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)

13. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)

14. All private subdivision entrances shall be designed and constructed per City Standards. The entrances shall be owned and maintained by the HOA. (Engineering)

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

16. 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)

17. 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)

18. 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)*

19. 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)

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

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

21. Traffic signals shall be constructed and reimbursed per Section 3.5.7 of the Development Agreement and the approved JMC TM4 Utility and Infrastructure Phasing Plan. This includes the following signals:

a) Santucci/Vista Grande- finish signal including mast arm and controller cabinet as part of the construction of Village CO-3.

b) Santucci/Earl Rush – install signal infrastructure including conduit, loops and poles as part of the construction of Village CO-2, CO-21 or CO-22, whichever commences first.

(Engineering)

22. Landowner shall be responsible for the construction cost of the traffic signals, as shown on Exhibit "K" of the Federico-Mourier Development Agreement and described in the Phasing Plan through the payment of the TMF. The developer shall receive fee credits for the completion of the traffic signals as part of the City's TMF Set-Aside Fund. (Engineering)

23. Any backbone improvements, not constructed adjacent to (or needed to serve) a proposed subdivision shall be completed by the applicant. (Engineering)

24. The developer may qualify for reimbursement of non-CIP improvements through the Sierra Vista Fee Program per the Federico-Mourier Development Agreement. (Engineering)

25. The phasing of infrastructure shall be consistent with JMC TM4 Utility and Infrastructure Phasing Plan, the Sierra Vista Specific Plan, and as defined by the Development Agreement between the City of Roseville and Mourier Investments, LLC. (Engineering)

26. The applicant shall provide a right turn lane (per City Standard) for entry into Villages CO-1, CO-3, CO-20, and CO-21. The applicant shall also provide a right curb flare for entry into Villages CO-2 and CO-22. (Engineering)

27. The applicant shall provide an egress only, paved vehicular access, from Village CO-3 (Street A) to Santucci Boulevard. (Engineering)

28. The developer shall provide a primary residential road section from the northern entry of CO-21 up to, and around the proposed park site. (Engineering)

29. The applicant shall provide City of Roseville standard tapers from the existing interim median located at the northern project boundary on Santucci Boulevard south to the proposed median. (Engineering)

30. Per the Sierra Vista Specific plan, pedestrian sidewalks along the open spaces shall be installed at the time of adjacent roadway construction. (Engineering, Alternative Transportation)

31. A standard bus shelter pad shall be installed along:
    i) Northbound Santucci Boulevard, north of Earl Rush Drive (Shelter #321),
    ii) Southbound Santucci Boulevard, south of Earl Rush Drive (Shelter #322) and
    iii) Westbound Vista Grande Boulevard, west of Santucci Boulevard (Shelter #323) (Engineering)

32. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. Upon installation and final inspection by the City of Roseville, the bus shelter and related improvements shall become property of the City of Roseville. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of $10,000 per shelter for future construction of the following Bus Shelters:
    a) Northbound Santucci Boulevard, north of Earl Rush Drive (Shelter #321),
    b) Southbound Santucci Boulevard, south of Earl Rush Drive (Shelter #322), and
    c) Westbound Vista Grande Boulevard, west of Santucci Boulevard (Shelter #323).
    (Engineering, Alternative Transportation)

33. 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)

34. The applicant shall dedicate a separate drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

35. 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 coarse. (Engineering)

36. 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. If located within a private subdivision, the storm drain system and proposed BMP's shall be privately owned and maintained by the property owner, unless otherwise identified on the approved tentative map. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

37. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the Master Drainage Study for Sierra Vista or the Master Drainage Study shall be amended as necessary to accommodate any change in sheds. Detention and drainage swales shall also be consistent with the Master Drainage Study or the Master Drainage Study amended to reflect any proposed changes. (Engineering)

38. Prior to approval of grading within the Open Space developer shall provide a plan that demonstrates that the proposed detention storage volume used to mitigate the 100 year peak flows match the requirements as identified in the Drainage and Stormwater Master Plan. (Engineering)

39. 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)

40. 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)

41. 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)

42. 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)

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

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

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

46. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)

47. 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)

48. 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)

49. 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)

50. 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)

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

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

    b) For maintenance purposes, the landscaping shall 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)

52. 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)

53. Dead ends cul-de-sac without the turnaround bulbs cannot be serviced by refuse. Residents will need to bring the trash bins out to the main street to the designated pick up location. Wording to this effect shall be included in the CC&R's.(Engineering)

54. Prior to approval of improvement plans, confirm that assumed water and sewer mains have been constructed. If this project precedes construction of those facilities, then sewer main and 12" water main loop will be built with this project. (Engineering)

55. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)

56. 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)

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 Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)

59. 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)

60. 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)

61. 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)

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

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

63. 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 12.5 foot wide public utilities easement along all road frontages;

    b) Water and sewer easements;

    Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Environmental Utilities, Electric, Engineering)

64. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

65. 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. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

66. 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) Residents in courts or other dead-end areas shall be required to bring their trash bins to a designated trash pickup area on the main street, because refuse trucks are not able to turn around in dead end streets. Designated pick-up areas shall be established to Environmental Utilities satisfaction, and shall be memorialized in the CC&Rs. (Environmental Utilities)

    d) A clause noting that the two required vehicle parking spaces within the garage must be kept clear and maintained for parking at all times. Storage of items which causes an inability to park within the required spaces is prohibited.

    e) There shall be clear language regarding maintenance and common easements agreement for servicing all fire protection systems and gates used by the first responders. A service company shall be obtained to maintain all on-site fire protection systems including all common interior adjoining fire sprinkler-piping penetrations and private fire hydrants. An agreement between owners and tenants shall be made to allow permission to enter the premises to inspect all apparatuses associated with fire protection. Draft documents shall be provided to the Fire Department for review. (Fire)

    f) Landowner shall provide educational and marketing materials for alternative modes of transportation. (Alternative Transportation)

67. 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)

68. Street names shall be approved by the City of Roseville. (Engineering)

69. 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)

70. 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)

71. 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)

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

73. The applicant shall pay their fair share for the update of the City’s Long Range Transit Master Plan, Short Range Transit Plan Update, and Bicycle Master Plan Update.(Alternative Transportation)

74. 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)

75. 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)

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

OTHER CONDITIONS OF APPROVAL

77. 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)

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

79. 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)

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

81. 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)

82. 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)

83. 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)

84. 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)

85. The Tentative Subdivision Map shall not be deemed approved until the actions on the Rezoning, Development Agreement and Specific Plan Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUBDIVISIONS FILE # PL21-0223

1. The development standards, unit designs and landscape plans for **SVSP JMC Tentative Map #4, File #PL21-0223** are approved as described in Exhibits N and O, except modified by these conditions of approval. (Planning)

2. This permit shall expire on the same date as the Tentative Map for **SVSP JMC Tentative Map #4, File #PL21-0223,** which is **April 28, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **April 28, 2025.** Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)

3. The landscape plan shall comply with the Landscape Guidelines for the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)

4. The project shall comply with all required environmental mitigation identified in Sierra Vista Specific Plan Environmental Impact Report, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

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

6. Enhanced elevation details, as shown in Exhibit O, shall apply to all lots adjacent to the roadways and all street-facing elevations on corner lots. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

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

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

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

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

9. 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)

10. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)

11. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)

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

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

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

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

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

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

OTHER CONDITIONS OF APPROVAL

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

18. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The

developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)

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

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

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

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

23. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)

24. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines. (Planning)

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

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

Exhibits

A. Addendum to the SVSP Environmental Impact Report
B. General Plan Amendments
C. Specific Plan Amendments
D. Rezones
E. Specific Plan Change Pages
F. Second Amendment to Mourier Investments, LLC Development Agreement
G. Second Amendment to DF Properties Development Agreement
H. Fifth Amendment to Federico Development Agreement
I. Large Lot Tentative Subdivision Maps
J. Small Lot Tentative Subdivision Maps
K. Preliminary Grading and Utility Plans
L. Utilities and Infrastructure Plans
M. Fencing and Bin Placement
N. Development Standards for CO-20, 21, and 22
O. Elevations and Color Palates for CO-20, 21, and 22

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

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

8th ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH #2008032115, ADOPTED ON MAY 5, 2010)

Project Title/File Number:	SVSP JMC Tentative Map #4; File #PL21-0223
Project Location:	3801 Santucci Boulevard, Roseville, Placer County, CA 95747; The project includes several parcels within the Sierra Vista Specific Plan, which are generally located which are generally north of Baseline Road, west of Upland Drive, south of Pleasant Grove Boulevard, and east of the City of Roseville limits
Project Description:	The proposed project will create 516 single-family residential lots within the Sierra Vista Specific Plan (SVSP) for a subdivision known as JMC Tentative Map #4, as well as reconfigure land use and zoning designations throughout the SVSP. The project changes will The project includes a General Plan Amendment to: move Parcel CO-21, which has the effect of changing 7.8 acres of Medium Density Residential (MDR) to Low Density Residential (LDR); change Parcel CO-22 from 4.8 acres of MDR to 4.81 acres of LDR; change Parcel FD-7 from 8.97 acres of LDR to 8.34 acres of MDR; separate High Density Residential (HDR) Parcel FD-32 (8.9 acres) into HDR Parcels FD-32A (3.81 acres) and FD-32B (4.23 acres) and reduce the HDR acreage by 0.86 acres; and increase Community Commercial (CC) Parcel FD-41 from 5.71 acres to 6.24 acres. This will result in a net decrease of 27.3 acres of LDR land use and a net increase of 27.3 acres of MDR land use, a net decrease of 0.86 acres of HDR, and a net increase of 0.53 acres of CC within the SVSP. The project also includes a Specific Plan Amendment to reflect the General Plan land use changes, remove the Mixed-Use overlay from Parcel FD-41, reallocate the affordable unit allocation of 34 middle-income purchase units from CO-20 and four (4) middle-income purchase units on DF-20 to new Parcel FD-32B, and to transfer units among several large lot parcels within the SVSP. A Rezone is requested to align zoning designations with the revised parcels and land use designations. The project also includes Amendments to several Development Agreements to reflect the project changes and reallocation of affordable units. Several additional entitlements are requested to support the development of JMC Tentative Map #4, including a Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map for 516 single-family residential parcels, and a Design Review for Residential Subdivisions to evaluate architecture and modified development standards for Parcels CO-20, CO-21, and CO-22. The overall unit count within the SVSP will remain the same.
Project Applicant:	David Cobbs, Baker Williams Engineering Group
Property Owner:	Mourier Investments LLC

Lead Agency Contact: Shelby Maples, Associate Planner; Phone (916) 746-1347

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

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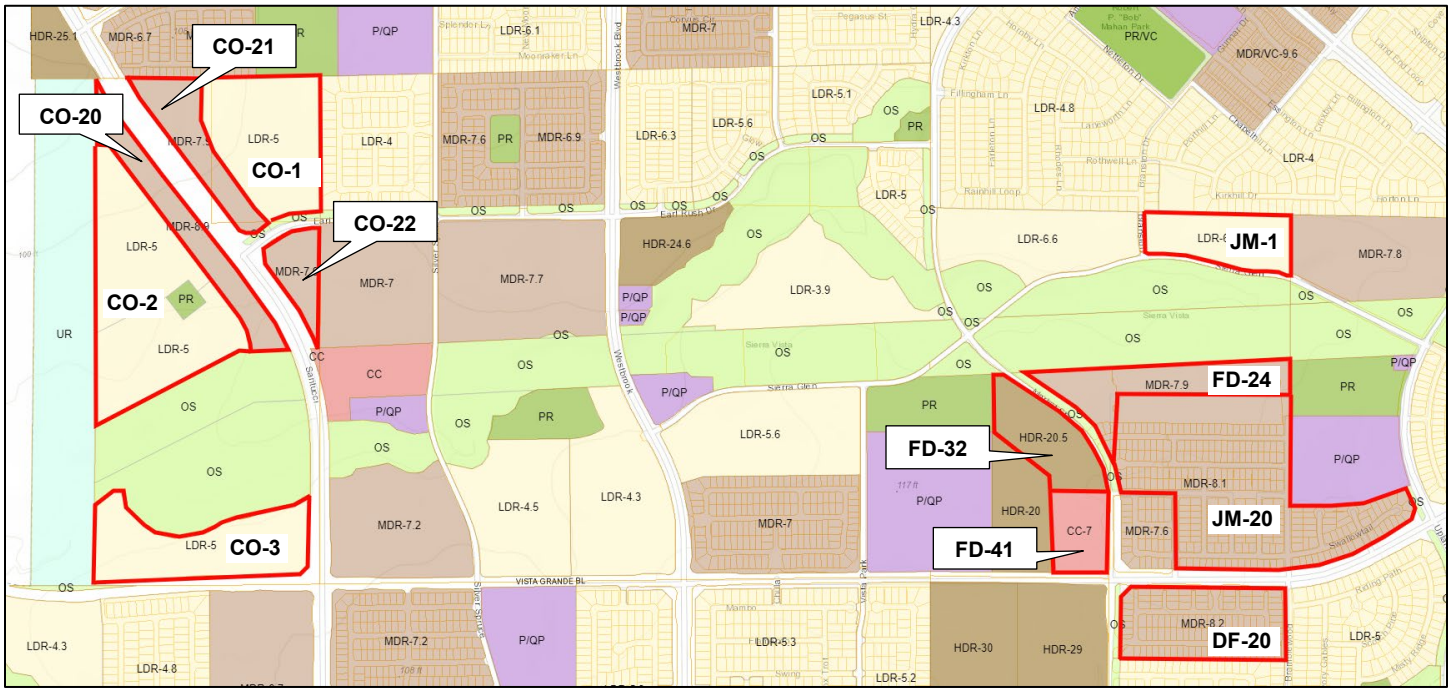
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PROJECT DESCRIPTION

Project Location

The project address is 3801 Santucci Boulevard. The project site consists of several parcels located within a portion of the Sierra Vista Specific Plan (SVSP), which are generally north of Baseline Road, west of Upland Drive, south of Pleasant Grove Boulevard, and east of the City of Roseville limits (see Figure 1).

Figure 1: Project Location (parcels bordered in red)



Background

The SVSP was approved on May 5, 2010 (file #2007PL-044). An Environmental Impact Report (EIR) was certified and a Mitigation Monitoring Program was adopted with the SVSP. The plan area includes 2,064 acres west of Fiddyment Road, north of Baseline Road. The SVSP at a program level anticipated development of the plan area with a mix of residential, commercial, parks and open space land uses. Additionally, Development Agreements with the property owners of the SVSP parcels and the City were entered into to outline development obligations within the SVSP.

Environmental Setting

The project site is undeveloped, and is dominated by relatively flat topography supporting annual grasslands. There are no structures on the properties. No native oak trees or other trees are present on the subject parcels, as the area has historically been grazed and maintained. Existing and new subdivisions under development are located in the vicinity of the project area. The project parcels are generally located adjacent to residential land uses, as well as Open Space and an Urban Reserve parcel.

Proposed Project

The proposed project will create 516 single-family residential lots within the Sierra Vista Specific Plan (SVSP) for a subdivision known as JMC Tentative Map #4, as well as reconfigure land use and zoning designations throughout the SVSP. The project entitlements are discussed below.

General Plan Amendment (GPA) – The project includes a GPA to move Parcel CO-21, which has the effect of changing 7.8 acres of Medium Density Residential (MDR) to Low Density Residential (LDR); change Parcel CO-22 from 4.8 acres of MDR to 4.81 acres of LDR; change Parcel FD-7 from 8.97 acres of LDR to 8.34 acres of MDR; separate High Density Residential (HDR) Parcel FD-32 (8.9 acres) into HDR Parcels FD-32A (3.81 acres) and FD-32B (4.23 acres) and reduce the HDR acreage by 0.86 acres; and increase Community Commercial (CC) Parcel FD-41 from 5.71 acres to 6.24 acres. This will result in a net decrease of 27.3 acres of LDR land use and a net increase of 27.3 acres of MDR land use, a net decrease of 0.86 acres of HDR, and a net increase of 0.53 acres of CC within the SVSP.

Specific Plan Amendment (SPA) – The project includes an Amendment to the SVSP to reflect the General Plan land use changes, remove the Mixed-Use overlay from Parcel FD-41, reallocate the affordable unit allocation of 34 middle-income purchase units from CO-20 and four (4) middle-income purchase units on DF-20 to new Parcel FD-32B, and to transfer units among several large lot parcels within the SVSP.

Rezone – The Rezone is requested to align zoning designations with the revised parcels and land use designations.

Development Agreement (DA) Amendments – The project includes Amendments to several Development Agreements, including the Fifth Amendment to the Federico Development Agreement, Second Amendment to the Conley Development Agreement, and the Second Amendment of the DF Properties Development Agreement to reflect the project changes and reallocation of affordable units.

Several additional entitlements are requested to support the development of JMC Tentative Map #4, including a Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map for 516 single-family residential parcels, and a Design Review for Residential Subdivisions to evaluate architecture and modified development standards for Parcels CO-20, CO-21, and CO-22. The overall unit count within the SVSP will remain the same.

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 documents and site-specific studies prepared to address in detail the effects or impacts associated with the project as well as updated technical analyses, 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 relevance 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 new information of substantial importance, or changes to the project or surrounding circumstances 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, but some changes or additions are necessary, an Addendum shall be prepared.

The Sierra Vista Specific Plan EIR was adopted by City Council on May 5, 2010. The document analyzed the impacts that would occur as a result of development of the SVSP area. A copy of the SVSP EIR is available for review online at www.roseville.ca.us/planning under Specific Plans and then the Sierra Vista Specific Plan page. The City Council adopted a Statement of Overriding Considerations when it certified the SVSP EIR. The EIR identified the following impacts associated with development of the SVSP area, including the buildout of the project area, as significant and unavoidable:

- Conversion of agricultural land to developed uses
- Inducement of substantial population growth
- Increased traffic on City of Roseville roadways
- Increased traffic on State Highways, including Interstate 80
- Increased traffic on Placer County roadways
- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term)
- Increased emissions of ozone precursors during construction (short-term)
- Increased emissions of air pollutants during operation
- Loss of oak trees of greater than 6 inches diameter breast height (dbh) (short-term)
- Removal of historically significant properties and/or loss of historic integrity of such resources
- Increased demand for solid waste services at the Western Regional Sanitary Landfill
- Increased demand for solid waste services at the Materials Recovery Facility (MRF)
- Construction debris demand for solid waste services
- Alteration of the visual character of the site and vicinity
- New sources of light and glare

For build out of the SVSP project area, the SVSP EIR also identified the following cumulative impacts as significant and unavoidable:

- Agricultural land conversion
- Air pollutant emissions from construction
- Air pollutant emissions from operation
- Contribution to greenhouse gas emissions/global warming
- On-site noise levels that exceed City standards
- Off-site noise levels that exceed City standards
- Traffic impacts to Roseville, Placer County, Sacramento County, Sutter County and State facilities
- Increased demand for water
- Increased demand for recycled water distribution system
- Increased generation of solid waste
- Change in visual character

The analyses below rely on the EIR analysis with minor supplements or technical updates where appropriate. Most of the project impacts remain identical to the impacts of the SVSP EIR, because the proposed project is consistent with the land uses anticipated for the site and does not change the development footprint or anticipated grading for the site. Impacts to physical resources (such as agricultural land, biological resources, etc.) are based on the grading and development of an area, not on the land use designation of the property. For other types of impacts which are affected by land use type, the project uses reduce or maintain the same level of potential impacts.

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.

OHER CONSIDERATIONS

Since certification of the SVSP EIR, the Office of Planning and Research (OPR) has updated CEQA Guidelines Appendix G (Environmental Checklist Form), effective early 2019[1]. These updates address legislative changes to CEQA, clarify language, and update language consistent with case law. None of the changes to the checklist require new analysis related to impacts which were not known or which could not have been known at the time the SVSP EIR was prepared. The majority of the checklist changes clarify language, reorganize existing language, or eliminate analysis requirements. For analysis requirements which have been eliminated, this is in response to case law affirming that analysis must focus on impacts caused by the project, not impacts to the project. An example of each of these types of changes is included below:

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

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

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

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

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

  The above changes redirect the analysis from considering overall exposure of persons to ground borne vibration, and focus the analysis on any ground borne vibration generated by a project. This same change is reflected in all other checklist questions related to noise. Therefore, the EIR included more analysis than is currently required, because they included analysis related to exposing neighboring areas to noise, but also analyzed the effect of noise on the proposed uses; the latter analysis is no longer required.

The updated CEQA Guidelines Appendix G also includes three new sections (Tribal Cultural Resources, Energy, and Wildfire) and includes new and modified requirements as part of the Transportation/Traffic section. Although the Tribal Cultural Resources section is new, the analysis of this impact area was included in the SVSP EIR as part of the Cultural Resources section. The new Energy section was formerly included in CEQA Guidelines Appendix F, but has been moved into the Appendix G, so while it is new to the checklist it is not new to the CEQA Guidelines. The changes to the Transportation/Traffic section—which is now called simply Transportation—refocuses the analysis on vehicle miles traveled (VMT).

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

[1]Although the older checklist could be used for this Addendum because of the date of publication of the original EIR, the updated checklist is used instead as part of a good-faith effort to provide the most up-to-date information to decision-makers and the public (Public Resources Code Section 21002.1(e); CEQA Guidelines Sections 15002(a)(1), 15003(c)).

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?	SVSP EIR Section 4.14	No	No	No	None
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Same	No	No	No	None
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?	Same	No	No	No	None
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	Same	No	No	No	SVSP EIR MM 4.13-1

Discussion: Impacts to visual and aesthetic resources were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as significant and unavoidable. There is no significant change in the proposed project that would change the environmental impact for this section. The proposed project does not introduce development to properties not already planned for development. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts.

The project has been evaluated for compliance with the City's Community Design Guidelines (CDG) and the design guidelines established in the SVSP. The CDG establishes 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, nor does it contain any protected oak trees. The project has been reviewed by City staff and was found to be consistent with the goals and policies of the CDG, the SVSP, and applicable zoning regulations.

As it relates to light and glare, Mitigation Measure (MM) 4.13-1 requires all light fixtures for commercial and office uses to have glare shields and all new buildings to be constructed with low-glare materials. While the project does not involve development of the commercial parcel (Parcel JM-41) at this time, MM 4.13-1 is still applicable. In addition, lighting is conditioned to comply with City standards (i.e., CDG) to limit the height of light standards and also require cut-off lenses and glare shields to minimize light and glare impacts. Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the SVSP EIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to aesthetic resources.

Mitigation Measures: SVSP EIR Mitigation Measures 4.13-1 (use low-glare materials) remains applicable to the proposed project. This mitigation measure can be found in the table of applicable mitigation measures included with this Addendum (see Attachment 1).

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?	SVSP EIR Section 4.1	No	No	No	SVSP EIR MM 4.1-2
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Same	No	No	No	None
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))?	Same	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Same	No	No	No	None
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?	Same	No	No	No	None

Discussion: Agricultural resources were adequately addressed in the SVSP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The SVSP EIR concluded development of the project area would convert fallow grazing land to urbanized development. The proposed project will result in the same impact, as it falls within the planned development footprint of the SVSP. The project site is not used for agricultural purposes, does not include agricultural zoning, and is not considered forest land. None of the parcels within the project area is restricted to agricultural uses under the Williamson Act. A portion of the project site

(Parcel CO-20) is located adjacent to Urban Reserve Parcel UR-92 on the west. According to the SVSP EIR, the California Department of Conservation (CDC) classifies the Urban Reserve area as Farmland of Local Importance. However, the project does not involve changes in the existing environment that could result in conversion of Farmland. For these reasons, no subsequent or supplemental EIR is required for the project with respect to agricultural and forestry resources.

Mitigation Measures: SVSP EIR Mitigation Measure (MM) 4.1-2 required preservation of open space within Placer County in order to mitigate for the loss of open space in the SVSP. Though this measure remains applicable to the project, the measure has been completed via an established fee program that directs funds to the Placer Land Trust, which then sets aside land.

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?	SVSP EIR Section 4.4	No	No	No	None
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?	Same	No	No	No	SVSP EIR MM 4.4-1, MM 4.5-1, and MM 4.5-2
c) Expose sensitive receptors to substantial pollutant concentrations?	Same	No	No	No	None
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Same	No	No	No	None

Discussion: The SVSP EIR concluded that standard dust control and other construction measures would be sufficient to avoid particulate matter and ozone precursor construction impacts, but that reactive organic gases would remain significant. Construction activity associated with the proposed project remains consistent with the scale of activity and resulting scope of impacts anticipated in the SVSP EIR. For operational impacts, the proposed project changes the balance of land uses in the area, but not in a manner that would increase emissions. The impacts of the project fall within the scope of the impacts and mitigation already established in the SVSP EIR.

Mitigation Measures: Mitigation Measures 4.4-1 (construction emissions), 4.5-1 (operational emissions), 4.5-2 (greenhouse gas emissions) from the SVSP EIR remain applicable to the proposed project, and have been incorporated into the design of the project as appropriate.

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?	SVSP EIR Section 4.8	No	No	No	SVSP EIR MM 4.8-1 to 4.8-7
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?	Same	No	No	No	SVSP EIR MM 4.8-4 to 4.8-7
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?	Same	No	No	No	SVSP EIR MM 4.8-1 to 4.8-7
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?	Same	No	No	No	SVSP EIR MM 4.8-4 to 4.8-7
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Same	No	No	No	None

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?	Same	No	No	No	None

Discussion: Biological Resources were adequately addressed in the SVSP EIR as it relates to the proposed project. Mitigation measures were adopted to reduce impacts to wetlands, vernal pool species, Swainson's hawk, burrowing owl, and other protected raptors nesting and foraging habitat to less-than-significant levels. There is no significant change in the proposed project that would change the environmental impact for this section and the proposed project is located on properties already anticipated for development.

The proposed project would not result in any new or modified impacts to biological resources beyond what was previously analyzed in the SVSP EIR. In addition, it should be noted that there are no natural features present onsite. The project site is devoid of trees, vernal pools, and other water features. The site is primarily populated by non-native annual grasses and aerial photography shows evidence of previous ground disturbance on portions of the project site due to construction of the adjacent roadways. The mitigation measures adopted with certification of the SVSP EIR remain applicable and no additional impacts will occur. Impacts remain less than significant upon compliance with the applicable mitigation measures.

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

Mitigation Measures: Mitigation Measure MM 4.8-1 (wetland permits and no net loss), 4.8-2 (relocate western spadefoot), 4.8-3 (protection for nesting birds), 4.8-4 (preservation of grassland habitat), 4.8-5 (wildlife movement protection), 4.8-6 (habitat restoration), 4.8-7 (off-site surveys for infrastructure), and 4.14-3 (avoid light spill into Curry Creek open space) were identified to reduce the impacts to biological resources to less than significant. Not all of these measures are applicable to the currently proposed project, as the proposed development covers a smaller area within the SVSP project area. The Curry Creek open space is not within or adjacent to the proposed project, so none of the measures specific to the Curry Creek area apply to the current project. This includes portions of MM 4.8-3 dealing with bird species which nest in Curry Creek marsh habitat, and MM 4.14-3 to avoid light spillage into Curry Creek. The remaining adopted measures are applicable to the proposed project.

V. 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.
a) Cause a substantial adverse change in the significance of an historic resource pursuant to in Section 15064.5?	SVSP EIR Section 4.9	No	No	No	None
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Same	No	No	No	SVSP EIR MM 4.9-1 to 4.9-3
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	Same	No	No	No	SVSP EIR MM 4.9-1 to 4.9-3

Discussion: The SVSP EIR discussed the potential for subsurface remains or deposits to be found on the site, and included a mitigation measure requiring a cessation of work should any item of cultural interest be found. The mitigation was found to render potential impacts less than significant. The project will result in the same impact, and the mitigation remains applicable to the proposed project. Consistent with state law, notice of the proposed project was mailed in September 2021 to tribes which had requested such notice pursuant to Assembly Bill 32 (AB32) and Senate Bill 18 (SB18). No request for consultation was received during the request for consultation period.

Mitigation Measures: Mitigation Measure 4.9-1 (cease work and consult with archeologist), 4.9-2 (cease work and consult with paleontologist), and 4.9-3 (conduct appropriate studies) remain applicable to the proposed project.

VI. Energy

	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 potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	SVSP EIR Section 4.12.5	No	No	No	None
b) Conflict with or obstruct a state or local plan for renewable energy or energy inefficiency?	SVSP EIR Section 4.12.5	No	No	No	None

Discussion: The SVSP EIR concluded that development and implementation of the SVSP would add land uses that would increase the demand for electrical services. However, Roseville Electric determined there were no constraints to providing a reliable energy source to serve the development proposed in the SVSP area. Electricity in the area is provided by Roseville Electric and natural gas is provided by Pacific Gas & Electric (PG&E). Impacts 4.12-5.1 and 4.12-5-2 in the SVSP EIR evaluated the potential for development of the SVSP to increase demands for electricity and natural gas and found these impacts to be less than significant.

The project involves the creation of 516 single-family residential lots and the transfer of units among several large lot parcels within the SVSP. The total number of units in the SVSP area will remain unchanged. The project would consume energy both during project construction and during project operation. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources. There are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient or which would be wasteful.

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

The SVSP EIR included an assessment of energy impacts for the entire plan area. The analysis included consideration of transportation energy, and evaluated walkability, alternative transportation modes, and the degree to which the mix and location of uses would reduce vehicle miles traveled in the plan area. The EIR also included a citywide assessment of energy demand based on the existing and proposed land uses within the City and Specific Plan. Impacts related to energy consumption were found to be less than significant. The proposed 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.

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

Mitigation Measures: None required for this Project.

VII. 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) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	SVSP EIR Section 4.7	No	No	No	None
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.)	Same	No	No	No	None
ii) Strong seismic ground shaking?	Same	No	No	No	None
iii) Seismic-related ground failure, including liquefaction?	Same	No	No	No	None
iv) Landslides?	Same	No	No	No	None
b) Result in substantial soil erosion or the loss of topsoil?	Same	No	No	No	None
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?	Same	No	No	No	None
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?	Same	No	No	No	None

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?	Same	No	No	No	None
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	SVSP EIR Section 4.7 and Section 4.9	No	No	No	SVSP EIR MM 4.9-2 to MM 4.9-3

Discussion: The project is not expected to expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides. The project site is located in Roseville, which is in Placer County. The California Department of Mines and Geology classifies the South Placer area as a low severity earthquake zone. No active faults are known to exist within the County. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction.

The SVSP EIR indicated that compliance with existing regulations and permit requirements would be sufficient to avoid impacts related to these issues. This conclusion remains appropriate for the proposed project because there is no new information indicating that geologic conditions are different than previously understood. The SVSP EIR discussed the potential for paleontological resources to be found on the site, and included a mitigation measure requiring a cessation of work should any be found on site. The mitigation was found to render potential impacts less than significant. The project will result in the same impact, and the mitigation remains applicable to the proposed project.

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

Mitigation Measures: Mitigation Measure 4.9-2 (cease work and consult with paleontologist) and 4.9-3 (conduct appropriate studies) remain applicable to the proposed project.

VIII. 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?	SVSP EIR Section 4.4	No	No	No	SVSP EIR MM 4.4-1, 4.5-1 and 4.5-2
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Same	No	No	No	None

Discussion: The SVSP EIR concluded that buildout of the project area would cause significant and unavoidable impacts with respect to greenhouse gases (GHG) emissions and mitigation measures were adopted to reduce the project's GHG emissions and resultant impacts. Construction activity associated with the proposed project remains consistent with the scale of activity and resulting scope of impacts anticipated in the SVSP EIR. For operational impacts, the proposed project changes the balance of land uses in the area, but not in a manner that would increase emissions. Greenhouse gas emissions, from both the construction and operational phases, will result in impacts consistent with those analyzed in the SVSP EIR. The project will comply with the required mitigation in the SVSP EIR. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to GHG emissions.

Mitigation Measures: Mitigation Measures 4.4-1 (construction emissions), 4.5-1 (operational emissions), and 4.5-2 (greenhouse gas emissions) from the SVSP EIR remain applicable to the proposed project, and have been incorporated into the design of the project as appropriate.

IX. 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?	SVSP EIR Section 4.10	No	No	No	None
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?	Same	No	No	No	SVSP EIR MM 4.10-1
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Same	No	No	No	None
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?	Same	No	No	No	None
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?	Same	No	No	No	None
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Same	No	No	No	None

g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	Same	No	No	No	None

Discussion: The SVSP EIR includes a brief overview for each impact topic, concluding that compliance with existing federal, state, and local regulations regarding the use, transport and disposal of hazardous materials would ensure most impacts will be less than significant. The exception was for unknown soil contamination, as land which was used for agricultural purposes may include undiscovered, underground storage tanks or other contamination issues; mitigation for this was included. The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The SVSP EIR analysis also found that there would be sufficient emergency services and facilities and that the area was not located within an airport land use plan or other aviation hazard area. These conclusions still fit for the proposed project, which is within the same development footprint.

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.

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.

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

Mitigation Measures: The SVSP EIR included a mitigation measure to address the low possibility that some contamination of soils still lingered due to past use of the land for agricultural purposes. The measure, Mitigation Measure 4.10-1, indicates that if evidence of contamination is observed (stained soils, unearthing of a tank, etc.) then proper testing and remediation is required, in coordination with the appropriate City Departments. This measure remains applicable to the project.

X. 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 or otherwise substantially degrade surface or ground water quality?	SVSP EIR Section 4.13	No	No	No	None
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Same	No	No	No	None
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:	Same	No	No	No	None
i) result in substantial erosion or siltation on or off-site;	Same	No	No	No	None
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	Same	No	No	No	None
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	Same	No	No	No	None
iv) impede or redirect flood flows?	Same	No	No	No	None

d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Same	No	No	No	None
e) 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?	Same	No	No	No	None
f) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project inundation?	Same	No	No	No	None

Discussion: A Drainage and Storm water Master Plan was prepared and approved by the City as part of the SVSP EIR. As noted in the EIR, the Drainage and Storm water Master Plan demonstrated that the increases in impervious surfaces being caused by buildout of the SVSP would be offset by proposed drainage facilities and storm water improvements. The project would offset increases in peak flow, no development would occur within the 100-year floodplain area, and consistency with existing City regulations would ensure that all homes would be elevated at least two feet above the 100-year water surface elevation. With regard to storm water quality, the EIR notes that there are existing programs, regulations, and permits in place to ensure that the project would not have significant effects related to water pollution from construction or operation, though a mitigation measure is included to require compliance with this regulations.

The project is in an area of flat topography and is not near any large water bodies or dams/levees, so would not be subject to losses due to dam/levee failure, seiche, tsunami, or mudflow. The project falls within the development footprint of the SVSP, and does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to hydrology and water quality.

Mitigation Measures: Mitigation Measure 4.13-1 was included to require compliance with the City’s stormwater quality standards, including preparation of a Storm Water Pollution Prevention Plan (SWPPP). This measure remains applicable to the proposed project.

XI. 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?	SVSP EIR Section 4.1	No	No	No	None
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?	Same	No	No	No	SVSP EIR MM 4.1-3, 4.6-1 and 4.6-2

Discussion: The SVSP EIR concluded that there were some potential land use incompatibilities, but that these could be addressed by a mix of mitigation and compliance with the City Noise Ordinance and Grading Ordinance. Land use issues discussed and addressed included noise from McClellan overflights, agricultural uses in Placer County next to urban uses in the SVSP, construction noise, and commercial land use noise. The overflight noise is a potential nuisance discussion requiring disclosure to future purchasers within the Project area; noise volumes do not exceed standards. It was concluded that the project would not physically divide an established community and that the project did not conflict with any land use policies or regulations, or with a Habitat Conservation Plan (or similar). The EIR concluded that all impacts of the SVSP could be reduced to less than significant levels with mitigation. The project involves the same use types within the same development footprint, and therefore the conclusions of SVSP EIR remain applicable to the proposed project. In addition, the project is consistent with the policies of the Zoning Ordinance, SVSP, and the General Plan which are adopted for the purpose of avoiding environmental effects.

The project area has been planned for development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community. The project involves frontage improvements including new driveways, sidewalks, and pedestrian connections. As such, the project will not physically divide an established community.

As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the SVSP EIR, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to land use and planning.

Mitigation Measures: Mitigation Measure 4.1-3 (McClellan overflight disclosure), 4.6-1 (construction noise) and 4.6-2 (commercial noise controls). The measure regarding disclosure ensure that people purchasing property within the project area which could be affected by overflight noise are aware of this potential affects. The disclosure measure is implemented by including a Condition of Approval requiring that the deed

disclosures are a component of the Covenants, Conditions, and Restrictions for all affected properties. The condition has been addressed in the Development Agreement for the project area, so the measures are already complete. The construction noise and commercial noise control measures are applied during construction, so remain applicable to the proposed project.

XII. 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.
c) 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?	SVSP EIR Section 4.7	No	No	No	None
d) 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?	Same	No	No	No	None

Discussion: The SVSP EIR indicated that there were no significant mineral resources in the area. Therefore, the project is not considered to have any impacts on mineral resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to mineral resources.

Mitigation Measures: None required for this Project.

XIII. 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) 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?	SVSP EIR Section 4.6	No	No	No	SVSP EIR MM 4.1-3, 4.6-1 and 4.6-4
b) Generation of excessive ground borne vibration of ground borne noise levels?	Same	No	No	No	SVSP EIR MM 4.6-1 and 4.6-4
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?	Same	No	No	No	None

Discussion: The SVSP EIR addressed construction noise, roadway noise, noise from non-residential land uses, and aircraft overflight noise. Overflight noise has already been addressed in the Land Use section of this Addendum. Construction noise in general was discussed, and addressed via mitigation. Noise was determined to be an issue for all of the major roadways in the SVSP area. Mitigation was found to reduce noise volumes to levels within General Plan standards, and so impacts were found to be less than significant. Given the proposed project does not expand the limits of the development footprint or the project's physical impact boundary, no additional noise analysis is required. The mitigation measures adopted with the SVSP EIR remain applicable and no additional impacts will occur.

The SVSP EIR also analyzed noise impacts related to placing residential uses within proximity to noise generating uses such as roadways. Though the previous document analyzed the effects of transportation noise on the proposed residential uses, the CEQA checklist items related to noise impacts have been updated and that analysis in no longer required. No additional analyses of the impact from existing and future noise sources on residential properties is required.

Based on the foregoing, the project would not result in new or more severe impacts than described in the SVSP EIR, and the impact conclusions of the EIR are unchanged. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to noise.

Mitigation Measures: Mitigation Measures 4.1-3 (McClellan overflight disclosure), 4.6-1 (construction noise), and 4.6-4 (traffic noise attenuation) were applied in the SVSP EIR. Construction noise controls in the mitigation includes located fixed equipment away from noise sensitive uses and having a construction disturbance coordinator to address noise concerns. Traffic noise attenuation also calls for the use of masonry walls along major roadways. These mitigation measures remain applicable to the proposed project.

XIV. 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 unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?	SVSP EIR Section 4.2	No	No	No	None
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Same	No	No	No	None

Discussion: The SVSP EIR indicated the SVSP would increase the number of housing units above those which had been anticipated in the General Plan, and analysis the effect on supporting services, infrastructure, and other issues related to environmental impacts. It was concluded that impacts would be significant and unavoidable. The proposed project involves the same number of housing units as analyzed in the SVSP EIR, therefore the project will not have a new or more severe impact on the population growth rate of the area. No existing buildings or residents are present on the project site; therefore, no residences or communities would be displaced.

Mitigation Measures: None required for this Project.

XV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	SVSP EIR Section 4.11	No	No	No	None
b) Police protection?	Same	No	No	No	None
c) Schools?	Same	No	No	No	SVSP EIR MM 4.11-3
d) Parks?	Same	No	No	No	None
e) Other public facilities?	Same	No	No	No	None

Discussion: The SVSP EIR concluded that fire and police protection services, and other public services would not be negatively affected by the project. 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. Sales taxes and property taxes resulting from development will add revenue to the General Fund, which provides funding for police services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

An analysis of impacts to schools was included in the SVSP EIR, which concluded that two new elementary schools and one new intermediate school would be required in the project area. The high school students generated from the SVSP were assumed in the nearby high schools located outside the plan area. A portion of the SVSP is located within the Center School District and a portion is located within the Roseville City School District, though the current project area is entirely within the Center School District. The project will not change the overall number of housing units in the SVSP; therefore, the conclusions of SVSP EIR remain applicable to the proposed project.

The project was routed to the School District for review, and no issues were identified. The project will be required to pay per-unit school fees to mitigate any impacts. Under state law, such payments are deemed to constitute "*full and complete mitigation*" of impacts to school facilities (Gov. Code, § 65995, subd. (h)). In addition, the developer is required to work with the School District to identify a Safe Routes to School program. Impacts to public services were determined to be less than significant, with mitigation.

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. The City charges fees for 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.

Based on the evaluation above, the project would not result in new or more severe impacts than described in the SVSP EIR, and the impact conclusions of the EIR are unchanged. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to public services.

Mitigation Measures: Mitigation Measure 4.11-3 requires a Safe Routes to School program, which would be implemented at the time of school construction, and remains applicable to the proposed project.

XVI. 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?	SVSP EIR Section 4.11	No	No	No	None
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?	Same	No	No	No	None

Discussion: The SVSP indicates that the required parkland dedication was met by dedication of parkland and through payment of park dedication in-lieu fees. As noted in the EIR, the payment of Citywide and neighborhood park fees will be required, and the payment of fees combined with the dedication of parkland will ensure that impacts to park services are less than significant. The project involves unit transfers but will not change the total number of units anticipated for buildout of the SVSP area. As such, the project will not increase the number of residents anticipated for the SVSP nor decrease the amount of area dedicated to park and recreation uses; therefore, this conclusion remains applicable to the proposed project. Given the foregoing, the project would not result in new or more severe impacts than described in the SVSP EIR, and the impact conclusions of the EIR are unchanged. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to recreation impacts.

Mitigation Measures: None required for this Project.

XVII. Transportation

	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 a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	SVSP EIR Section 4.3	No	No	No	SVSP EIR MM 4.3-1 to 4.3-5
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	n/a	No	No	No	None
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)?	SVSP EIR Section 4.3	No	No	No	None
d) Result in inadequate emergency access?	Same	No	No	No	None

Discussion: The SVSP EIR evaluated the traffic impacts to existing and future roadways from traffic being generated by the anticipated uses within the plan area. The EIR concluded that with mitigation, impacts to City roadways would be less than significant. Impacts to adjacent agency roadways was identified as a significant and unavoidable impact, and mitigation to lessen the impact was accepted. For the proposed project, the City's Engineering Division reviewed the scope of changes and concluded that an updated traffic study was not required. The LDR and MDR land uses have the same trip generation rate of one trip per unit (based on the Institute of Transportation Engineers trip rates), and the unit transfers among the parcels maintain the same overall number of units allocated to the project area. Therefore, the project would not cause new or more severe impacts than already described in the SVSP EIR.

Checklist item b) focuses on Vehicle Miles Traveled (VMT). This was added to the checklist after publication of the SVSP EIR. However, the General Plan Update (GPU) EIR[2] used the Roseville travel forecasting model to estimate VMT for the City. The VMT data was then normalized to residents as a "per capita" rate. As described in the GPU EIR, and consistent with the VMT reductions in OPR's *Technical Advisory on Evaluating Transportation Impacts in CEQA*, the City has adopted a VMT significance threshold of 12.8 VMT/capita. This threshold represents a 15 percent reduction to baseline per capita VMT. The GPU EIR concluded that buildout of the remaining undeveloped areas of the City, consistent with existing land use designations and existing development agreements, would exceed the City's adopted threshold resulting in a

[2] General Plan Update EIR: www.roseville.ca.us/GeneralPlan

Significant Impact in both the constrained and unconstrained buildout scenarios; and that mitigation requiring land use changes was not feasible because of existing development agreements in place for the undeveloped areas of the City.

As stated in the GPU EIR and pursuant to the tiering provisions of CEQA, projects that are consistent with the General Plan do not require further VMT analysis. Quantitative analyses are not required if it can be demonstrated that a project would generate VMT which is equivalent to or less than what was assumed in the GPU EIR. The GPU EIR assumed a rate of 2.7 persons per unit when calculating VMT per capita. The proposed project involves the transferring of units among several large lot parcels within the SVSP that will result in land use changes for Parcels CO-22, FD-7 and FD-41 due to changes in density (CO-22 will change from MDR to LDR, FD-7 will change from LDR to MDR, and FD-41 will remove a mixed use overlay and reallocate 40 units), but the project does not change the total number of units anticipated for buildout of the SVSP or analyzed in the GPU EIR; therefore, it can be concluded that the project is consistent with GPU EIR analysis as it relates to VMT, and the project does not require further VMT analysis.

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

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

Mitigation Measures: Mitigation was included for each impacted facility (see SVSP EIR MM 4.3-1 to 4.3-5), but these measures have already been incorporated into the City's Capital Improvement Program and fee programs. The measures are no longer necessary to impose on individual projects, as a mechanism for their funding and construction is already implemented.

XVIII. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	SVSP EIR Section 4.9	No	No	No	None
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.	Same	No	No	No	None

Discussion: In addition to archeological resources, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe. This section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached, but cultural resources were addressed in that document. The only item not completed was the required notice to tribes which have requested such notice pursuant to the Public Resources Code. As part of this Addendum, notice of the proposed project was mailed to tribes which had requested such notice, and no requests for consultation were received during the consultation period. Previously applied mitigation should be adequate to address potential impacts of the project, which require cessation of work should any item of cultural interest be found, to ensure the project will have a less than significant impact on cultural resources. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to Tribal Cultural Resources.

Mitigation Measures: Mitigation Measure 4.9-1 (cease work and consult with archeologist) and 4.9-2 (cease work and consult with paleontologist) remain applicable to the proposed project.

XIX. 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) 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?	SVS EIR Section 4.12.1 & 4.12.3	No	No	No	None
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	SVSP EIR Section 4.12.1	No	No	No	None
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?	SVSP EIR Section 4.12.3	No	No	No	None
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?	SVSP EIR Section 4.12.4	No	No	No	None
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Same	No	No	No	None

Discussion: The SVSP EIR addressed water demand for the plan area and determined there was adequate supply to meet the anticipated water demands from development of the plan area. The City's Environmental Utilities Department staff reviewed the proposed project and concluded there is sufficient water supply to meet the demands of the project. Therefore, the impact conclusions of the SVSP EIR with respect to water supply are still applicable to this project.

Development of the project area will require the construction of water lines and sewer lines and facilities, but these were previously identified through the infrastructure master plans developed for the SVSP. The project land use changes do not require any major changes or need for expanded facilities. Additionally, the project will have no effect on wastewater generation beyond that previously analyzed in the SVSP EIR. Environmental Utilities determined that the proposed project changes fell within the scope of the prior assessment. The SVSP EIR concluded that the Pleasant Grove Wastewater Treatment Plan was sized to accommodate flow from the plan area and that impacts would be less than significant. This conclusion remains applicable to the proposed project.

The SVSP EIR indicated that the Western Placer Waste Management Authority facilities would be used to dispose of solid waste, and that there was sufficient capacity to accept solid waste from the SVSP. Solid waste generation is based on population, and as the project will not change the estimated population for the plan area, the project falls within the scope of the prior analysis, and does not result in any new or expanded impacts to this previously-identified significant and unavoidable impact.

As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the SVSP EIR, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR or negative declaration have occurred."

Mitigation Measures: Mitigation Measures 4.12.4-1 (expand the landfill) and 4.12.4-2 (diversion of construction debris) were included to require payment of fees to be used for landfill expansion and to require a 50% reduction in the construction waste stream. The landfill expansion measure has already been implemented, as fees are already in place that will apply to the proposed project. The remaining measure regarding diversion of construction debris remains applicable, as it is a project-level measure that applies during construction.

XX. Wildfire

	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.
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	n/a	No	No	No	None
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?	n/a	No	No	No	None
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?	n/a	No	No	No	None
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?	n/a	No	No	No	None

Discussion: The Wildfire section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached. 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. 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. Therefore, there would be no impact to this criteria.

Mitigation Measures: None required for this Project.

XXI. 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?	SVSP EIR	No	No	No	None
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.)	SVSP EIR	No	No	No	None
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	SVSP EIR	No	No	No	None

Discussion: Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the SVSP EIR, and mitigation measures have already been incorporated. With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this chapter, and permit conditions, the proposed project will not have a significant impact on the habitat of any plant or animal species. Based on the foregoing, the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to the mandatory findings of significance.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the Sierra Vista Specific Plan EIR (2008032115, adopted on May 5, 2010), 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:

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

Attachments:

1. SVSP Applicable Mitigation Measures

TABLE OF APPLICABLE MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
MM 4.1-3b Condition of Approval for Deed Disclosure of Overflights McClellan Airport is located approximately four miles from the southern boundary of the project area. In order to notify residents or other sensitive uses, that aircraft on approach or departure under 3,000 feet could occur over the project area, a deed disclosure or similar notice approved by the City Attorney regarding the proximity and nature of aircraft in the vicinity shall be provided.	The applicants shall be responsible for ensuring that future residents or other sensitive uses are given notice regarding proximity to McClellan. This disclosure shall be applied at the tentative map stage.	Prior to issuance of an occupancy permit of any residence or sensitive use.	City Attorney; The Public Works Department and the Building Official shall ensure that construction measures meet City noise standards.	Deed Disclosure or similar notice	
MM 4.4-1 Dust and Construction Control Measures In accordance with the PCAPCD, the applicant shall comply with all applicable rules and regulations as listed above (e.g., Rule 202, 218 and 228). In addition, at the time of tentative map the applicant(s) shall implement a minimum of five (5) of the following measures unless superseded by state or other more stringent standards: The following mitigation measures shall be implemented to reduce short-term construction-related air quality impacts. In addition, dust control measures are required to be implemented by all projects in accordance with the City of Roseville Grading Ordinance, and the PCAPCD Fugitive Dust Rule 228. • Applicant shall submit to PCAPCD a Construction Emission / Dust Control Plan within 30 days prior to groundbreaking. If the PCAPCD does not respond within 20 days, the plan shall be considered approved. The plan must address the minimum requirements found in section 300 and 400 of District Rule 228, Fugitive Dust (www.placer.ca.gov/airpollution/airpolut.htm). The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference. • The Construction Emission/Dust Control Plan shall include a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower (HP) of greater) that will be used an aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall the prime contractor shall contact the APCD prior to the new equipment being utilized. The project representative shall provide PCAPCD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The plan shall demonstrate that the heavy-duty (> 50 HP) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% NO_X reduction and 45% particulate reduction compared to the most recent ARB fleet average. PCAPCD shall be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure (http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls). The following measures are also included to reduce construction-related ROG, NOx, PM10 and PM2.5 emissions: • All construction equipment shall be maintained in good operating condition. Contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specifications. Maintenance records shall be available at the construction site for verification. This measure will reduce combustion emissions of all criteria air pollutants. • Prior to the issuance of any grading permits, all applicants shall submit construction plans denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction will be used, or that their use was investigated and found to be infeasible for the project. Low emission equipment is defined as meeting the California Air Resources Board's Tier III standards. Contractors shall also conform to any construction measures imposed by the PCAPCD as well as City Planning Staff. This measure will primarily reduce ROG, NOx, PM10, and PM2.5 exhaust emissions.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	*Pre-Construction*: Prior to issuance of Grading Permits or Improvement Plans. Add as note on Improvement Plans.	Engineering	Dust Control Plan and proof of submittal to PCAPCD	

• Paints and coating shall be applied either by hand or by high volume, low-pressure spray. This measure will reduce evaporative ROG emissions.
• All construction shall comply with the following measures to reduce fugitive dust related emissions of PM10 and PM2.5:
  ○ Maintain a minimum 24-inch freeboard on soil haul trucks or cover payloads using tarps or other suitable means.
  ○ Suspend grading operations during high winds (greater than 15 mph).
  ○ Sweep streets as necessary if silt is carried off-site to adjacent public thoroughfares or occurs as a result of hauling.
  ○ Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.
  ○ Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.
  ○ Phase grading into smaller areas to prevent the susceptibility of larger areas to erosion over extended periods of time.
  ○ Pave or apply gravel to any on-site haul roads.
  ○ Reestablish ground cover on the construction site through seeding and water.
  ○ Clean earth moving construction equipment with water or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with National Pollutant Discharge Elimination System Best Management Practices and the Roseville Grading Ordinance. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall be on-site, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned, as needed, to prevent dust, silt, mud, and dirt from being released or tracked off-site.
  ○ Spread soil binders on unpaved roads and employee/equipment parking areas. Soil binders shall be non-toxic in accordance with state and local regulations. Apply approved chemical soil stabilizers, or vegetated mats, etc. according to manufacturers' specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
  ○ Minimize diesel idling time to a maximum of five minutes.
  ○ Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible.
  ○ An applicant representative, ARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely (i.e., once per week) evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size, regardless of how many acres are to be disturbed daily.
  ○ Construction equipment exhaust emissions shall not exceed the PCAPCD Visible Emissions Rule 202. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours.
The following measures will be required:
1. Include the following standard note on the Improvement/Grading Plan: *If required by the Public Works Department, the contractor shall hold a pre-construction meeting prior to grading activities. The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors.*
2. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment.
3. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits.
4. Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for					

all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance. (Rule 225) 5. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (Rule 225 / section 302.2) 6. Prior to the issuance of a Building Permit, the applicant shall show that all flat roofs with parapets shall include a white or silver cap sheet to reduce energy demands. 7. Diesel trucks shall be prohibited from idling more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show that all truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than five minutes shall be required to connect to the 110/208 volt power to run any auxiliary equipment. 2'x3' signage which indicates "Diesel engine Idling Limited to a Maximum of 5 Minutes" shall be shown on the building elevations and shall be submitted to the Placer County APCD prior to the issuance of Building Permits for the project. 8. Prior to approval of Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities on a weekly basis, using standards as defined in California Code of Regulations, Title 13, Sections 2180 – 2194. An Environmental Coordinator, hired by the prime contractor or property owner, and who is CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. (California Code of Regulations, Title 13, Sections 2180 – 2194) *The project shall comply with all applicable Placer County Air Pollution Control District rules and regulations, and shall obtain applicable permits and/or clearances from the District prior to the start of construction.* • The contractor shall use CARB ultra-low sulfur diesel fuel for all diesel–powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. (California Standards for Motor Vehicle Diesel Fuel, title 13, article 4.8, chapter 9, California Code of Regulations). • Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits are required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Rule 501) • Pursuant to the Placer County Air Pollution Control District Rule 501, General Permit Requirements, the proposed project may need a permit from the District prior to construction. In general, any engine greater than 50 brake horsepower or any boiler with heat greater than 1,000,000 Btu per hour shall require a permit issued by the District. (Rule 501) • All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit. (California Portable Equipment Registration Program, Section 2452). • The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators if feasible. • During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. • During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. **(**Rule 228 / section 401.2)					
MM 4.5-1 Air Quality Measures Implementation of the Air Quality Mitigation Measures listed in Section 4.3 Air Quality would reduce operational and construction-related emissions of criteria air pollutants and precursors, and would also act to reduce GHG emissions associated with project construction and operation. Mitigation Measure 4.4-1 found in the Air Quality section of this EIR, is relevant to impact 4.5-1 because both criteria air pollutant and GHG emissions are frequently associated with combustion byproducts. In addition, the City shall implement the following measures to reduce direct and indirect GHG	The applicants shall submit construction management plans as part of the Grading Permit application. The Public Works Director shall review grading plans for inclusion of these measures prior to issuance of grading permits. The City Code	*Pre-Construction:* Prior to issuance of Grading Permits. Add as note on Improvement Plans and Building Plans	Director of Public Works shall ensure that dust and construction-control measures are implemented.		

emissions associated with the proposed project. Certain measures would already be components of the project (i.e., Specific Plan policies, design guidelines and standards), and/or would be applied consistent with the City's General Plan Policies, addressing GHG emissions and climate change, but are provided here for purposes of completeness. **MM 4.5-2 Additional Measures to Reduce GHG Emissions** For each new development within the project site requiring a discretionary approval (e.g., tentative subdivision map, conditional use permit), the City shall impose mitigation measures that reduce GHG emissions to the extent feasible and to the extent appropriate with respect to the state's progress at the time toward meeting GHG emissions reductions required by the California Global Warming Solutions Act of 2006 (AB 32). The City shall require feasible reduction measures that, in combination with existing and future regulatory measures developed under AB 32, will reduce GHG emissions associated with the operation of developments and supporting infrastructure that are part of the proposed project by 30% from business-as-usual emissions levels projected for 2025, if feasible.	Enforcement Officer shall respond to complaints. In addition, plans will be reviewed by the Placer County Air Pollution Control District for compliance with their rules and regulations.				
MM 4.6- 4: Traffic Noise Attenuation **MM 4.6-4(a):** Masonry walls and/or landscaped berms shall be constructed along the major project-area roadways adjacent to proposed residential uses if acoustical studies warrant sound attenuation, otherwise standard wood fencing is acceptable. Draft EIR Table 4.6-10 data shall be consulted to determine appropriate barrier heights. If the assumptions shown in Table 4.6-10 vary considerably, a detailed analysis of exterior and interior mitigation measures should be conducted when tentative maps become available. **MM 4.6-4(b):** In areas requiring sound attenuation, noise barrier walls shall be constructed of concrete panels, concrete masonry units, earthen berms, or any combination of these materials. Wood is not recommended for construction due to eventual warping and degradation of acoustical performance. **MM 4.6-4c:** Tentative map applications for residential uses located along Fiddyment Road would be required to include an analysis of interior noise levels. The report shall be conducted by a qualified acoustical engineer and shall specify the measures required to achieve compliance with the City of Roseville 45 dB Ldn interior noise level standard.	The developer shall construct walls in locations consistent with the walls exhibit of the Specific Plan, which shall be a minimum of six feet tall per the Draft EIR. The developer shall include wall and/or landscaped berm details as part of Improvement Plans which demonstrate consistency with the design requirements of the measure.	*Pre-Construction:* Prior to issuance of Improvement Plans. Add as note on Improvement Plans and Building Plans	Engineering to review plans for consistency with measure.	An acoustical Study, if conditions or plans deviate from Specific Plan or EIR.	
WMM 4.7-13 Riparian Habitat Policies To protect riparian vegetation within the SOI Amendment Area SVSP and Urban Reserve areas, the following policies shall be implemented: a) The project applicant shall provide for temporary fencing along the top of the bank during construction of those areas of the proposed project adjacent to riparian habitat to discourage access to the riparian habitat by humans and pets. b) The project applicant shall provide for permanent fencing and/or a landscape barrier to discourage access to the riparian habitat by humans and pets. The fencing and/or landscape barrier shall be placed at the top of the bank of the creeks along those portions of the site adjacent to riparian habitat. The proposed recreation trail shall be on the project site side of the fence/landscape barrier. The fencing and/or landscape barrier shall be constructed of wood or other natural materials and shall allow for the viewing of the riparian habitat while discouraging access. c) Interpretive signs and displays shall be posted along the border of the riparian area to educate the public and route access away from sensitive areas. These informative signs will be posted at intervals determined appropriate by the City of Roseville Parks and Recreation Director along the border with information regarding the objectives of creek and riparian habitat protection. Signs should also include information regarding the importance of restricting access to the riparian area by household pets. Such signs will be made of wood or similar natural material, and be maintained by the Applicant. d) Lighting adjacent to riparian buffers should be shielded away from the riparian areas.	The applicants shall design the project to avoid and preserve riparian vegetation.	*Pre-Construction*: Temporary fencing shall be installed prior to construction. Permanent measures shall be shown on Improvement Plans. Add as note on Improvement Plans.	Engineering and Parks	None	
Use Low-Glare Materials for New Development In order to reduce the effects of daytime glare from development of commercial or office uses within the SVSP Area, building developers should make use, when feasible, of low-glare materials. **MM 4.14-3 Avoid Light Spill Over into Curry Creek and Open Space Areas**	Comply with the measure	*Pre-Construction:* Ensure fixtures shown on Improvement Plans and Building Plans comply with the measure.	Engineering and Building	None	

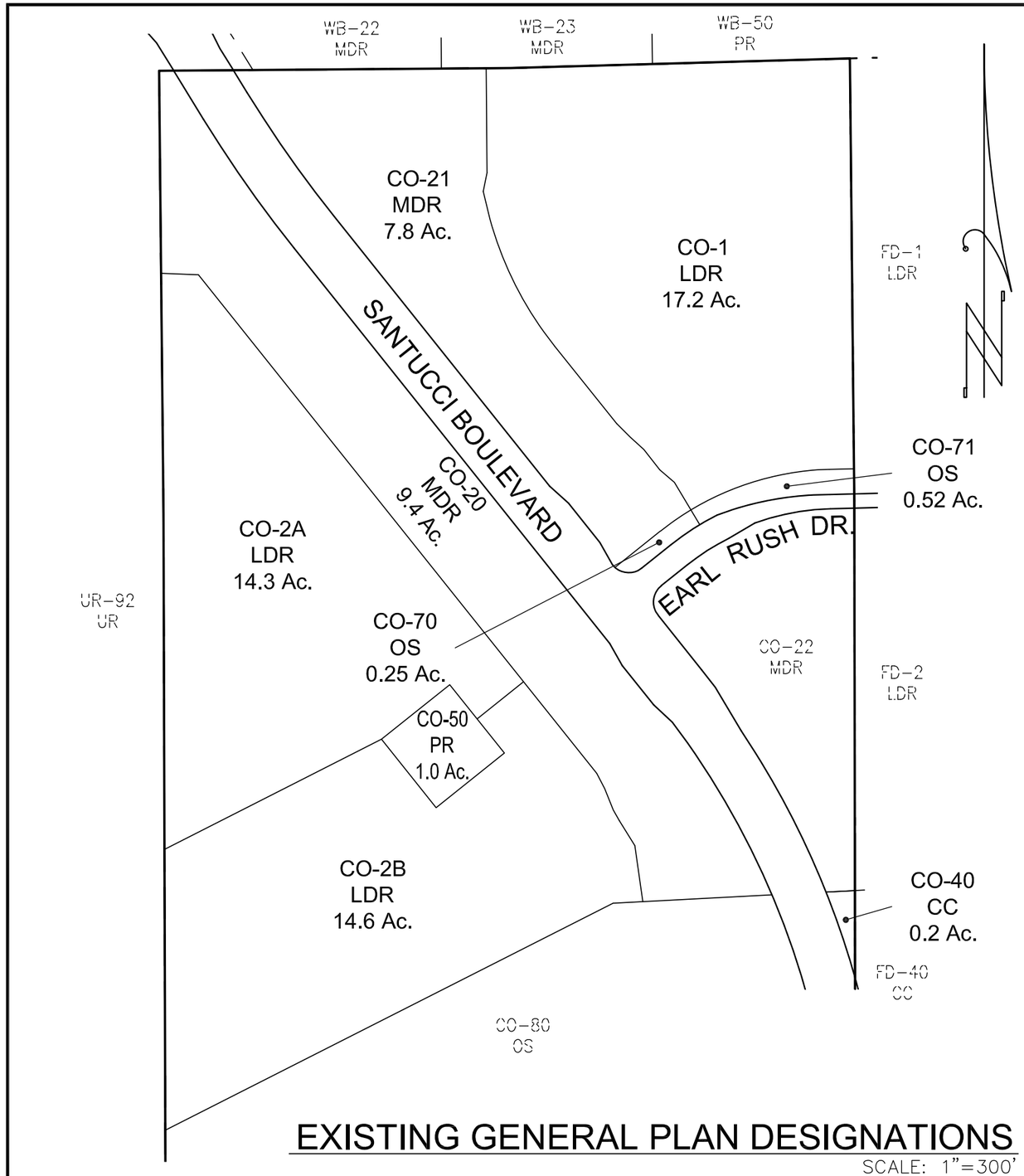
Outdoor lighting shall be placed, designed and directed so as to avoid light spillover into the habitat of Curry Creek and the Open Space Preserve areas located immediately adjacent to the open space, as shown on the Land Use Map as parcels KT-1, KT-40, KT-30, KT-41, DF-1, DF-2, DF-40, CG-1, CG-82m JM-21, JM-3, and JM-4.		Add as note on Improvement Plans and Building Plans			
MM 4.6-1 Construction Noise Reduction **MM 4.6-1(a):** Construction activities shall comply with the requirements of the City of Roseville Noise Ordinance. **MM4.6-1(b):** Locate fixed construction equipment such as compressors and generators as far as possible from sensitive receptors. Shroud or shield all impact tools, and muffle or shield all in-take and exhaust ports on power construction equipment. **MM 4.6-1(c):** Designate a construction disturbance coordinator and conspicuously post the Coordinator's contact information around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances, and will be responsible for determining the cause of the complaint, and implementing any feasible measures to be taken to alleviate the problem. **MM 4.6-1(d):** Well drilling shall occur prior to construction of the adjacent subdivision, to the extent feasible. If construction timing for the wells occurs after subdivision construction, then measures to reduce noise shall include; hanging flexible sound control curtains around the drilling apparatus, and the drill rig, to the degree feasible, as determined by the Environmental Utilities Director, if located within 1,000-feet of an occupied residence.	Discuss during pre-construction meeting and comply with the measure.	*Pre-Construction and Construction*: During construction for MM 4.6-1(d), and prior to issuance of Improvement Plans and/or Building Permits for all others. Add as note on Improvement Plans and Building Plans	Engineering staff to discuss this measure during pre-construction meeting and ensure posting has occurred. Environmental Utilities to address well drilling.	None	
MM 4.8-3 Avoid Nesting Sites To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures: *Raptors* a) When feasible, all tree removal shall occur between August 30th and February 15th to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. b) For Swainson's hawk, if avoidance of tree removal outside the breeding season is not feasible, and a nest is present, the applicants would be required to obtain a 2081 permit from CDFG to mitigate for potential "take" under CESA. If no nesting is occurring, a take permit would not be required. c) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15th and August 30th, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30-days prior to disturbance. If active raptor nests or burrows are found, and the site is within 350-feet of potential construction activity, a highly visible temporary fence shall be erected around the tree or burrow(s) at a distance of up to 350-feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. d) Preconstruction and non-breeding season exclusion measures shall be developed in consultation with CDFG, and shall preclude burrowing owl occupation of the portions of the project site subject to disturbance such as grading. Burrowing owls may be passively excluded from burrows in construction areas by placing one-way doors in the burrows according to CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls regardless of whether they exhibit signs of occupation must be cleared with the one way doors. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow. e) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones) unless directly related to the management or protection of the legally protected species. f) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist. *Black Rails and Tri-colored Blackbirds* Prior to earth moving that would disturb marsh habitat, a qualified biologist shall conduct surveys to determine the presence of the California black rail. If either of these species is found, all earth moving within 250 feet shall stop and measures, including establishing nest protection buffers along both sides of Curry Creek during the nesting season (generally February 1 through August 31st) shall	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans. The applicants shall prepare annual reports on the status and success of mitigation and shall submit these reports to USFWS and CDFG. The applicants shall coordinate with USFWS and CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	*Pre-Construction and Construction*: Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Engineering	Nesting bird surveys	

be implemented. *Rookeries* No heron rookeries are present within the plan area. Prior to earthmoving that would disturb marsh habitat or tree removal of the eucalyptus grove, pre-construction surveys should be conducted to verify that no rookeries have been established. If rookeries are present all earth moving within 250-feet shall stop, during the breeding season.					
MM 4.13-1 Implementation of construction activity stormwater protection standards Prior to the issuance of a City grading permit and the commencement of construction activities, compliance with the State's General Construction permit, the City of Roseville's Construction Standards, and the City's Stormwater BMP Guidance Manual will be met. This includes the creation of a Storm Water Pollution Prevention Plan (SWPPP) that will identify the site, the location of sensitive habitats or watercourses, drainage areas, discharge locations, soil disturbance areas, and the locations of all runoff, erosion control, and sediment control Best Management Practices (BMPs). On-going monitoring and adjustments to the SWPPP will occur when needed to address changes in the field as construction activities evolve.	The developer shall create a SWPPP, submit it to the City, and comply with its provisions.	*Pre-Construction and Construction*: Submit SWPPP and ensure that BMPs remain in place during construction. Add as note on Improvement Plans and Building Plans.	Engineering	SWPPP	
MM 4.9-1 Cease Work and Consult with Qualified Archaeologist Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, the City of Roseville shall coordinate any necessary investigation of the site with qualified archaeologists as needed, to assess the resource (i.e., whether it is an "historical resource" or a "unique archaeological resource") and provide proper management recommendations should potential impacts to the resources be found to be significant. Possible management recommendations for important resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to be 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.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	*Construction*: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
Mitigation Measure 4.9-3 Cease Work and Consult with Qualified Paleontologist Should any evidence of paleontological resources (e.g. fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance, if feasible in light of project design or layout, or data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff in consultation with the paleontologist for the protection of the paleontological resources.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	*Construction*: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
MM 4.10-1 Identify Potential Hazardous Materials (soil contamination, tank or well sites, lead based paint and/or asbestos) Prior to site development in the SVSP, recommended testing and remediation, if needed shall occur. Groundwater wells shall be properly closed. If evidence of soil contamination, septic tanks, or other underground storage tanks are encountered in previously unidentified locations in the SVSP area, work shall cease until the area can be tested, and if necessary remediated and/or properly removed or closed. Remediation activities could include removal of contaminated soil, and/or onsite treatment. As part of the process, the City shall ensure that any necessary investigation and/or remediation activities are coordinated with the Roseville Fire Department, Placer County Division of Environmental Health, and if needed, other appropriate federal, state and local agencies. Once a site is remediated, construction can continue.	The applicants shall be responsible for conducting soil testing and/or recommendation of the Phase I environmental site assessments, if conditions are encountered which warrant such studies.	*Construction*: Applies if conditions found which warrant assessment (e.g. stained soils, underground tanks). Add as note on Improvement Plans.	Engineering and Fire	Phase I environmental assessment, if conditions warrant	
MM 4.12.4-2 Divert Construction Debris The applicants shall ensure a 50% reduction in the construction waste stream generated from development within the SVSP. In Developer contracts with construction contractors and their sub-contractors, the Developer shall require that construction waste be reduced by 50%. The Developer shall further require that contractors and sub-contractors submit records of diversion and disposal to	Comply with the measure	*Construction:* Contractor to ensure diversion occurs during construction. Add as note on Improvement Plans and Building Plans.	Environmental Utilities	Records of diversion	

the City's Environmental Utilities Department in order to verify compliance with this requirement.					

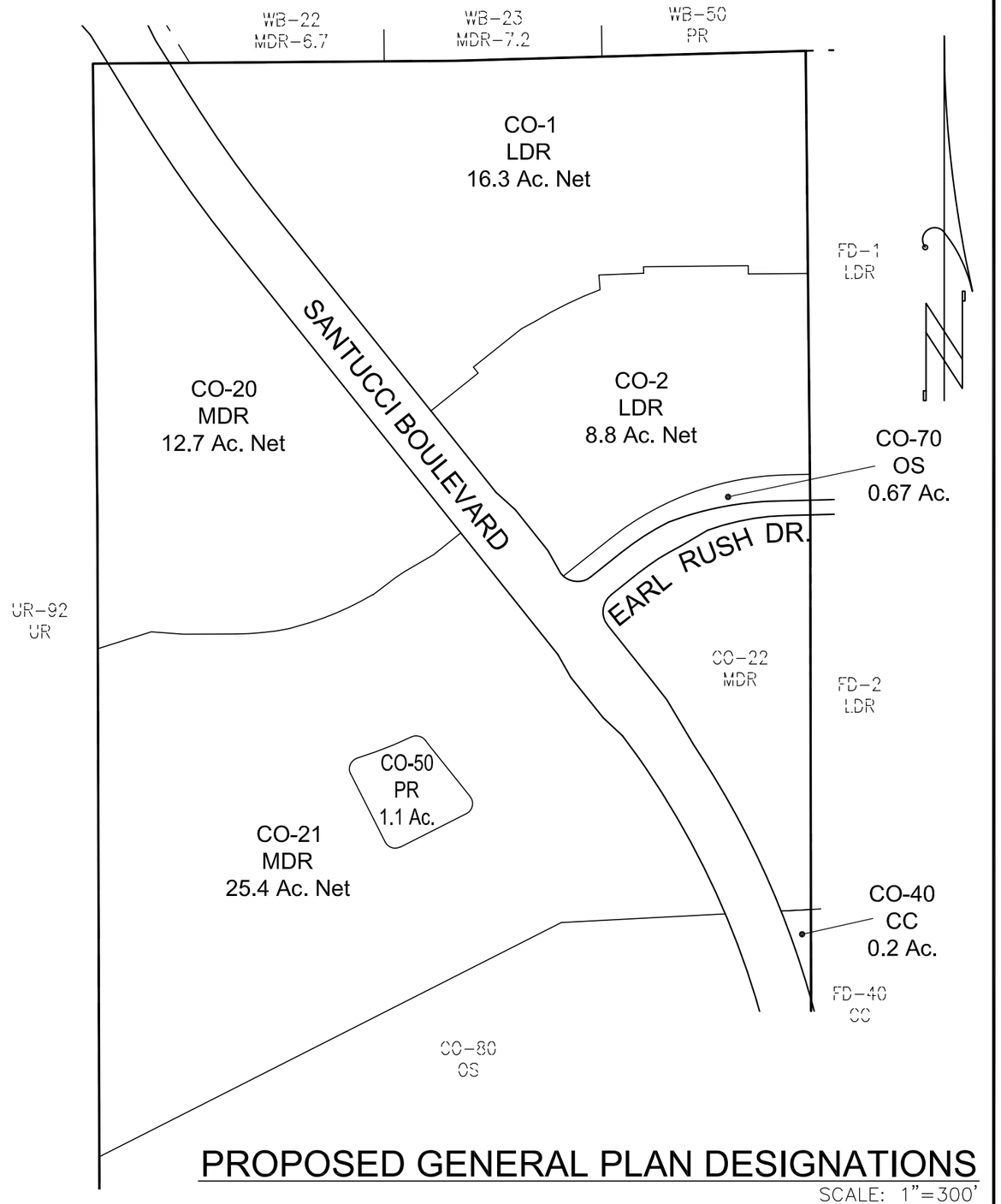
NOTE: This table is provided as a courtesy to the developer, to highlight the text of measures which are required to be placed on Improvement Plans and/or Building Plans. Refer to the applicable environmental document (e.g. Environmental Impact Report) for a full list of measures, and for context. Other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

PC EXHIBIT B



EXISTING GENERAL PLAN DESIGNATIONS

SCALE: 1"=300'



PROPOSED GENERAL PLAN DESIGNATIONS

SCALE: 1"=300'

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

SCALE: 1"=300'

JOB #: 18-03-010

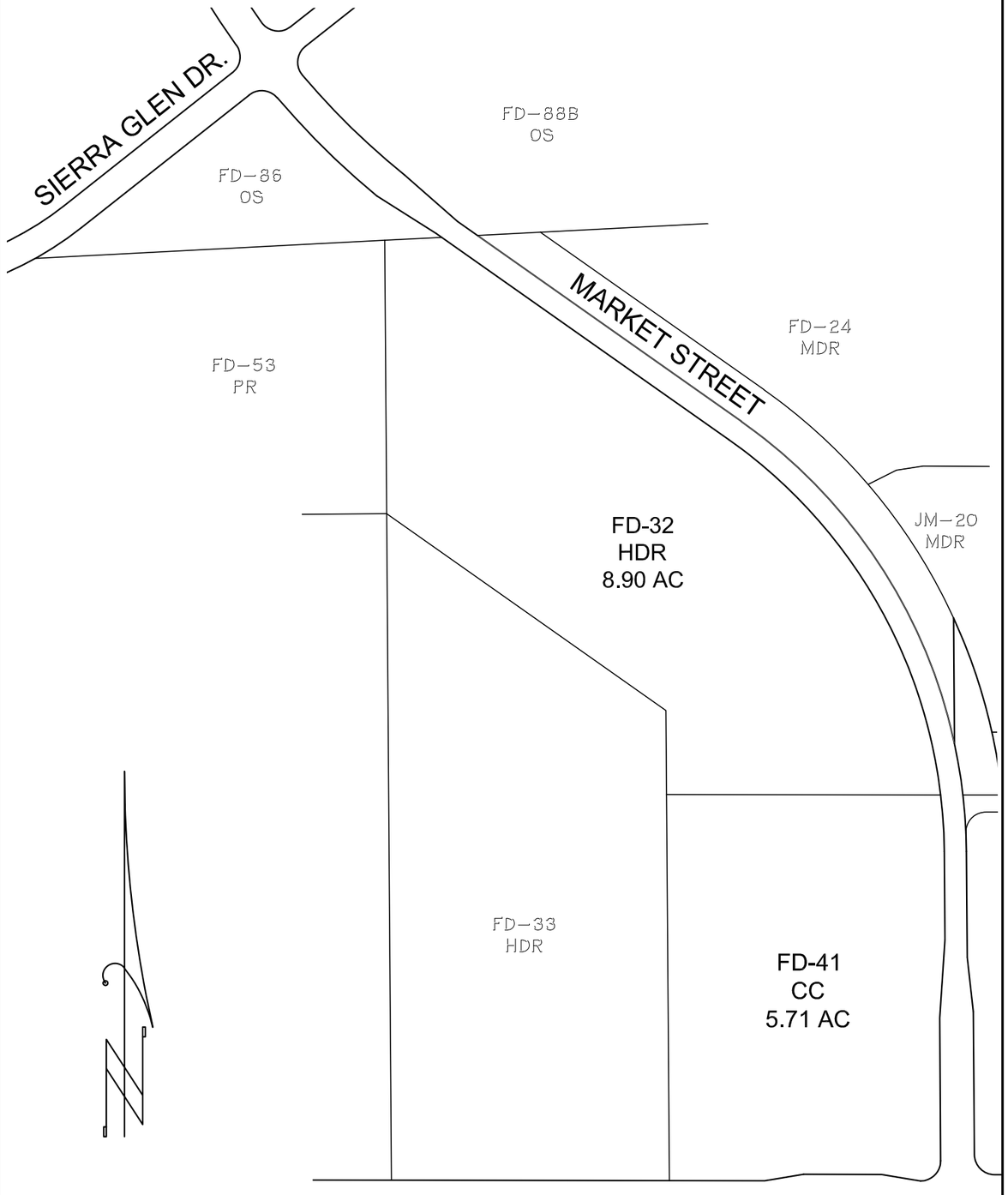
DATE: JUNE 2021

GENERAL PLAN AMENDMENT EXHIBIT

THE VILLAGES at SIERRA VISTA

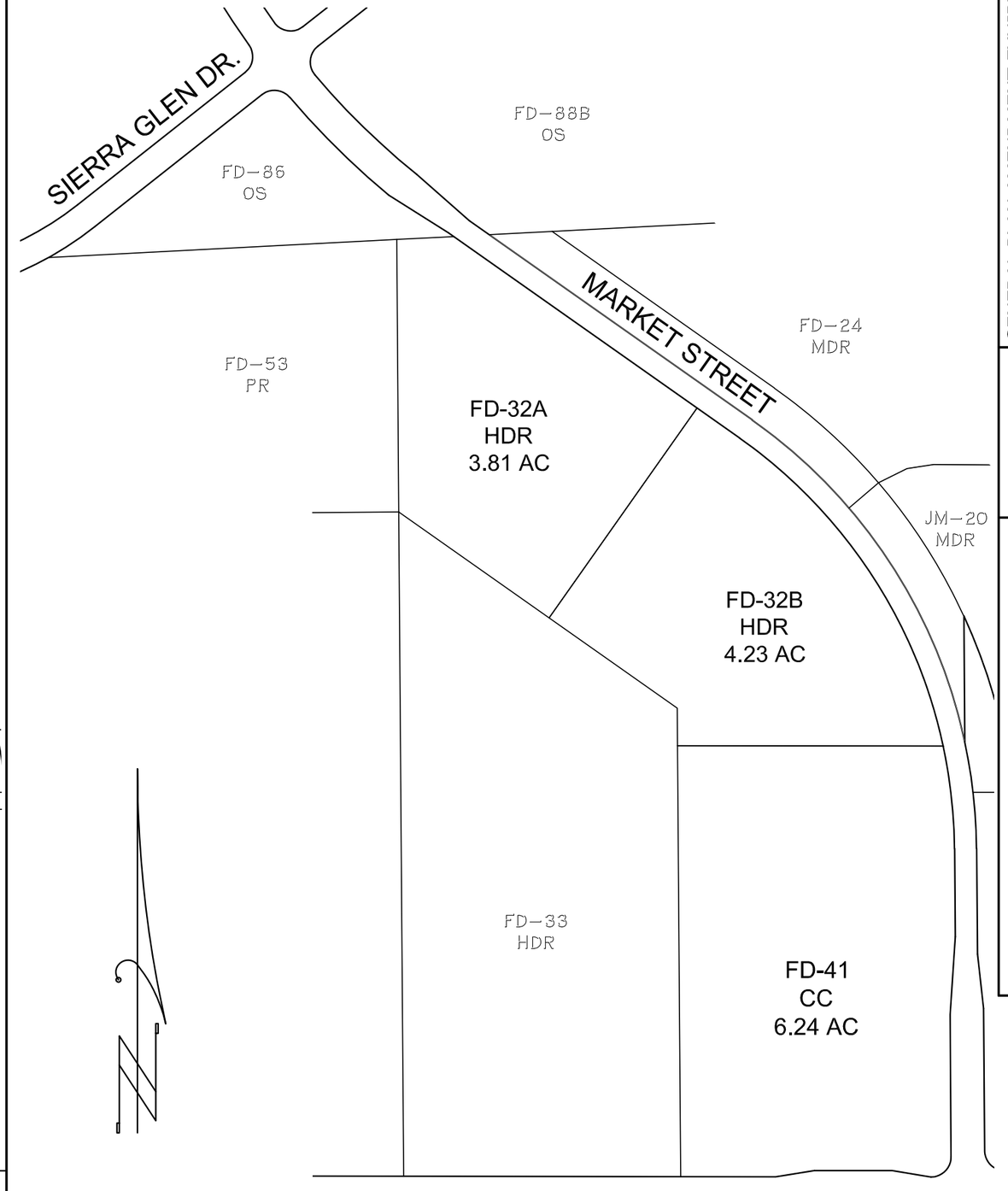
PARCELS CO-01, CO-02, CO20, CO-21, CO-22 & CO-40

CITY of ROSEVILLE, CALIFORNIA



EXISTING GENERAL PLAN DESIGNATIONS

SCALE: 1"=200'



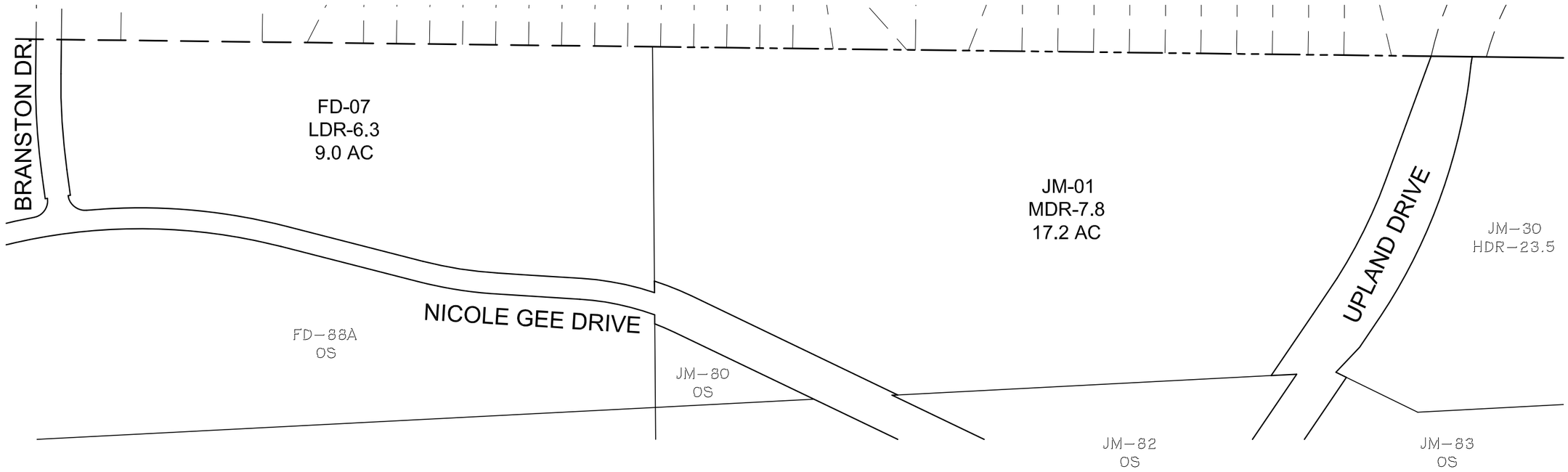
PROPOSED GENERAL PLAN DESIGNATIONS

SCALE: 1"=200'

GENERAL PLAN AMENDMENT EXHIBIT
SVSP PARCELS FD-32 AND FD-41
CITY of ROSEVILLE, CALIFORNIA

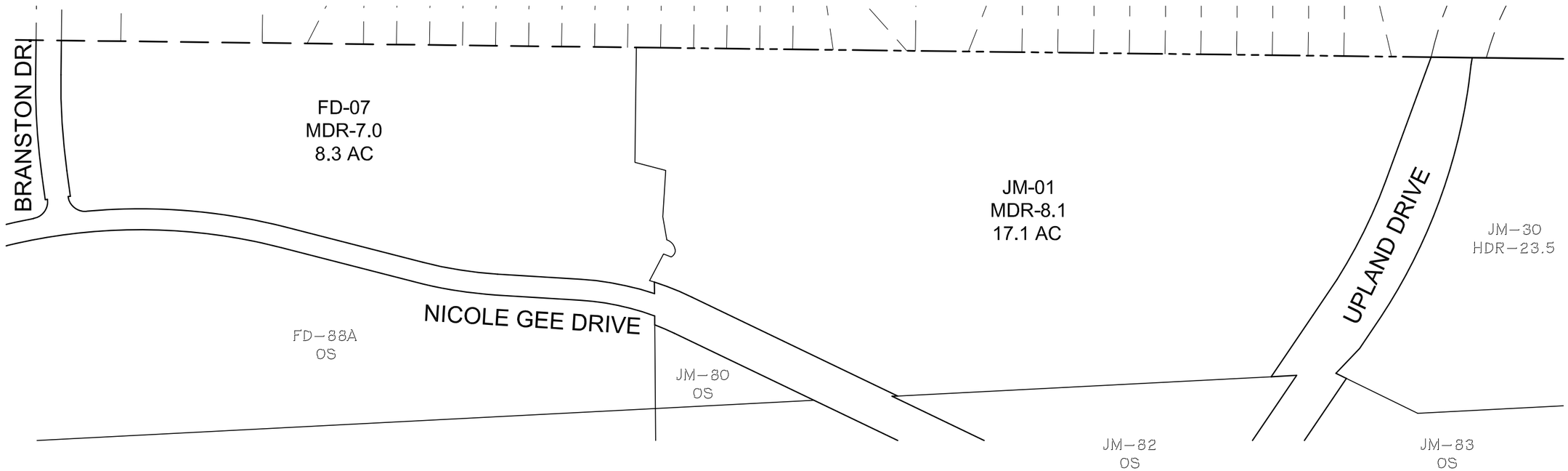
SCALE: 1"=200'
JOB #: 20-06-022
DATE: JUNE, 2021

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EXISTING GENERAL PLAN DESIGNATIONS

SCALE: 1"=200'



PROPOSED GENERAL PLAN DESIGNATIONS

SCALE: 1"=200'

GENERAL PLAN AMENDMENT EXHIBIT
SVSP PARCELS JM-01 AND FD-7

CITY of ROSEVILLE, CALIFORNIA

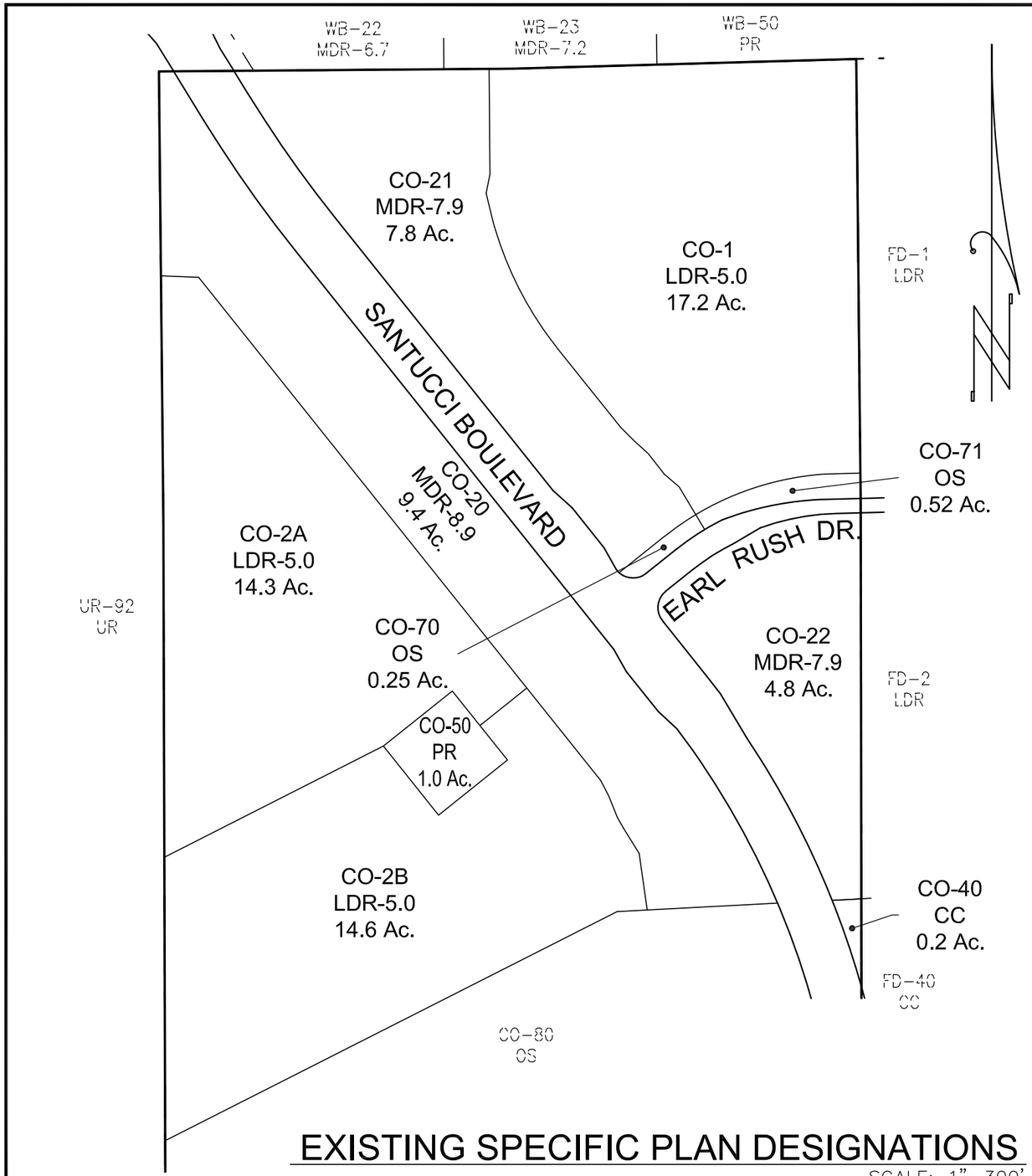
SCALE: 1"=200'

JOB #: 20-06-027

DATE: DEC., 2021

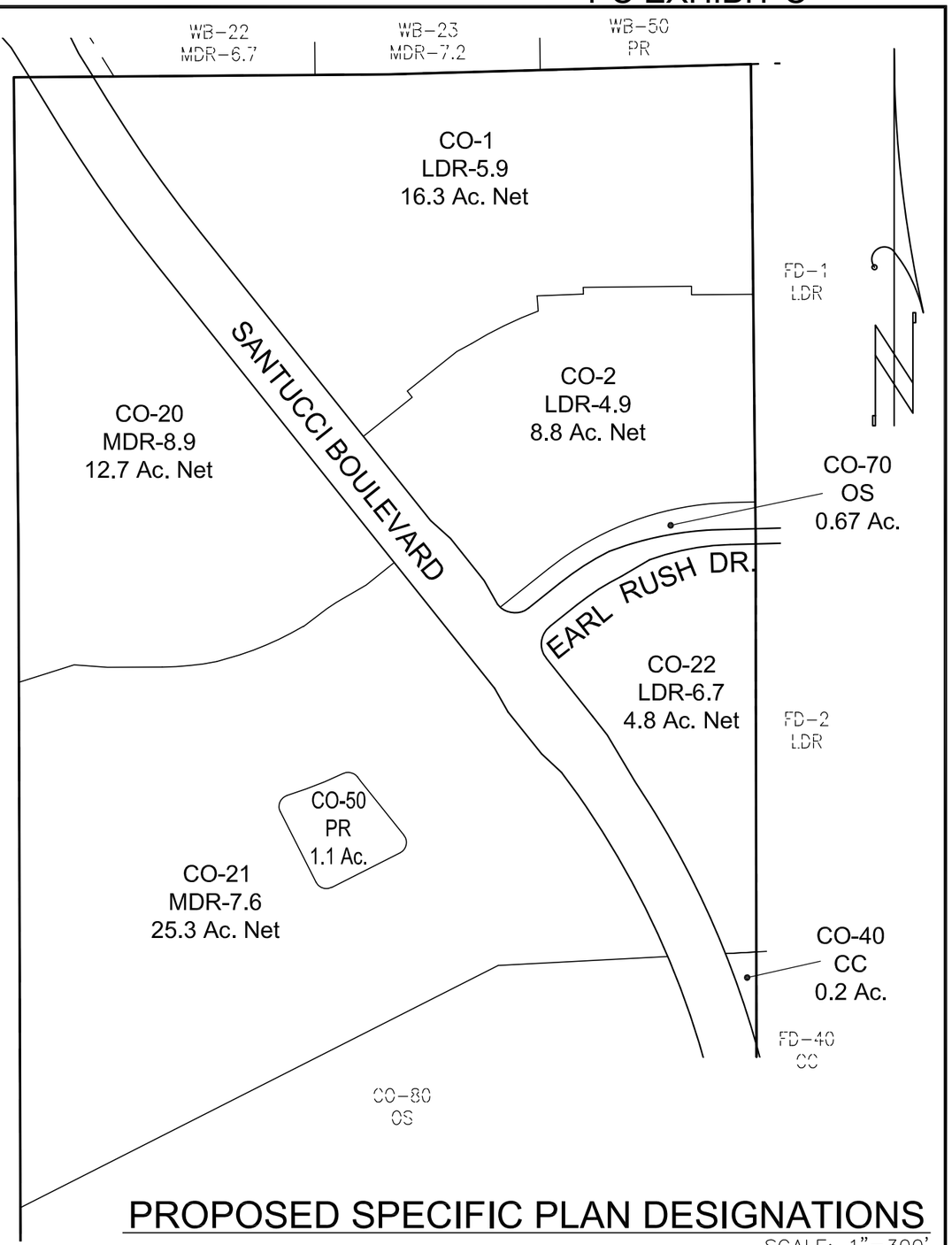
BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
8020 Ruland Drive, Suite 19 ~ Carmichael, CA 95608
(916) 331-1336 ~ fax (916) 331-1430 ~ office@bwengineers.com

PC EXHIBIT C



EXISTING SPECIFIC PLAN DESIGNATIONS

SCALE: 1"=300'



PROPOSED SPECIFIC PLAN DESIGNATIONS

SCALE: 1"=300'

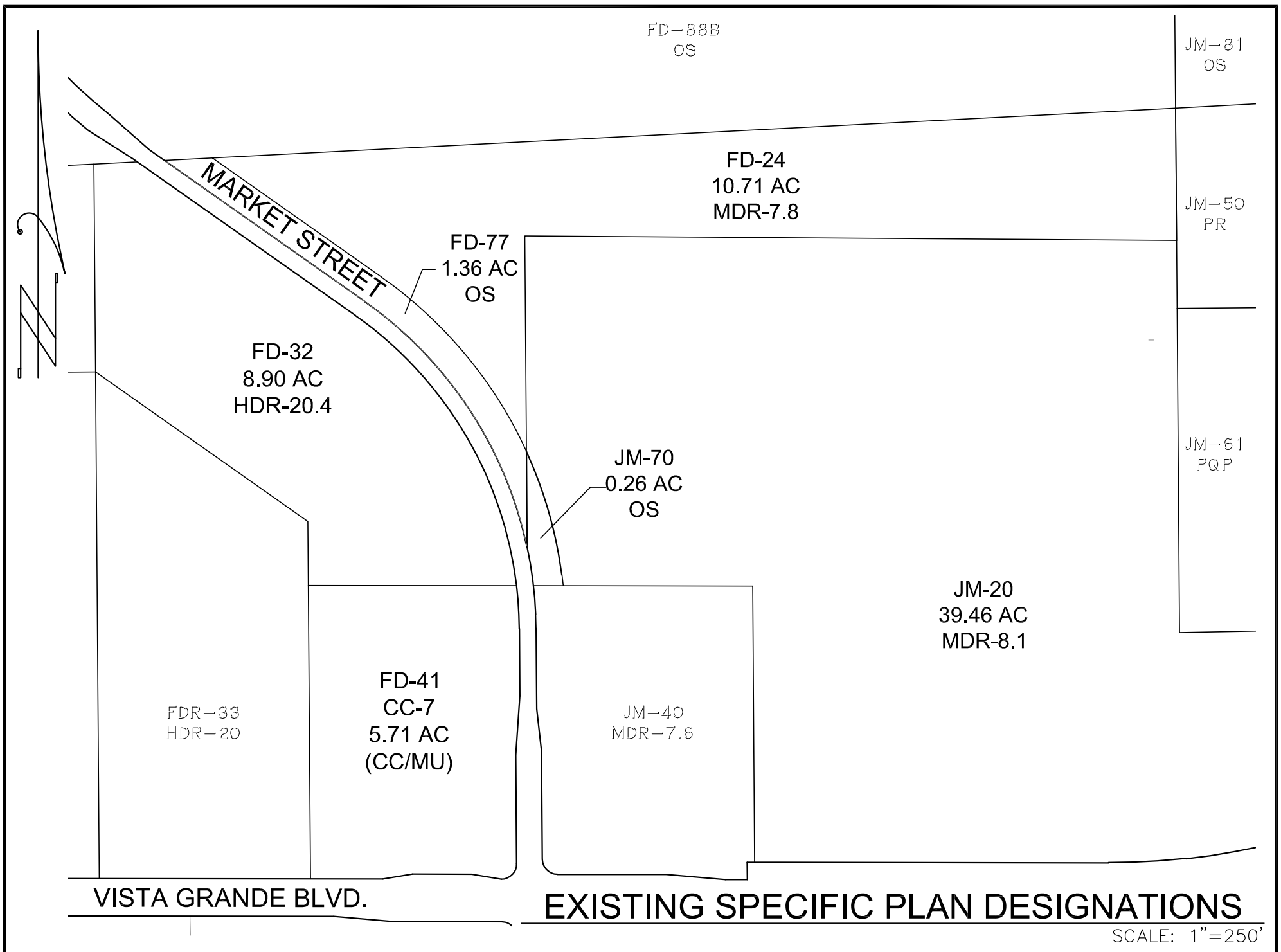
BAKER-WILLIAMS ENGINEERING GROUP
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6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

SCALE: 1"=300'

JOB #: 18-03-010

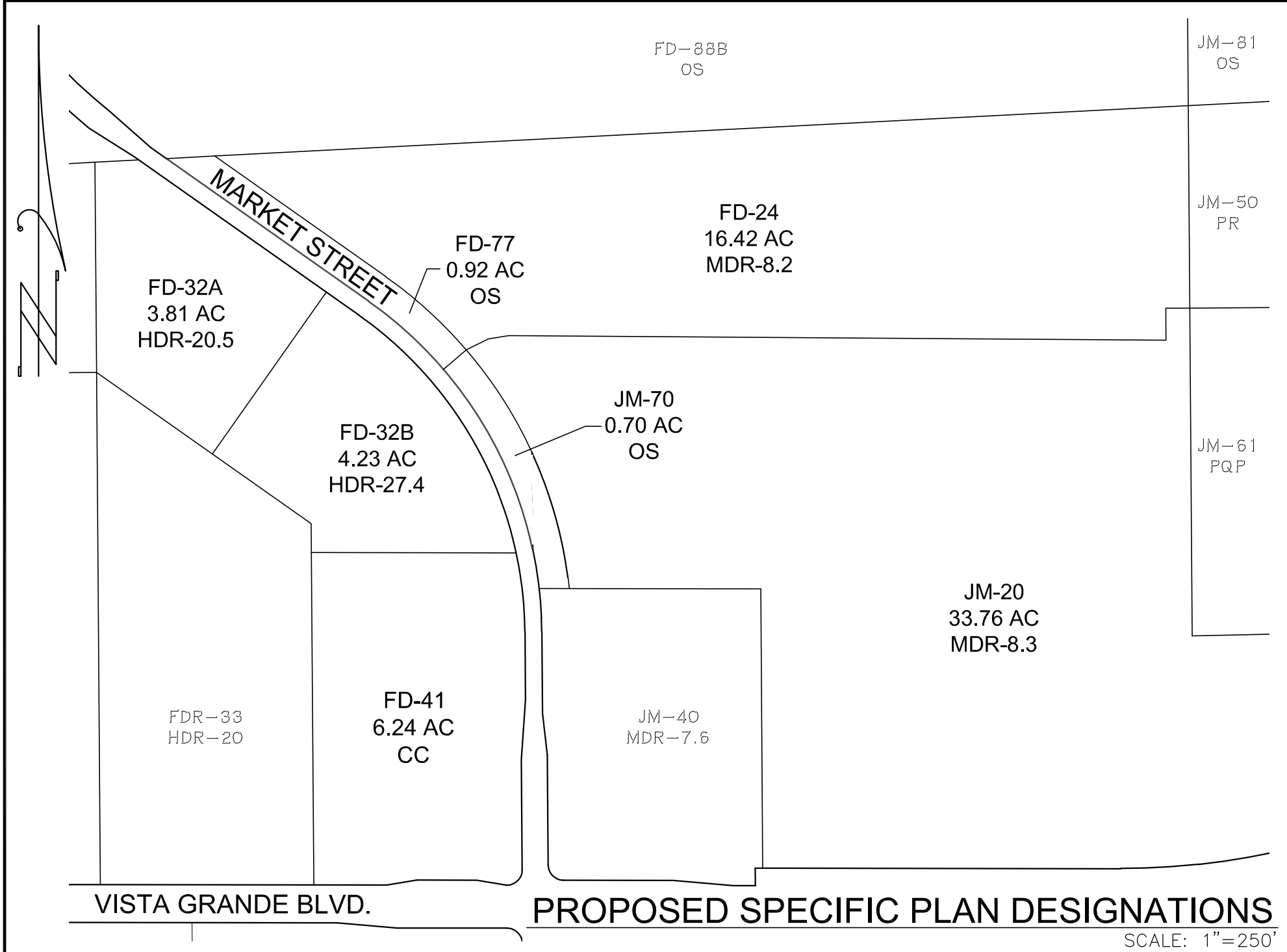
DATE: JUNE 2021

SPECIFIC PLAN AMENDMENT EXHIBIT
THE VILLAGES at SIERRA VISTA
PARCELS CO-01, CO-02, CO20, CO-21, CO-22 & CO-40
CITY of ROSEVILLE, CALIFORNIA



EXISTING SPECIFIC PLAN DESIGNATIONS

SCALE: 1"=250'



PROPOSED SPECIFIC PLAN DESIGNATIONS

SCALE: 1"=250'

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

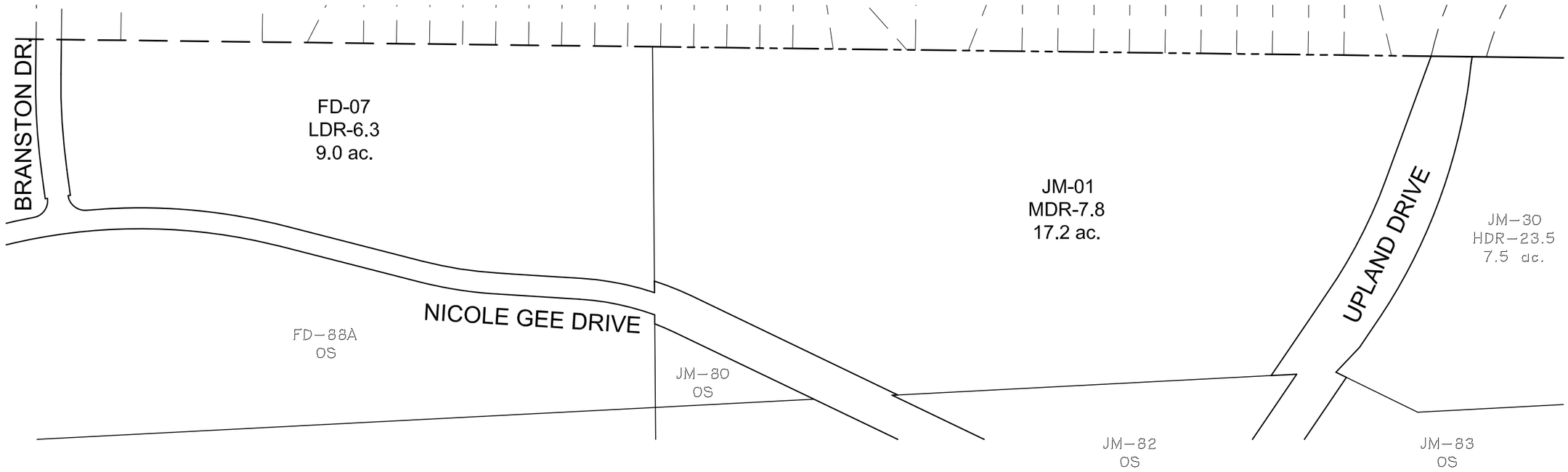
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JOB #: 20-06-022

DATE: AUG., 2021

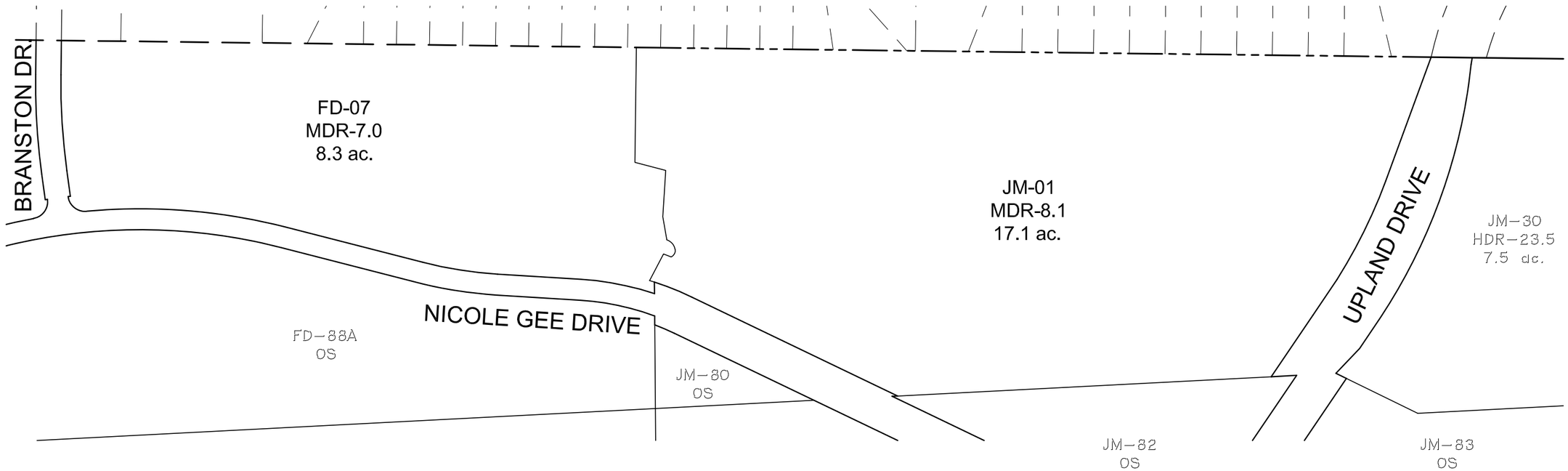
SPECIFIC PLAN AMENDMENT EXHIBIT
SVSP PARCELS JM-20, FD-24, FD-32 & FD-41

CITY of ROSEVILLE, CALIFORNIA



EXISTING SPECIFIC PLAN DESIGNATIONS

SCALE: 1"=200'



PROPOSED SPECIFIC PLAN DESIGNATIONS

SCALE: 1"=200'

SPECIFIC PLAN AMENDMENT EXHIBIT
SVSP PARCELS JM-01 AND FD-7

CITY of ROSEVILLE, CALIFORNIA

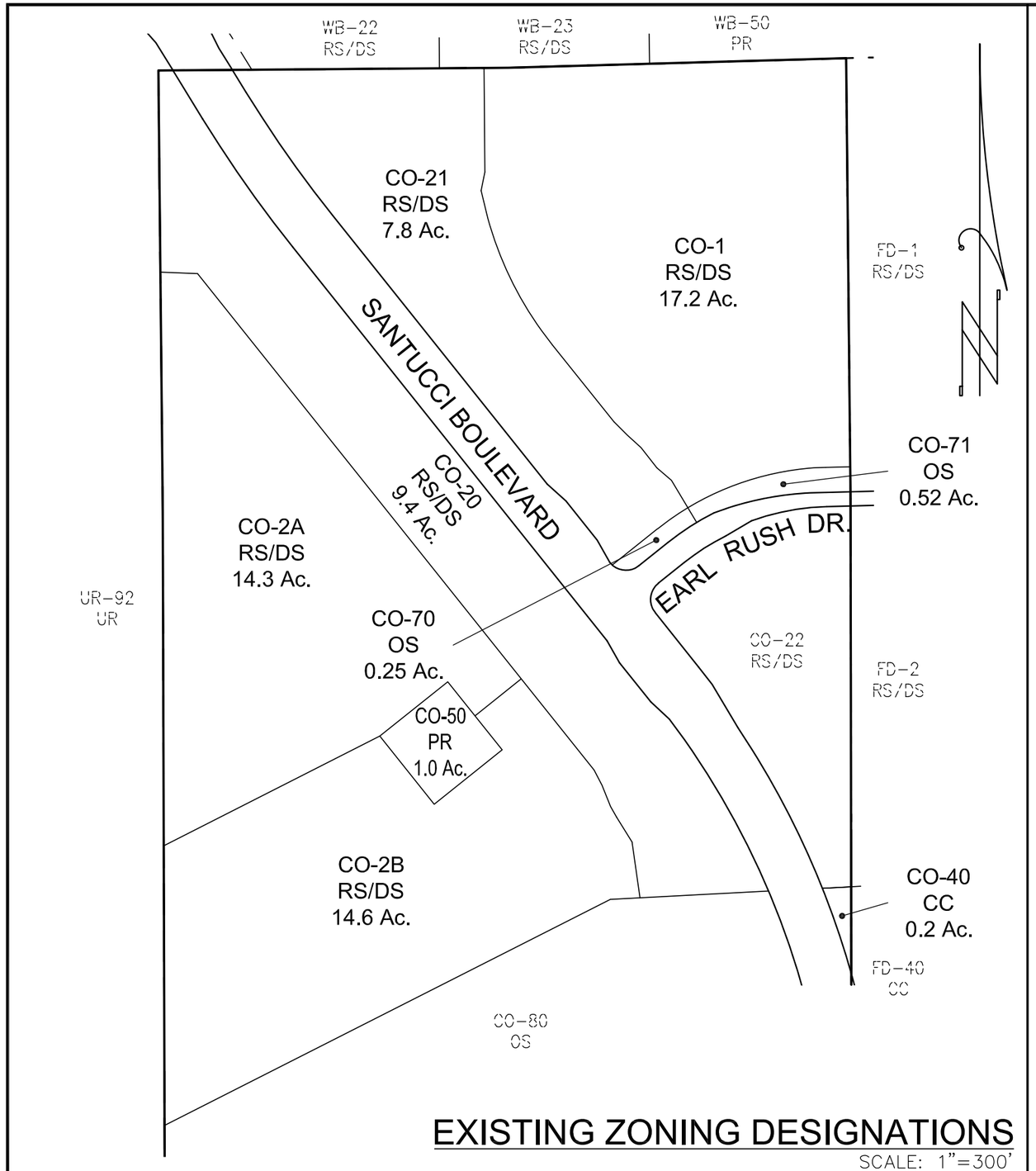
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JOB #: 20-06-027

DATE: DEC., 2021

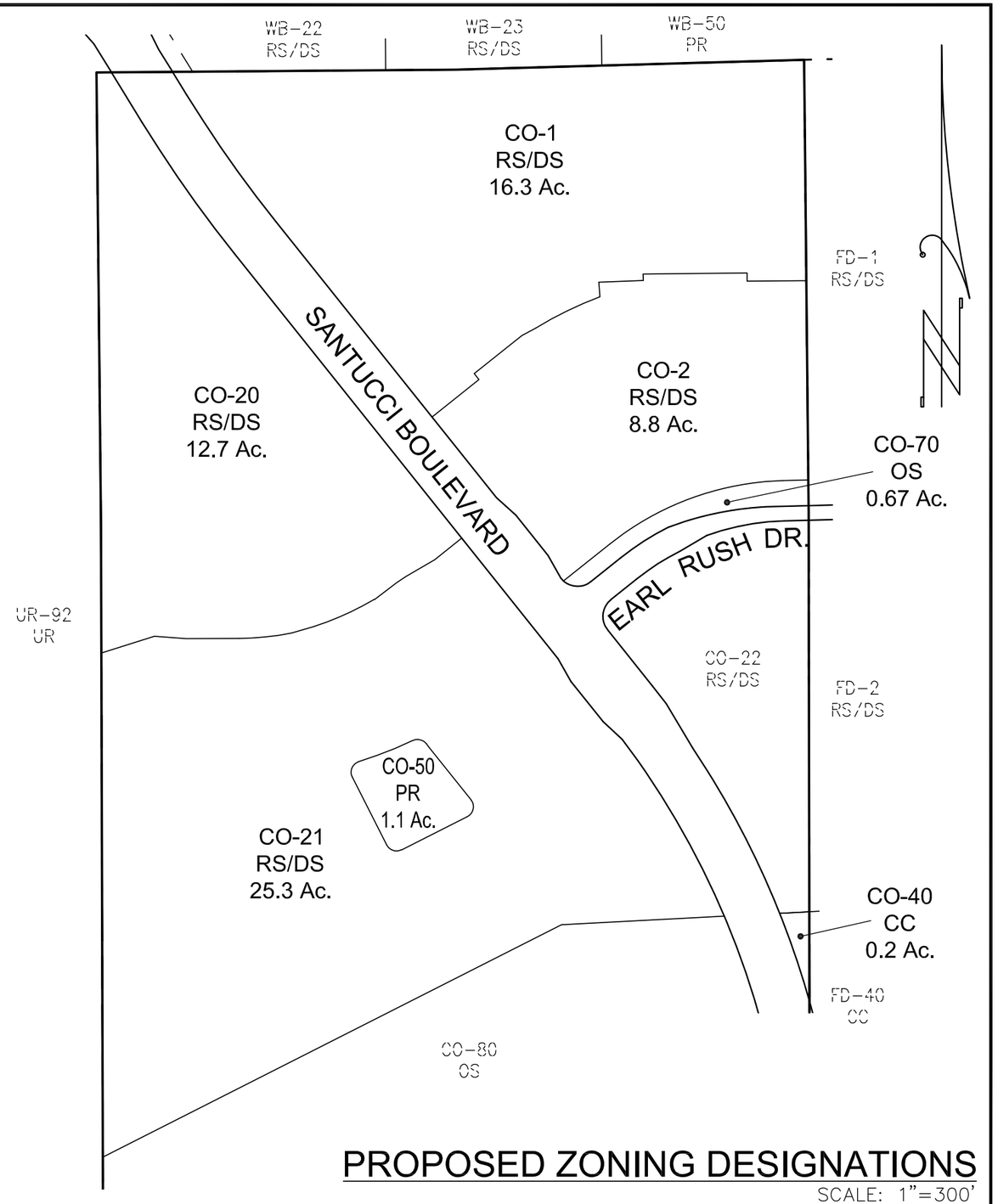
BAKER-WILLIAMS ENGINEERING GROUP
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8020 Ruland Drive, Suite 19 ~ Carmichael, CA 95608
(916) 331-1336 ~ fax (916) 331-1430 ~ office@bwengineers.com

PC EXHIBIT D



EXISTING ZONING DESIGNATIONS

SCALE: 1"=300'



PROPOSED ZONING DESIGNATIONS

SCALE: 1"=300'

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6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

SCALE: 1"=300'

JOB #: 18-03-010

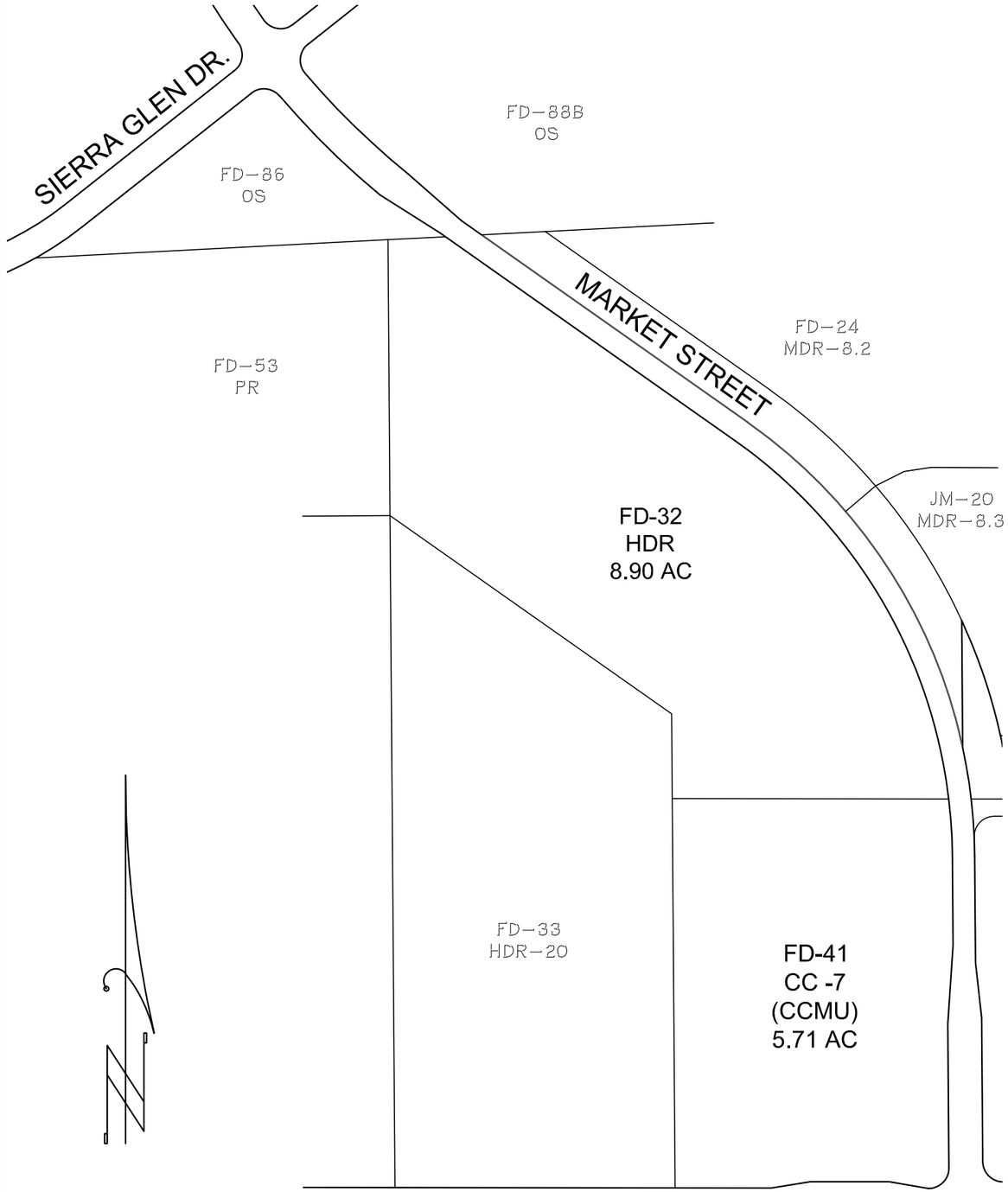
DATE: JUNE 2021

REZONE EXHIBIT

THE VILLAGES at SIERRA VISTA

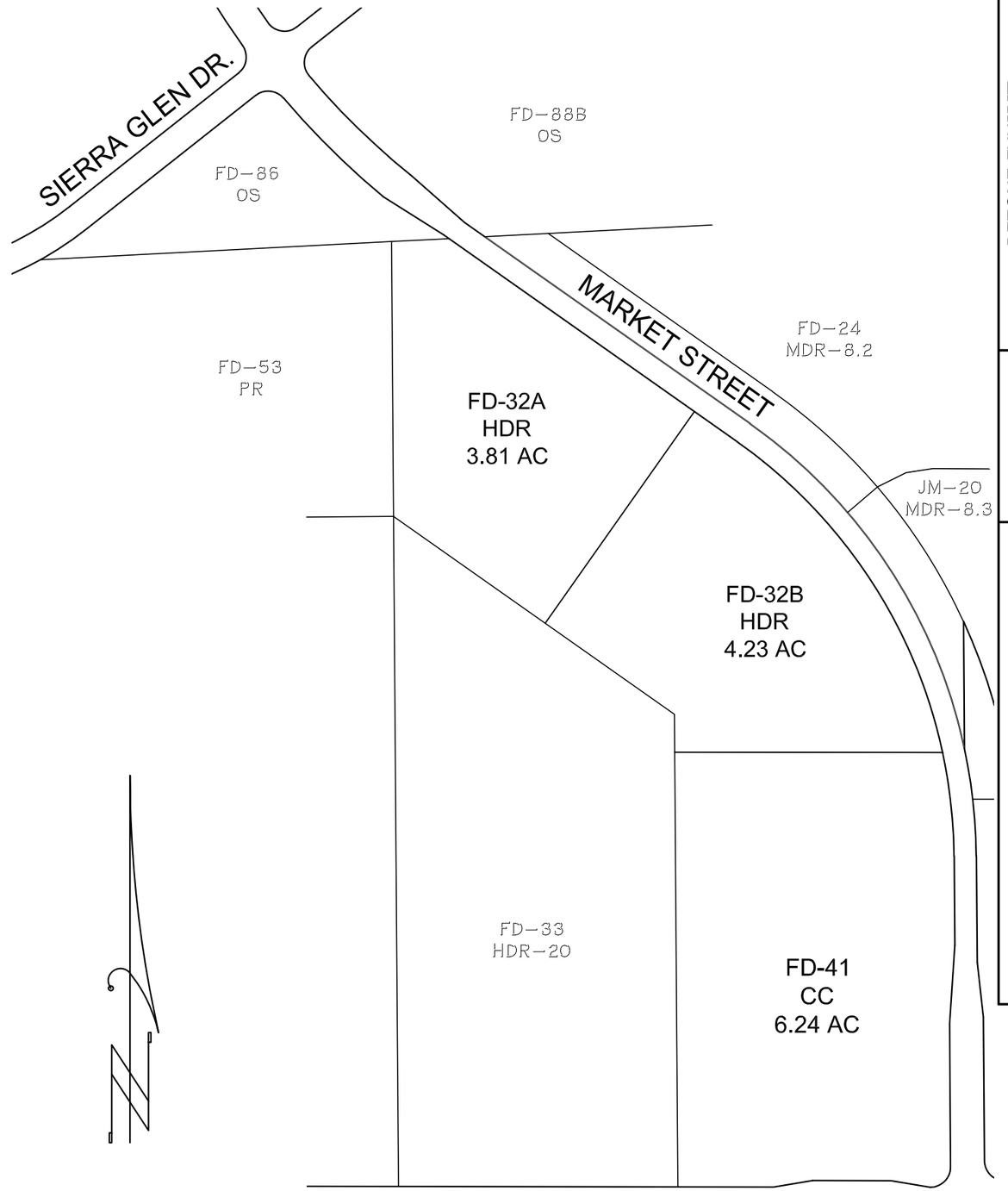
PARCELS CO-01, CO-02, CO20, CO-21, CO-22 & CO-40

CITY of ROSEVILLE, CALIFORNIA



EXISTING ZONING DESIGNATIONS

SCALE: 1"=200'



PROPOSED ZONING DESIGNATIONS

SCALE: 1"=200'

REZONE EXHIBIT
SVSP PARCELS FD-32 AND FD-41
CITY of ROSEVILLE, CALIFORNIA

SCALE: 1"=200'
JOB #: 20-06-022
DATE: JUNE, 2021

BAKER-WILLIAMS ENGINEERING GROUP
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8020 Rutland Drive, Suite 19 ~ Carmichael, CA 95608
(916) 331-4338 ~ fax (916) 331-4430 ~ office@bwengineers.com

SIERRA VISTA LAND USE PLAN

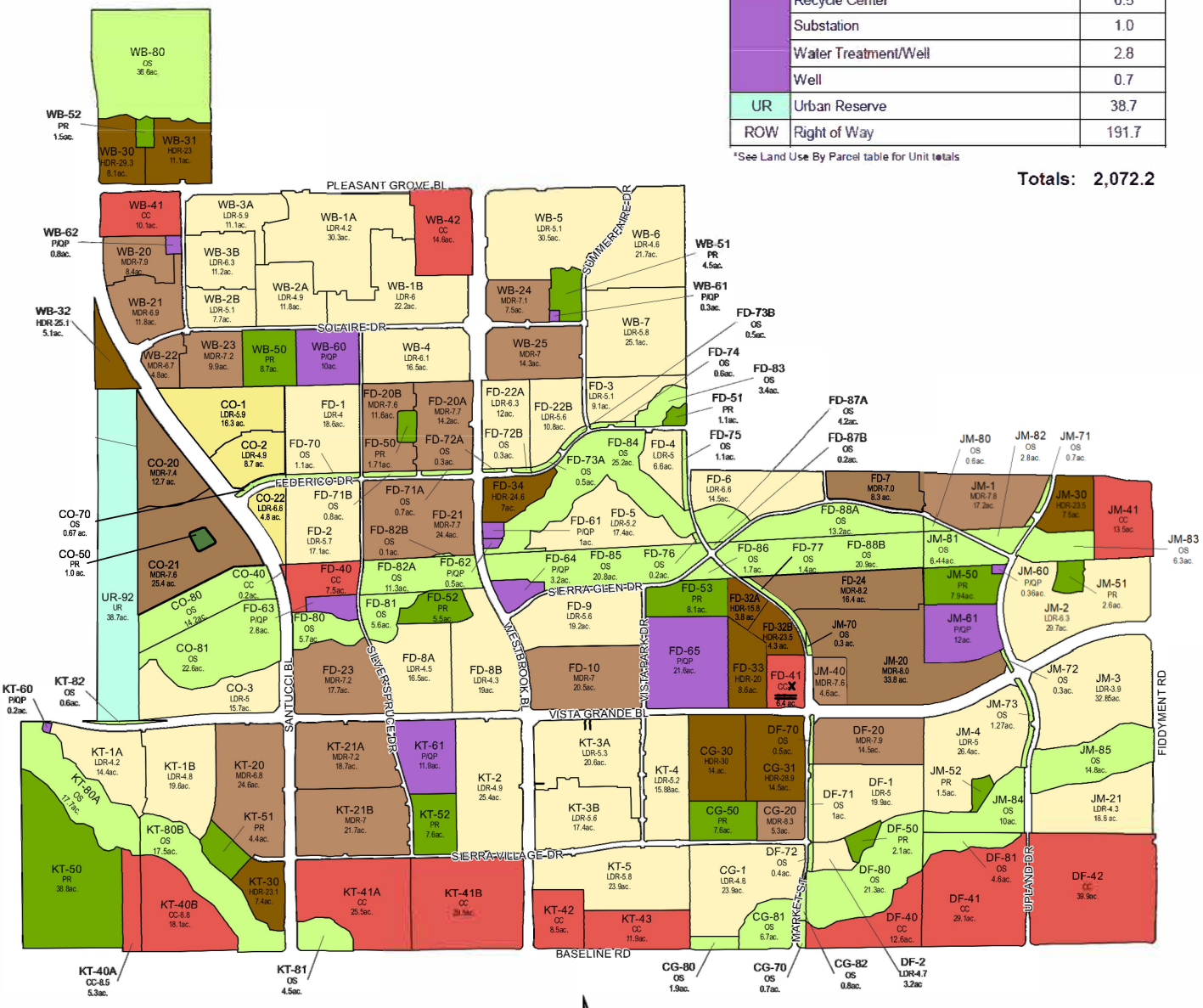
PC EXHIBIT E

Figure 4-1

	Land Use Designation	Acres	
LDR	Residential	~~614.7~~	590.2
	Residential - Age Restricted	~~94.3~~	
MDR	Residential	~~324.1~~	348.6
HDR	Residential	~~92.0~~	91.3
CC	Business Professional and Commercial	25.4	
	Commercial	~~177.5~~	183.3
	Commercial Mixed Use	~~29.1~~	23.4
OS	Open Space	302.0	
	Open Space/Paseo	13.4	
PR	Park	104.6	
P/QP	Elementary School	33.9	
	Fire Station	3.2	
	Lift Station	1.0	
	Middle School	21.6	
	Recycle Center	0.5	
	Substation	1.0	
	Water Treatment/Well	2.8	
	Well	0.7	
UR	Urban Reserve	38.7	
ROW	Right of Way	191.7	

*See Land Use By Parcel table for Unit totals

Totals: 2,072.2



Last Updated: ~~March 04, 2021~~
March 4, 2022

Figure 5-1: Affordable Housing Sites

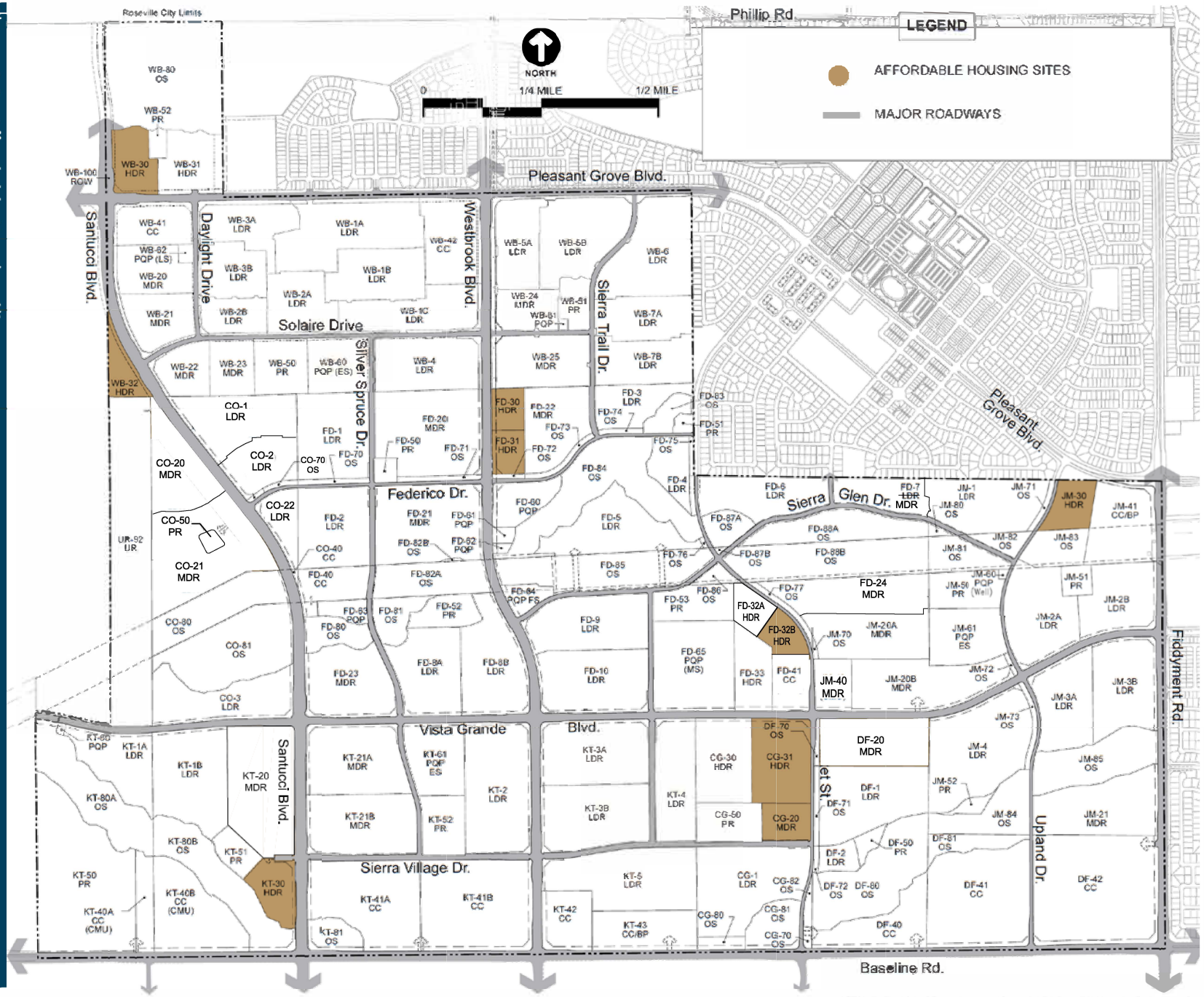


Figure B-2: Entry Feature Locations

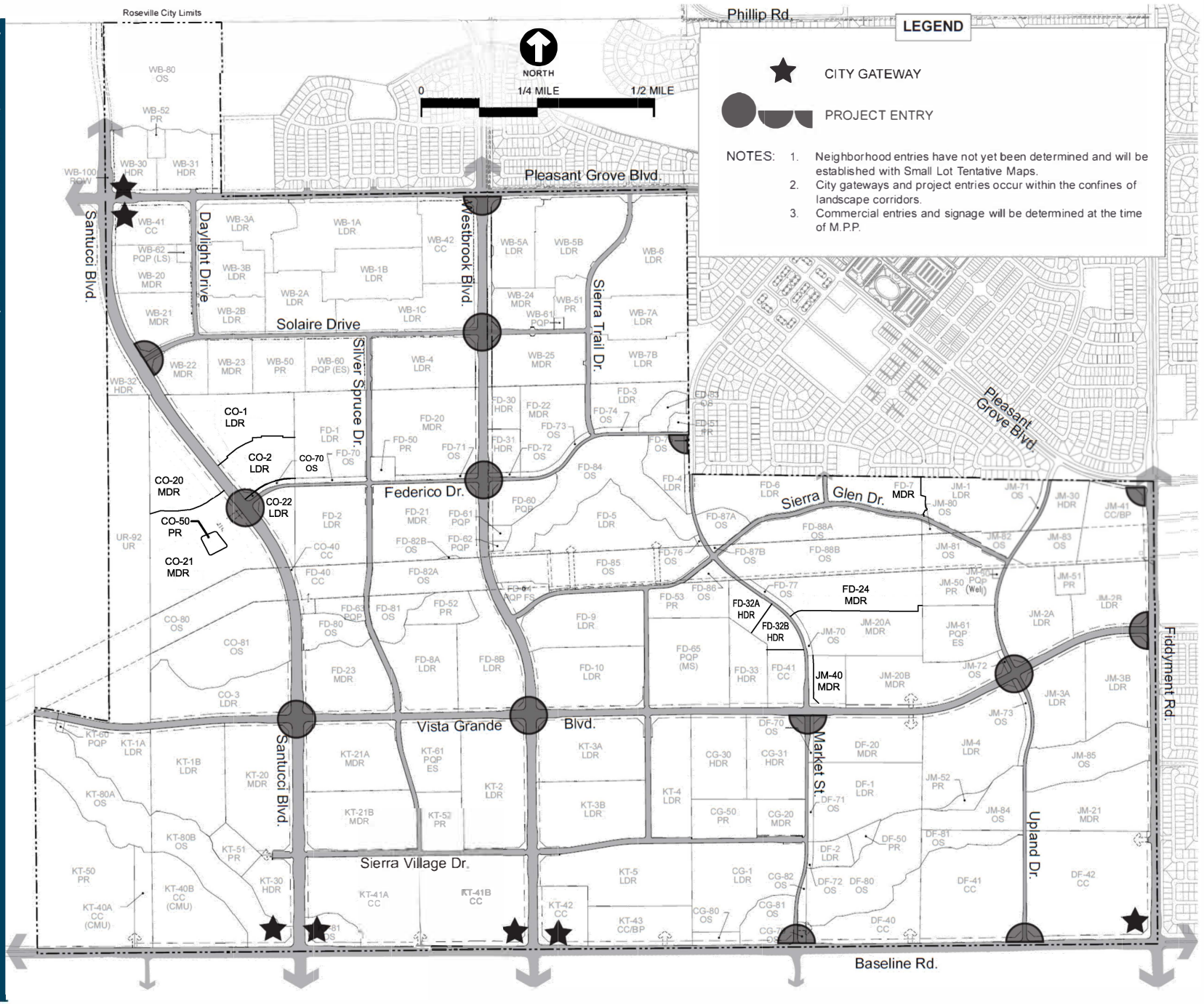
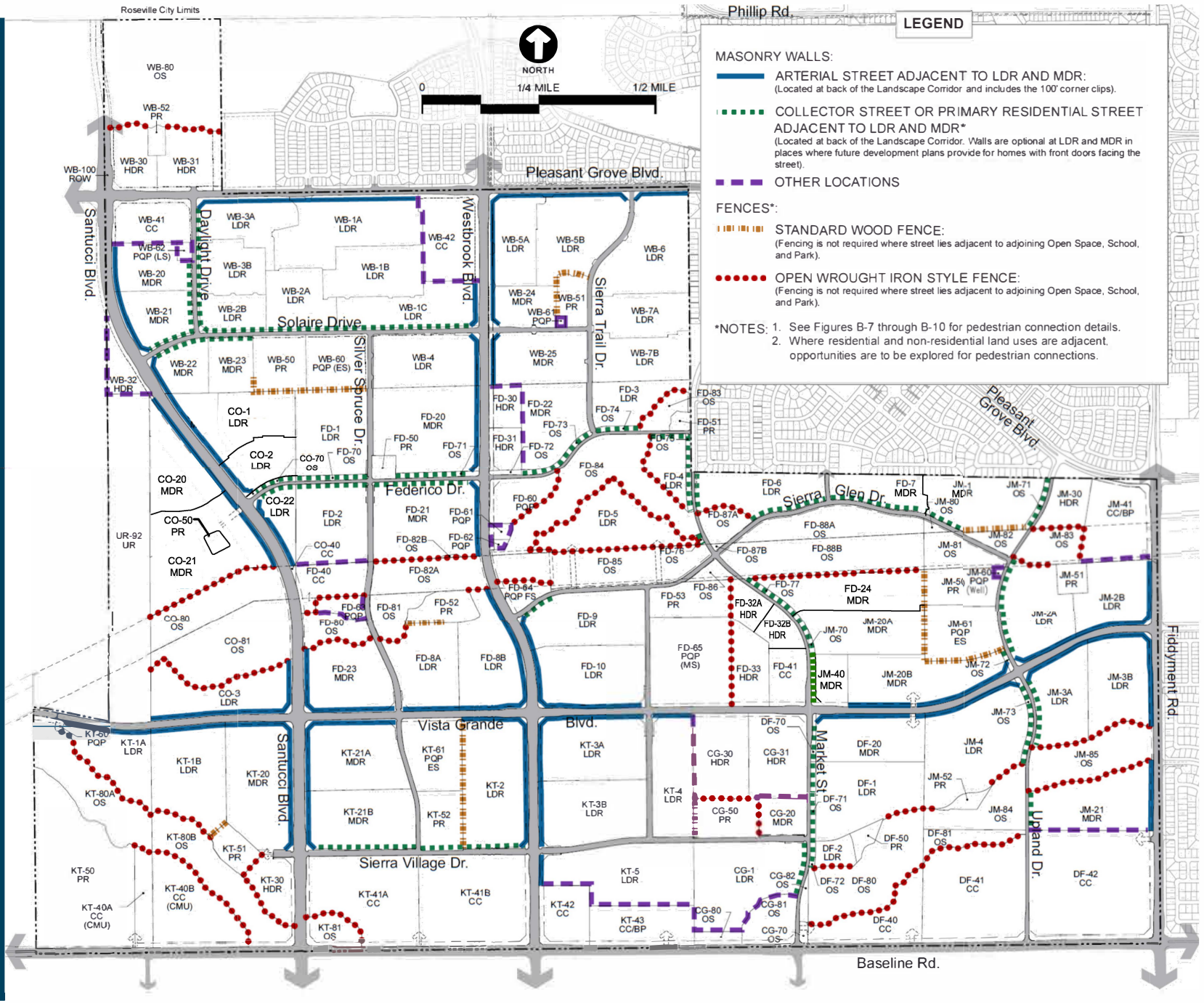
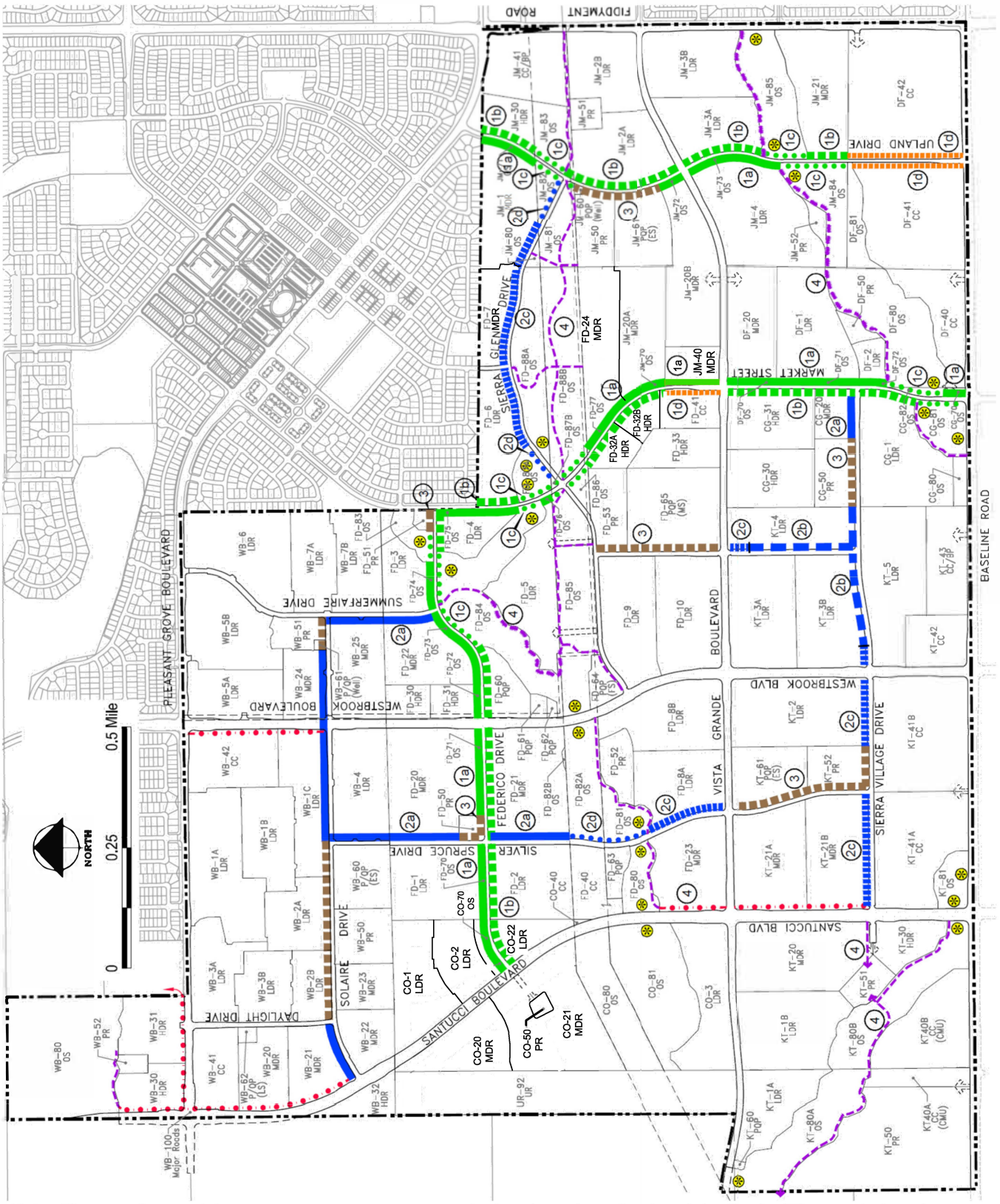


Figure B-3: Wall and Fence Locations





Note: Bikeway alignments in open space areas are conceptual and may be refined as detention facilities are designed.

Figure B-5: Paseo Plan

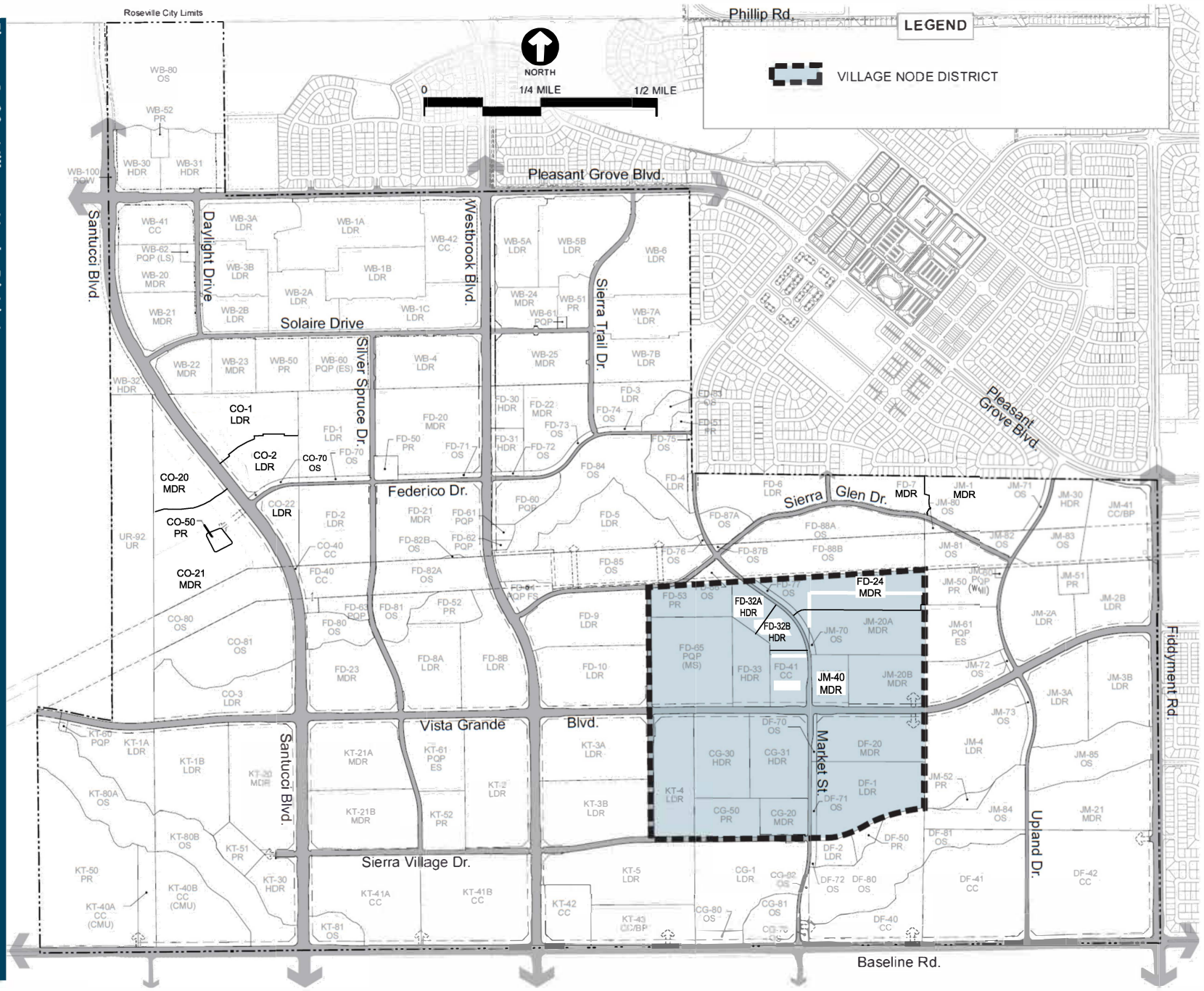


Figure B-22: Village Node District

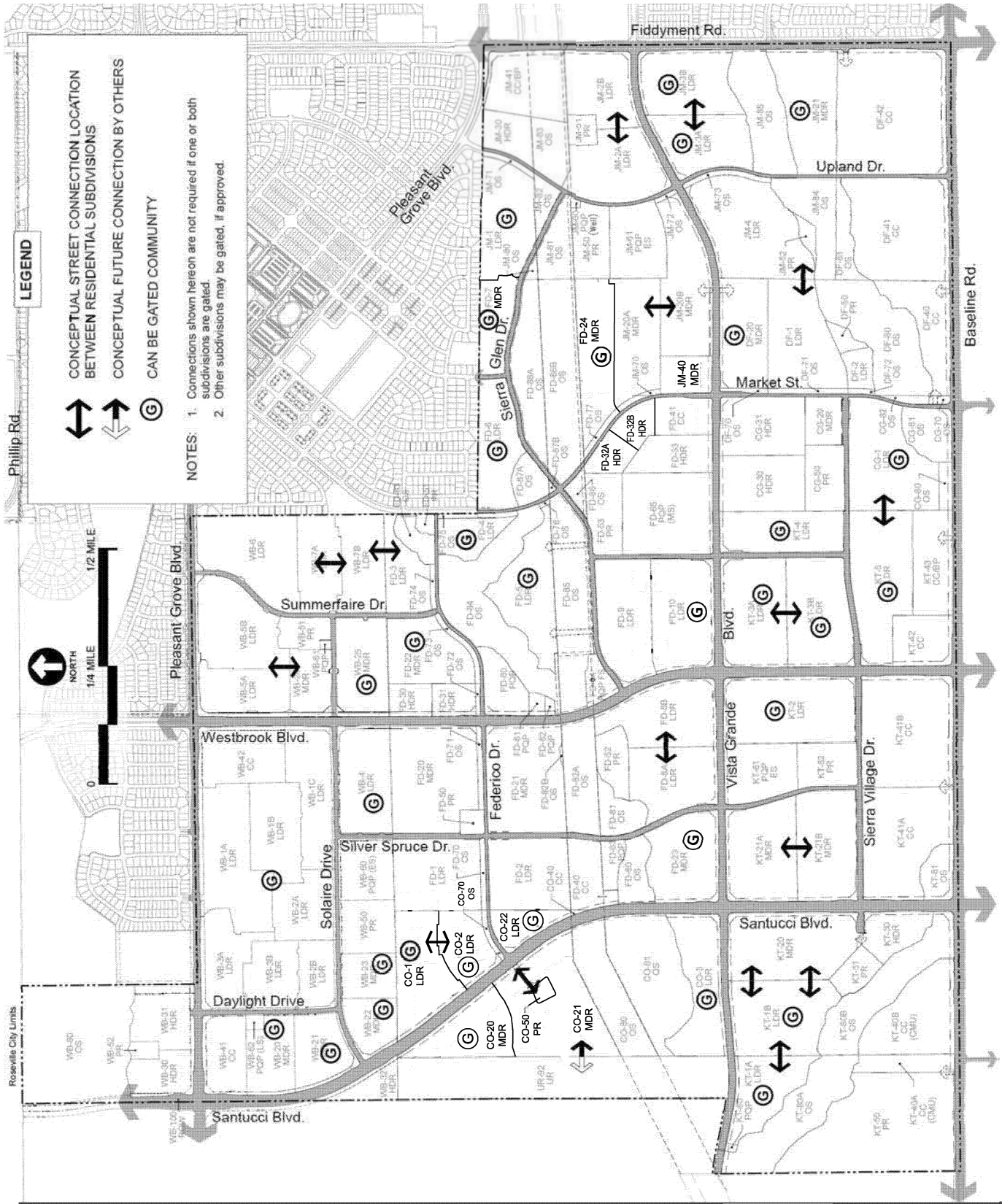


Figure B-25: Neighborhood Connectivity and Gated Subdivisions - updated March 2022

Table 4-1: Plan Area Land Use Summary

Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Neighborhoods						
LDR	Low Density Residential	RS/DS	~~635.2~~ 585.8	~~30.7%~~ 28.7%	~~3,169~~ 2,972	~~36.5%~~ 34.2%
LDR	LDR – Age Restricted	RS/DS	94.3	4.6%	493	5.7%
MDR	Medium Density Residential	RS/DS	~~303.6~~ 353.7	~~14.7%~~ 17.1%	~~2,431~~ 2,654	~~28.0%~~ 30.1%
HDR	High Density Residential	R3	~~92.0~~ 91.3	4.4%	~~2,337~~ 2,351	~~26.9%~~ 27.1%
Sub-totals			**1,125.1**	**54.3%**	**~~8,430~~ 8,470**	**~~97.1%~~ 97.6%**
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	~~29.1~~ 22.7	~~1.4%~~ 1.1%	~~249~~ 209	~~2.9%~~ 2.4%
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	25.4	1.2%	--	--
CC	Community Commercial	CC & GC	~~177.5~~ 183.9	~~8.6%~~ 8.9%	--	--
Sub-totals			**232.0**	**11.2%**	**~~249~~ 209**	**~~2.9%~~ 2.4%**
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	64.7	3.1%	--	--
PR	Parks & Recreation	PR	104.6	5.0%	--	--
OS	Open Space	OS	302.0	14.6%	--	--
OS	Paseo (60'-wide)	OS	13.4	0.6%	--	--
UR	Urban Reserve	UR	38.7	1.9%	--	--
Sub-totals			**523.4**	**25.3%**	**--**	**--**
Right of Way/ Landscape Corridor			191.6	9.2%	--	--
TOTAL			**2072.2 ac**	**100%**	**8,679 du**	**100%**

Note: See Table 7-4 for net Paseo total acres Last Updated ~~April 2021~~ March 2022

Table 4-2: Land Use, Zoning, & Acreage by Parcel

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
CG-1	LDR (Residential)	RS/DS	23.86	115	4.9
CG-20	MDR (Residential)	RS/DS	5.34	44	8.3
CG-30	HDR (Residential)	R3	13.99	420	30.0
CG-31	HDR (Residential)	R3	14.54	420	29.0
CG-50	PR (Park)	PR	7.60		
CG-70	OS (Open Space/Paseo)	OS	0.67		
CG-80	OS (Open Space)	OS	1.86		
CG-81	OS (Open Space)	OS	6.70		
CG-82	OS (Open Space)	OS	0.78		
	Sub-totals (CGB)		**75.34**	**999**	

CO-1	LDR (Residential)	RS/DS	~~17.25~~ 16.30	~~86~~ 87	~~5.0~~ 5.3
~~CO-2A~~	~~LDR (Residential)~~	~~RS/DS~~	~~14.25~~	~~71~~	~~5.0~~
CO-2~~B~~	LDR (Residential)	RS/DS	~~14.58~~ 8.77	~~73~~ 43	~~5.0~~ 4.9
CO-3	LDR (Residential)	RS/DS	~~15.70~~ 15.66	~~78~~ 67	~~5.0~~ 4.3
CO-20	MDR (Residential)	RS/DS	~~9.40~~ 12.71	~~84~~ 94	~~8.9~~ 7.4
CO-21	MDR (Residential)	RS/DS	~~7.80~~ 25.39	~~62~~ 193	~~7.9~~ 7.6
CO-22	~~MDR~~ (Residential) LDR	RS/DS	~~4.8~~ 4.81	~~38~~ 32	~~7.9~~ 6.6
CO-40	CC (Commercial)	CC	0.16		
CO-50	PR (Park)	PR	1.00		
CO-70	OS (Open Space/Paseo)	OS	0.26		
CO-71	OS (Open Space/Paseo)	OS	0.52		
CO-80	OS (Open Space)	OS	14.22		
CO-81	OS (Open Space)	OS	22.94		
	Sub-totals (Conley)		**~~122.88~~** 123.37	**~~492~~** 516	

DF-1	LDR (Residential)	RS/DS	19.90	100	5.0
DF-2	LDR (Residential)	RS/DS	3.16	15	4.7
DF-20	MDR (Residential)	RS/DS	14.50	115	7.9
DF-40	CC (Commercial)	GC	12.64		
DF-41	CC (Commercial)	GC	29.14		
DF-42	CC (Commercial)	GC	39.90		
DF-50	PR (Park)	PR	2.08		
DF-70	OS (Open Space/Paseo)	OS	0.52		
DF-71	OS (Open Space/Paseo)	OS	1.00		
DF-72	OS (Open Space/Paseo)	OS	0.38		
DF-80	OS (Open Space)	OS	21.31		
DF-81	OS (Open Space)	OS	4.62		
	Sub-totals (DF Properties)		**149.15**	**230**	

Table 4-2: Land Use, Zoning, & Acreage by Parcel

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
FD-1	LDR (Residential)	RS/DS	18.60	74	4.0
FD-2	LDR (Residential)	RS/DS	17.12	120	7.0
FD-3	LDR (Residential)	RS/DS	9.14	46	5.0
FD-4	LDR (Residential)	RS/DS	6.56	33	5.0
FD-5	LDR (Residential)	RS/DS	17.36	67	3.9
FD-6	LDR (Residential)	RS/DS	14.53	95	6.5
FD-7	~~LDR~~ (Residential) MDR	RS/DS	~~8.97~~ 8.34	~~57~~ 58	~~6.4~~ 7.0
FD-8A	LDR (Residential)	RS/DS	16.51	75	4,5

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
FD-8B	LDR (Residential)	RS/DS	18.96	81	4,3
FD-9	LDR (Residential)	RS/DS	19.24	107	5.6
FD-10	MDR (Residential)	RS/DS	20.46	143	7.0
FD-20A	MDR (Residential)	RS/DS	14.21	110	7.6
FD-20B	MDR (Residential)	RS/DS	11.56	88	7.6
FD-21	MDR (Residential)	RS/DS	24.44	187	7.7
FD-22A	LDR (Residential)	RS/DS	11.97	76	6.3
FD-22B	LDR (Residential)	RS/DS	10.76	60	5.6
FD-23	MDR (Residential)	RS/DS	17.66	127	7.2
FD-24	MDR (Residential)	RS/DS	~~10.71~~ 16.42	~~84~~ 135	~~7.8~~ 8.2
FD-32A	HDR (Residential)	R3	~~8.90~~ 3.81	~~178~~ 78	~~20.4~~ 20.5
FD-33	HDR (Residential)	R3	8.59	172	20.0
FD-34	HDR (Residential)	R3	7.04	172	24.4
FD-40	CC (Commercial)	CC	7.55		
FD-41	CC (Commercial ~~Mixed Use~~)	CC ~~CMU/SA~~	~~5.71~~ 6.24	~~40~~ 0	~~20.0~~
FD-50	PR (Park)	PR	1.71		
FD-51	PR (Park)	PR	1.12		
FD-52	PR (Park)	PR	5.51		
FD-53	PR (Park)	PR	8.07		
FD-61	Public/Quasi-Public (Electrical Substation)	P/QP	0.99		
FD-62	Public/Quasi-Public (Recycle Center)	P/QP	0.50		
FD-63	Public/Quasi-Public (Water Treatment/Well)	P/QP	2.83		
FD-64	Public/Quasi-Public (Fire Station)	P/QP	3.19		
FD-65	Public/Quasi-Public (Middle School)	P/QP	21.59		
FD-70	OS (Open Space/Paseo)	OS	1.13		
FD-71A	OS (Open Space/Paseo)	OS	0.70		
FD-71B	OS (Open Space/Paseo)	OS	0.82		
FD-72A	OS (Open Space/Paseo)	OS	0.25		
FD-72B	OS (Open Space/Paseo)	OS	0.27		
FD-73A	OS (Open Space/Paseo)	OS	0.51		
FD-73B	OS (Open Space/Paseo)	OS	0.49		
FD-74	OS (Open Space/Paseo)	OS	0.65		
FD-75	OS (Open Space/Paseo)	OS	1.14		
FD-76	OS (Open Space/Paseo)	OS	0.15		
FD-77	OS (Open Space/Paseo)	OS	1.35		
FD-80	OS (Open Space)	OS	5.71		
FD-81	OS (Open Space)	OS	5.57		
FD-82A	OS (Open Space)	OS	11.33		
FD-82B	OS (Open Space)	OS	0.14		
FD-83	OS (Open Space)	OS	3.39		
FD-84	OS (Open Space)	OS	25.24		
FD-85	OS (Open Space)	OS	20.80		
FD-86	OS (Open Space)	OS	1.68		
FD-87A	OS (Open Space)	OS	4.15		
FD-87B	OS (Open Space)	OS	0.20		
FD-88A	OS (Open Space)	OS	13.17		
FD-88B	OS (Open Space)	OS	20.89		
	Sub-totals (Federico)		~~**472.63**~~ 476.54	~~**2,192**~~ 2,220	

32B
HDR
R3
4.23 AC.
116 UNITS
27.4 U/AC.

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
JM-1	MDR (Residential)	RS/DS	~~17.16~~ 17.07	~~135~~ 134	7.9
JM-2	LDR (Residential)	RS/DS	29.70	187	6.3
JM-3	LDR (Residential)	RS/DS	30.20	127	4.2
JM-4	LDR (Residential)	RS/DS	26.40	132	5.0
JM-20	MDR (Residential)	RS/DS	~~39.70~~ 33.76	~~322~~ 271	~~8.1~~ 8.0
JM-21	LDR (Residential)	RS/DS	18.80	80	4.3
JM-30	HDR (Residential)	R3	7.51	176	23.5
JM-40	MDR (Residential)	RS/DS	4.57	35	7.6
JM-41	CC (Commercial/Business Professional)	CC/SA	13.50		
JM-50	PR (Park)	PR	7.94		
JM-51	PR (Park)	PR	2.59		
JM-52	PR (Park)	PR	1.50		
JM-60	Public/Quasi-Public (Well)	P/QP	0.36		
JM-61	Public/Quasi-Public (Elementary School)	P/QP	12.00		
JM-70	OS (Open Space/Paseo)	OS	0.26		
JM-71	OS (Open Space/Paseo)	OS	0.7		
JM-72	OS (Open Space/Paseo)	OS	0.25		
JM-73	OS (Open Space/Paseo)	OS	1.27		
JM-80	OS (Open Space)	OS	0.63		
JM-81	OS (Open Space)	OS	6.44		
JM-82	OS (Open Space)	OS	2.80		
JM-83	OS (Open Space)	OS	6.27		
JM-84	OS (Open Space)	OS	10.40		
JM-85	OS (Open Space)	OS	14.80		
	Sub-totals (Mourier Investments LLC)		**~~255.75~~** 249.72	**~~1,194~~** 1,142	
KT-1A	LDR (Residential)	RS/DS	14.35	60	4.2
KT-1B	LDR (Residential)	RS/DS	19.60	95	4.8
KT-2	LDR (Residential)	RS/DS	25.37	125	4.9
KT-3A	LDR (Residential)	RS/DS	20.60	110	5.3
KT-3B	LDR (Residential)	RS/DS	17.40	97	5.6
KT-4	LDR (Residential)	RS/DS	15.89	82	5.2
KT-5	LDR (Residential)	RS/DS	23.93	140	5.8
KT-20	MDR (Residential)	RS/DS	24.62	167	6.8
KT-21A	MDR (Residential)	RS/DS	18.68	135	7.2
KT-21B	MDR (Residential)	RS/DS	21.66	152	7.0
KT-30	HDR (Residential)	R3	7.40	171	23.1
KT-40A	CC (Commercial Mixed Use)	CMU/SA	16.04	209	13.0
KT-40B	CC (Commercial Mixed Use)	CMU/SA	3.44		
KT-40C	CC (Commercial Mixed Use)	CMU/SA	3.94		
KT-41A	CC (Commercial)	GC	25.52		
KT-41B	CC (Commercial)	GC	29.52		
KT-42	CC (Commercial)	GC	8.45		
KT-43	Commercial/Business Professional	CC/SA	11.91		
KT-50	PR (Park)	PR	38.80		
KT-51	PR (Park)	PR	4.36		
KT-52	PR (Park)	PR	7.61		
KT-60	Public/Quasi-Public (Sewer Lift Station)	P/QP	0.22		
KT-61	Public/Quasi-Public (Elementary School)	P/QP	11.94		
KT-80A	OS (Open Space)	OS	17.68		
KT-80B	OS (Open Space)	OS	17.47		
KT-81	OS (Open Space)	OS	4.54		
KT-82	OS (Open Space)	OS	0.61		
	Sub-totals (KT Development)		**411.55**	**1,543**	

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
UR-92	Urban Reserve	UR	38.72		
	Sub-totals (Urban Reserve)		**38.72**	**0**	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	30.30	126	4.2
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	22.20	133	6.0
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	11.81	58	4.9
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	7.67	39	5.1
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	11.10	66	5.9
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	11.23	71	6.3
WB-4	LDR (Residential)	RS/DS	16.50	100	6.1
WB-5	LDR (Residential)	RS/DS	30.50	157	5.1
WB-6	LDR (Residential)	RS/DS	21.70	103	4.7
WB-7	LDR (Residential)	RS/DS	25.14	145	5.8
WB-20	MDR (Residential)	RS/DS	8.88	66	7.9
WB-21	MDR (Residential)	RS/DS	11.80	81	6.9
WB-22	MDR (Residential)	RS/DS	4.80	32	6.7
WB-23	MDR (Residential)	RS/DS	9.88	71	7.3
WB-24	MDR (Residential)	RS/DS	7.50	53	7.1
WB-25	MDR (Residential)	RS/DS	14.30	100	7.0
WB-30	HDR (Residential)	R3	8.06	237	29.4
WB-31	HDR (Residential)	R3	11.10	263	23.7
WB-32	HDR (Residential)	R3	5.11	128	25.0
WB-41	CC (Commercial)	CC	10.11		
WB-42	CC (Commercial)	CC	14.55		
WB-50	PR (Park)	PR	8.74		
WB-51	PR (Park)	PR	4.47		
WB-52	PR (Park)	PR	1.50		
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.00		
WB-61	Public/Quasi-Public (Well)	P/QP	0.31		
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.80		
WB-80	OS (Open Space)	OS	36.58		
	Sub-totals (Westbrook)		**365.64**	**2,029**	
ROW	Right of Way/Landscape Corridors		191.60		
	Sub-totals (ROW)		**191.60**	**0**	
	Total		**2,072.16**	**8,679**	

Table Updated ~~October 2021~~ March 2022
(GIS acreages revised January 2021)

Table 5-2: Affordable Housing Goal	
Income Category	**Units Required to Meet Goal**
40% Very-Low-Income	347 du
40% Low-Income	347 du
20% Middle-Income	174 du
Total Affordable Housing Need	868 du (10% of 8,679 du)

Allocation of Affordable Housing Goal

The affordable housing units within the SVSP have been allocated to specific MDR and HDR parcels as identified in Table 5-3, with designated parcels reflected on Figure 5-1. The intent is to distribute affordable units throughout the Plan Area. In addition, through implementation of the Affordable Housing Plan, the City should work with property owners to define alternative solutions, such as carriage units or granny flats in LDR and MDR areas, which also meet the intent of the Program.

Table 5-3: Affordable Housing Allocation

Parcel	Land Use	Total Units in Parcel	Total Affordable Allocation	Very Low Income Rental	Low Income Rental	Middle[2] Income Purchase
CG-20	MDR	44	20			20
~~**CO-20**~~	~~MDR~~	~~84~~	~~34~~			~~34~~
~~**DF-20**[4]~~	~~MDR~~	~~113~~	~~23~~	~~9~~	~~9~~	4
~~**KT-20**~~	~~MDR~~	~~202~~	~~31~~			~~31~~
CG-31	HDR	420	80	40	40	
~~**FD-32**~~	~~HDR~~	~~178~~	~~43~~			~~43~~
FD-34	HDR	172	172	86	86	
FD-32B	HDR	116 ~~178~~	~~43~~ 81	19	19	43
KT-30[5]	HDR	171	155	77	78	
JM-30[3]	HDR	176	176	88	88	
WB-30	HDR	237	237[4]	68	169[2]	
WB-32	HDR	128	128[4]	92	36[2]	
Total			**1,049**[2]	~~**451**~~ 470	~~**497**~~[2] 516	~~**101**~~ 67

1. Middle-income purchase unit obligations may also be fulfilled via additional ow-income rental units. 41 middle-income units were converted to low-income units via the Westbrook SPA approved in 2016.
2. Includes 162 units transferred to Westbrook from WRSP Parcel W-16.
3. Parcel JM-30 includes 8 units (4 very-low and 4 low) transferred from NRSP Parcel M-31 (File#PL17-0204), 5 units transferred from SVSP Parcel JM-40 (File#PL20-0103), and 12 units transferred from SVSP Parcel JM-21 (File#PL20-0191)
4. File#PL20-00098 for Parcel DF-20 eliminated the carriage unit language in the Development Agreement and transferred 9 low and 9 very low income units to the Infill area of the City. Middle income purchase units were reduced from 5 to 4 units.
5. Parcel KT-30 includes 31 units transferred from SVSP Parcel KT-20 (File#PL21-0289)
6. Parcel FD-32B was created by JMC TM4 (File#PL21-0223). Includes transfer of 34 middle-income purchase units from CO-20 and 4 units from DF-20. Units converted to 19 low and 19 very low income units.

NOTE: SVSP Section 5.4 allows for the transfer of affordable units. Check with the Housing Division to confirm current affordable housing obligations.

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

SECOND AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND SV 218, LLC RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN

This Second Amendment of Development Agreement is entered into this ____ day of _____, 2022, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), and SV 218, LLC, a California limited liability company ("SV 218") pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. DF Properties, Inc., a California corporation ("DF") and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on May 19, 2010, and recorded on June 18, 2010, in the Official Records of Placer County as Document No. 2010-0045939-00.

B. DF and City entered into the Development Agreement relative to development within a portion of the Sierra Vista Specific Plan Area as defined in Exhibit "A" and depicted in Exhibit "B" of the Development Agreement (the "Property"). Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

C. DF and City entered into a First Amendment to the Development Agreement (the "First Amendment") which was approved by the City Council of City on February 3, 2021, and recorded on April 13, 2021, in the Official Records of Placer County as Document No. 2021-0050636-00.

D. DF and City entered into the First Amendment relative to development within certain portions of the Property as described in Exhibit "A" and depicted in Exhibit "B" of the First Amendment.

E. DF assigned a portion of its interest in the Development Agreement to Mourier pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement ("Assignment") dated as of August 27, 2021, and recorded August 30, 2021, as Document No. 2021-0109007-00, in the Official Records of Placer County, California.

F. DF and SV 218 entered into the Assignment with respect to that certain portion of the Property described in Exhibit "A" thereto ("Second Amendment Property").

G. This Second Amendment to the Development Agreement (the "Second Amendment") affects the Second Amendment Property as described in Exhibit "A" and depicted in Exhibit "B" attached hereto. SV 218 and City intend for this Second Amendment to eliminate SV 218's obligation to reserve four (4) units as detached and/or attached single-family residential units affordable to middle-income purchasers within DF-20, revise the parties' obligations with respect to groundwater production wells and recycled water facilities, update the parties' evaluation of water conservation goals, and resolve the parties' inconsistent interpretations of Subsection 3.17.1.2(i) of the Development Agreement.

H. This Second Amendment is authorized by Section 1.4 of the Development Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT.

a. The term "Entitlements" set forth in Recital F of the Development Agreement for the Second Amendment Property is hereby revised to include the Sierra Vista Specific Plan and Design Guidelines, as amended and adopted by Resolution No. ___-___.

b. The first paragraph of Section 2.6 of the Development Agreement for the Second Amendment Property is hereby deleted in its entirety.

c. Section 2.6.1 (inclusive of Sections 2.6.1.1 through 2.6.1.6) of the Development Agreement for the Second Amendment Property is hereby deleted in its entirety.

d. Section 3.7.2 of the Development Agreement for the Second Amendment Property is hereby amended and revised in its entirety to read as follows:

"3.7.2 Groundwater Wells. If applicable, Landowner shall dedicate to City Parcels JM-60 and FD-63 for two (2) groundwater wells at the approximate locations shown in Exhibit "Q". The City shall be responsible for the construction of monitoring wells for determining water production and quality and the topside improvements.

Landowner shall be responsible for drilling and completing the production wells (but not above ground well improvements such as pumping and treatment facilities) as further described below ("Well Construction Requirements"). To facilitate the drilling of the monitoring wells Landowner will provide City and its contractors access to and within the location of the well site to enable City to install monitoring wells to confirm desired capacity and water quality.

It is the intent of this section (and the Parties) that the groundwater well locations identified within the SVSP shall be capable of achieving a yield of approximately 1,800 gallons per minute and the groundwater water is of such quality that only disinfection will be required to meet California Drinking Water Quality Standards. Should the City determine the available capacity or water quality does not achieve these objectives, Landowners shall, at its own cost, work with the City to relocate well sites within the SVSP until these objectives are satisfied.

The Landowner shall contact the City Environmental Utilities Department prior to construction of the production wells. Landowner shall receive approval from the City of the well design and drilling method prior to commencement of this work. Wells shall be drilled at the time of occupancy of any residential units within 500 feet of the well site. Landowner shall include noise curtains for a particular well if at the time of construction of the well homes are occupied between 500 feet and 1000 feet of the well.

Notwithstanding the foregoing, if the City adopts a revised water connection fee which is uniformly applied on a City-wide basis and encompasses the costs of the Well Construction Requirements, Landowner shall be relieved of the Well Construction Requirements set forth in this Section 3.7.2 so long as Landowner pays the applicable fee."

e. Section 3.7.4 of the Development Agreement for the Second Amendment Property is hereby amended and revised in its entirety to read as follows:

"3.7.4 Water Conservation Goal. The City has determined, and Landowner agrees, that the available water supply is sufficient to serve all phases of the Project. This determination was the conclusion of a review of the demand and source issues created by the projected build-out of the Project based upon the various technical studies completed in connection with the environmental review of the Project. The demand for water at build-out of the Project was determined by reference to the City's current

information on water usage by the various land uses included and permitted within the City and the proposed land uses within the Project and by reference to the Landowner's Sierra Vista Specific Plan Water Conservation Plan which includes a reduction in water use by 17% over current use characteristics.

The sources for water evaluated for the Project are the same types of sources currently used throughout the City; namely, surface water contracts with federal and local agencies and the use of groundwater. City and Developer are satisfied, based upon detailed technical analysis, that the demand and source assumptions relied upon to assure water for the Project are valid. However, the Parties have agreed to the following procedure to assure the continued validity of the underlying assumptions and the continued availability of sufficient water to service all phases of the SVSP Project.

With the implementation of the City's Advanced Metering Infrastructure ("AMI") system, the City will have the ability to monitor potable water consumption on a near real term basis. If the City determines that water consumption exceeds what was anticipated and will negatively affect the City's ability to provide water for the Project, then the Parties shall meet and in good faith attempt to implement whatever measures are needed to assure the water supply will meet the Project's demands. In the event that the City adopts a City-Wide requirement for a reduction in water use by more than the 17% over current potable water usage as set forth herein, and the then built portion of the SVSP has met its 17% objective set forth in this Section 3.7.4, the residential units for which building permits have not yet been issued shall be required to implement such measures necessary to achieve such City-Wide requirement, above the 17% objective set forth in this Section 3.7.4. Development and implementation of such measures shall be at Landowner's cost. The foregoing notwithstanding, should City achieve its adopted City-Wide water conservation goals, the SVSP Area shall not under any circumstances be deemed out of compliance with its Water Conservation Plan water conservation objective as set forth herein."

f. Section 3.9 of the Development Agreement for the Second Amendment Property is hereby amended and revised in its entirety to read as follows:

"3.9 Recycled Water Facilities. Landowner shall construct recycled water system facilities as provided in this Section 3.9 and the Phasing Plan in Section 3.3, and as shown in Exhibit "U", attached hereto and made a part hereof. Recycled water shall be used for irrigation of parks and landscape setbacks, medians, paseos

adjacent to collector streets and other landscape areas including all multi-family and non-residential landscaping uses. Landowner shall construct and dedicate upon completion thereof, a recycled water distribution system as generally shown in Exhibit "U". In the event that the WRSP has not constructed recycled water facilities necessary to serve the SVSP, Landowner shall construct the necessary off-site recycled facilities and obtain reimbursement from the WRSP in accordance with Section 4.2.2 herein.

City shall construct a recycled water tank(s), pump station expansion and appurtenant recycled water facilities on City property in the WRSP as required for the Project. City shall be responsible to dismantle and eliminate each potable water charging station (5 total) as set forth in Section 3.3, and make the appropriate connections to the WRSP recycled water system as part of the construction of the recycled water tank(s) and pump station expansion on City property in the WRSP. City costs, estimated at $5.3 million, associated with the recycled water tank(s), pump station expansion, elimination of the potable water charging stations and connections to the West Roseville Specific Plan recycled water system, and appurtenant recycled water facilities (hereinafter, the "Recycled Water Facilities"), which include, but are not limited to, permitting, design, construction, design support during construction phase, construction management, inspection, and City's administrative and labor costs, shall be paid through a combination of methods, as follows:

The City shall, as part of maximum special taxes in the Project CFD(s), as defined in Section 3.17.1 of the Agreement, include in such levy of maximum special taxes on all DUEs in the Specific Plan, comprised of 6,650 residential units and 2,095,236 square feet of non-residential building square footage, an amount of $30/sewer equivalent dwelling unit ("sewer EDU")/year starting at the time a water meter is installed for the particular land use or as classified as a developed parcel in the rate and method for the Project CFD(s);

The City shall levy up to maximum special taxes in the Project CFD(s), as defined in Section 3.17.1, necessary to generate what is estimated at $2.4 million (in year 2010 dollars), adjusted annually by the CCI, for a portion of the Recycled Water Facilities to be financed pursuant to this Section 3.9. Such maximum special taxes shall be levied at issuance of building permits in the case of residential land uses, and at certificate of occupancy for non-residential land uses, on a pro-rata basis for a Landowner's proportionate share of its obligation under this Section 3.9, with sewer EDUs on all properties in the SVSP as the denominator, and the sewer EDUs in a large lot parcel as the numerator, and shall

remain in place until Landowner's proportionate share of the $2.4 million in pay-as-you-go special tax revenue for such Recycled Water Facilities set forth in this Section 3.9, as may be adjusted by the CCI, is fully paid.

City shall impose a charge for recycled water of $20/sewer EDU/month (based on meter size) over the standard City charge for irrigation service (including the use of potable water on an interim basis) as such standard recycled water charge may from time to time be adjusted by City, charged to future recycled water billing accounts in the Plan Area for landscape setbacks for high density residential and non-residential land uses, until such time as $2.9 million for the Recycled Water Facilities, beyond the $2.4 million of maximum special taxes collected, is fully funded; and

If the costs of the Recycled Water Facilities fall below or rise above the $5.3 million estimated cost, City shall adjust accordingly the amounts financed as set forth in this Section 3.9.

All recycled water system facilities including storage tank(s), pump station, transmission, distribution and public and private irrigation systems shall be designed and constructed pursuant to City's then current Improvement Standards, unless modifications are otherwise mutually agreed to by Landowner and the Environmental Utilities Director, and shall be subject to City plan review, construction, inspection and final approval and payment of all applicable fees for plan review, mapping and inspection of such improvements.

If City adopts a revised water connection fee (which is uniformly applied on a City-wide basis and encompasses the estimated $5.3 million for the "Recycled Water Facilities" described in this Section 3.9), Landowner shall not be responsible for the payment of the estimated $5.3 million pro-rata share of the cost of the Recycled Water Facilities, except through the payment of the City's recycled water connection fee, or City's revised water connection fee if a recycled water connection fee is embedded into City's revised water connection fee, or any special benefit fees as may be applicable to the Project to fund the Recycled Water Facilities."

g. Section 3.17.1.2(i) of the Development Agreement for the Second Amendment Property is hereby amended and revised in its entirety to read as follows:

"(i) For the Second Amendment Property, the previous fee deferral provisions of this subsection are hereby deemed null and void and the only fee deferral eligible to be paid with bond proceeds

from future bond sales commencing in the year 31 timeframe shall be fifty percent (50%) of the SPRTA Tier II Traffic Fee pursuant to the terms and conditions of the Tier II Development Fee Deferral Program and one hundred percent (100%) of the City-Wide Park Fee that would otherwise be paid at the time of issuance of building permits for low, medium, and high density residential dwelling units. The amount of the SPRTA Tier II Traffic Fee deferral provided by this Section shall be adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted. The amount of the City-Wide Park Fee deferral provided by this Section shall be adjusted as the City-Wide Park Fee may be subsequently adjusted pursuant to Section 3.12.4 of the Development Agreement."

h. REVISED EXHIBITS. Exhibit "C" attached to this Second Amendment is added to the exhibits and replaces Exhibit "F" in the Development Agreement.

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this Second Amendment is consistent with the General Plan and the Sierra Vista Specific Plan.

3. AMENDMENT LIMITED TO SECOND AMENDMENT PROPERTY. This Second Amendment is limited to and applies only to development of the Second Amendment Property and does not affect or apply in any manner with respect to the development of any other property within the Sierra Vista Specific Plan Area, including without limitation, any other portion of the Property.

4. AMENDMENT. This Second Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby with respect to the Second Amendment Property, the Development Agreement remains in full force and effect.

5. FORM OF AMENDMENT. This Second Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Second Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2022.

CITY OF ROSEVILLE, a municipal corporation	SV 218, LLC, a California limited liability company
By:_____	By:_____

Dominick Casey
City Manager

Martin Z. Ziegler
Manager

ATTEST:

By:_____
Carmen Avalos
City Clerk

APPROVED AS TO FORM;

By:_____
Michele Sheidenberger
City Attorney

APPROVED AS TO SUBSTANCE:

By:_____
Mike Isom
Development Services Director

Exhibit A

Legal Description of Second Amendment Property

All that real property situate in the City of Roseville, County of Placer, State of California, located in Section 36, Township 11 North, Range 5 East, M.D.M. and being all of Lot 1, as said Lot is shown on that certain Large Lot Subdivision Map entitled, "Sierra Vista DF Properties Inc., Large Lot Subdivision, Subdivision NO. 15-0192", filed for record in the office of the Recorder of said County in Book 'FF' of Maps, at Page 21, Official Records.

Exhibit B

Depiction of Second Amendment Property

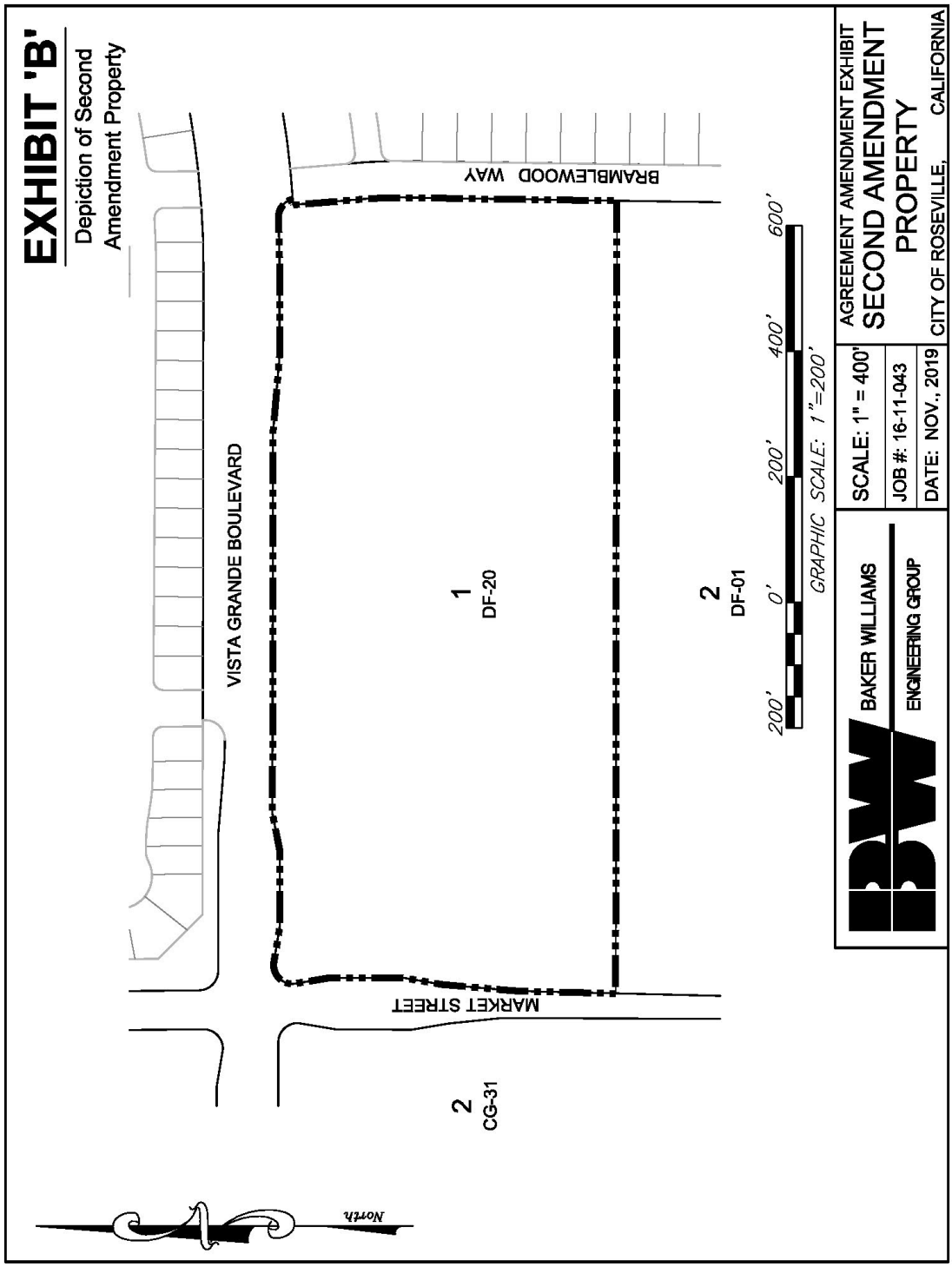
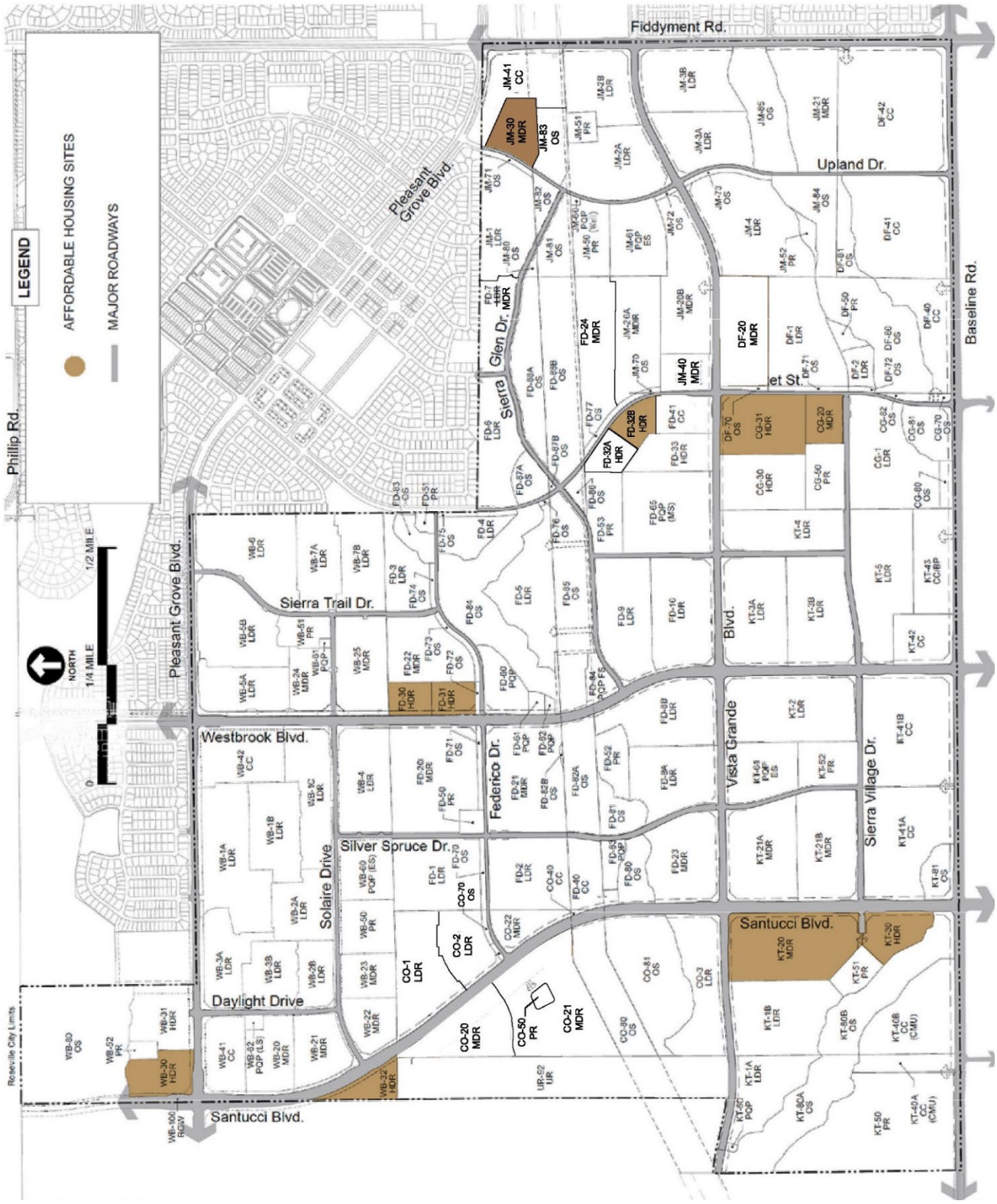


Exhibit C

Affordable Housing Sites



PC EXHIBIT F

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

SECOND AMENDMENT OF DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF ROSEVILLE AND MOURIER INVESTMENTS, LLC,
RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN

This Second Amendment of Development Agreement is entered into this ____ day of _____, 2022, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), and MOURIER INVESTMENTS, LLC, a California limited liability company ("Mourier") pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Mourier and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on May 19, 2010, and recorded on June 18, 2010, in the Official Records of Placer County as Document No. 2010-0045949-00.

B. Mourier and City entered into the Development Agreement relative to development within a portion of the Sierra Vista Specific Plan Area as defined in Exhibit "A" and depicted in Exhibit "B" of the Development Agreement (the "Property"). Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

C. Mourier and City entered into a First Amendment to the Development Agreement (the "First Amendment") which was approved by the City Council of City on April 21, 2021, and recorded on July 1, 2021, in the Official Records of Placer County as Document No. 2021-0085265-00.

D. Mourier and City entered into the First Amendment relative to development within certain portions of the Property as described in Exhibit "A" and depicted in Exhibit "B" of the First Amendment.

E. This Second Amendment to the Development Agreement (the "Second Amendment") affects certain portions of the Property owned by Mourier (the "Second Amendment Property") as described in Exhibit "A" and depicted in Exhibit "B" attached hereto. Mourier and City intend for this Second Amendment to document certain unit transfers within the Plan Area, revise the parties' obligations with respect to groundwater production wells and recycled water facilities, update the parties' evaluation of water conservation goals, and resolve the parties' inconsistent interpretations of Subsection 3.17.1.2(i) of the Development Agreement.

F. This Second Amendment is authorized by Section 1.4 of the Development Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT.

a. The term "Entitlements" set forth in Recital F of the Development Agreement for the Second Amendment Property is hereby revised to include the Sierra Vista Specific Plan and Design Guidelines, as amended and adopted by Resolution No. ___-___.

b. The land use designations, approximate acreages, and unit counts in Section 2.2 of the Development Agreement for the Second Amendment Property are hereby revised as follows:

Low Density Residential	197 units on 40.8 Net Acres;
Medium Density Residential	319 units on 42.8 Net Acres;
Community Commercial	0.2 Net Acres;
Park	1.1 Net Acres;
Open Space	36.8 Net Acres;
Open Space (paseo)	0.7 Net Acres;

c. Section 3.7.2 of the Development Agreement for the Second Amendment Property is hereby amended and revised in its entirety to read as follows:

"3.7.2 Groundwater Wells. If applicable, Landowner shall dedicate to City Parcels JM-60 and FD-63 for two (2) groundwater wells at the approximate locations shown in Exhibit "Q". The City shall be responsible for the construction of monitoring wells for determining water production and quality and the topside improvements. Landowner shall be responsible for drilling and completing the production wells (but not above ground well improvements such as pumping and treatment facilities) as further described below ("Well Construction Requirements"). To facilitate the drilling of the monitoring wells Landowner will provide City and its contractors

access to and within the location of the well site to enable City to install monitoring wells to confirm desired capacity and water quality.

It is the intent of this section (and the Parties) that the groundwater well locations identified within the SVSP shall be capable of achieving a yield of approximately 1,800 gallons per minute and the groundwater water is of such quality that only disinfection will be required to meet California Drinking Water Quality Standards. Should the City determine the available capacity or water quality does not achieve these objectives, Landowners shall, at its own cost, work with the City to relocate well sites within the SVSP until these objectives are satisfied.

The Landowner shall contact the City Environmental Utilities Department prior to construction of the production wells. Landowner shall receive approval from the City of the well design and drilling method prior to commencement of this work. Wells shall be drilled at the time of occupancy of any residential units within 500 feet of the well site. Landowner shall include noise curtains for a particular well if at the time of construction of the well homes are occupied between 500 feet and 1000 feet of the well.

Notwithstanding the foregoing, if the City adopts a revised water connection fee which is uniformly applied on a City-wide basis and encompasses the costs of the Well Construction Requirements, Landowner shall be relieved of the Well Construction Requirements set forth in this Section 3.7.2 so long as Landowner pays the applicable fee."

d. Section 3.7.4 of the Development Agreement for the Second Amendment Property is hereby amended and revised in its entirety to read as follows:

"3.7.4 Water Conservation Goal. The City has determined, and Landowner agrees, that the available water supply is sufficient to serve all phases of the Project. This determination was the conclusion of a review of the demand and source issues created by the projected build-out of the Project based upon the various technical studies completed in connection with the environmental review of the Project. The demand for water at build-out of the Project was determined by reference to the City's current information on water usage by the various land uses included and permitted within the City and the proposed land uses within the Project and by reference to the Landowner's Sierra Vista Specific

Plan Water Conservation Plan which includes a reduction in water use by 17% over current use characteristics.

The sources for water evaluated for the Project are the same types of sources currently used throughout the City; namely, surface water contracts with federal and local agencies and the use of groundwater. City and Developer are satisfied, based upon detailed technical analysis, that the demand and source assumptions relied upon to assure water for the Project are valid. However, the Parties have agreed to the following procedure to assure the continued validity of the underlying assumptions and the continued availability of sufficient water to service all phases of the SVSP Project.

With the implementation of the City's Advanced Metering Infrastructure ("AMI") system, the City will have the ability to monitor potable water consumption on a near real term basis. If the City determines that water consumption exceeds what was anticipated and will negatively affect the City's ability to provide water for the Project, then the Parties shall meet and in good faith attempt to implement whatever measures are needed to assure the water supply will meet the Project's demands. In the event that the City adopts a City-Wide requirement for a reduction in water use by more than the 17% over current potable water usage as set forth herein, and the then built portion of the SVSP has met its 17% objective set forth in this Section 3.7.4, the residential units for which building permits have not yet been issued shall be required to implement such measures necessary to achieve such City-Wide requirement, above the 17% objective set forth in this Section 3.7.4. Development and implementation of such measures shall be at Landowner's cost. The foregoing notwithstanding, should City achieve its adopted City-Wide water conservation goals, the SVSP Area shall not under any circumstances be deemed out of compliance with its Water Conservation Plan water conservation objective as set forth herein."

e. Section 3.9 of the Development Agreement for the Second Amendment Property is hereby amended and revised in its entirety to read as follows:

"3.9 Recycled Water Facilities. Landowner shall construct recycled water system facilities as provided in this Section 3.9 and the Phasing Plan in Section 3.3, and as shown in Exhibit "U", attached hereto and made a part hereof. Recycled water shall be used for irrigation of parks and landscape setbacks, medians, paseos adjacent to collector streets and other landscape areas including all multi-family and non-residential landscaping uses. Landowner shall

construct and dedicate upon completion thereof, a recycled water distribution system as generally shown in Exhibit "U". In the event that the WRSP has not constructed recycled water facilities necessary to serve the SVSP, Landowner shall construct the necessary off-site recycled facilities and obtain reimbursement from the WRSP in accordance with Section 4.2.2 herein.

City shall construct a recycled water tank(s), pump station expansion and appurtenant recycled water facilities on City property in the WRSP as required for the Project. City shall be responsible to dismantle and eliminate each potable water charging station (5 total) as set forth in Section 3.3, and make the appropriate connections to the WRSP recycled water system as part of the construction of the recycled water tank(s) and pump station expansion on City property in the WRSP. City costs, estimated at $5.3 million, associated with the recycled water tank(s), pump station expansion, elimination of the potable water charging stations and connections to the West Roseville Specific Plan recycled water system, and appurtenant recycled water facilities (hereinafter, the "Recycled Water Facilities"), which include, but are not limited to, permitting, design, construction, design support during construction phase, construction management, inspection, and City's administrative and labor costs, shall be paid through a combination of methods, as follows:

The City shall, as part of maximum special taxes in the Project CFD(s), as defined in Section 3.17.1 of the Agreement, include in such levy of maximum special taxes on all DUEs in the Specific Plan, comprised of 6,650 residential units and 2,095,236 square feet of non-residential building square footage, an amount of $30/sewer equivalent dwelling unit ("sewer EDU")/year starting at the time a water meter is installed for the particular land use or as classified as a developed parcel in the rate and method for the Project CFD(s);

The City shall levy up to maximum special taxes in the Project CFD(s), as defined in Section 3.17.1, necessary to generate what is estimated at $2.4 million (in year 2010 dollars), adjusted annually by the CCI, for a portion of the Recycled Water Facilities to be financed pursuant to this Section 3.9. Such maximum special taxes shall be levied at issuance of building permits in the case of residential land uses, and at certificate of occupancy for non-residential land uses, on a pro-rata basis for a Landowner's proportionate share of its obligation under this Section 3.9, with sewer EDUs on all properties in the SVSP as the denominator, and the sewer EDUs in a large lot parcel as the numerator, and shall remain in place until Landowner's proportionate share of the $2.4

million in pay-as-you-go special tax revenue for such Recycled Water Facilities set forth in this Section 3.9, as may be adjusted by the CCI, is fully paid.

City shall impose a charge for recycled water of $20/sewer EDU/month (based on meter size) over the standard City charge for irrigation service (including the use of potable water on an interim basis) as such standard recycled water charge may from time to time be adjusted by City, charged to future recycled water billing accounts in the Plan Area for landscape setbacks for high density residential and non-residential land uses, until such time as $2.9 million for the Recycled Water Facilities, beyond the $2.4 million of maximum special taxes collected, is fully funded; and

If the costs of the Recycled Water Facilities fall below or rise above the $5.3 million estimated cost, City shall adjust accordingly the amounts financed as set forth in this Section 3.9.

All recycled water system facilities including storage tank(s), pump station, transmission, distribution and public and private irrigation systems shall be designed and constructed pursuant to City's then current Improvement Standards, unless modifications are otherwise mutually agreed to by Landowner and the Environmental Utilities Director, and shall be subject to City plan review, construction, inspection and final approval and payment of all applicable fees for plan review, mapping and inspection of such improvements.

If City adopts a revised water connection fee (which is uniformly applied on a City-wide basis and encompasses the estimated $5.3 million for the "Recycled Water Facilities" described in this Section 3.9), Landowner shall not be responsible for the payment of the estimated $5.3 million pro-rata share of the cost of the Recycled Water Facilities, except through the payment of the City's recycled water connection fee, or City's revised water connection fee if a recycled water connection fee is embedded into City's revised water connection fee, or any special benefit fees as may be applicable to the Project to fund the Recycled Water Facilities."

f. Section 3.17.1.2(i) of the Development Agreement for the Second Amendment Property is hereby amended and revised in its entirety to read as follows:

"(i) For the Second Amendment Property, the previous fee deferral provisions of this subsection are hereby deemed null and void and the only fee deferral eligible to be paid with bond proceeds from future bond sales commencing in the year 31 timeframe shall

be fifty percent (50%) of the SPRTA Tier II Traffic Fee pursuant to the terms and conditions of the Tier II Development Fee Deferral Program and one hundred percent (100%) of the City-Wide Park Fee that would otherwise be paid at the time of issuance of building permits for low, medium, and high density residential dwelling units. The amount of the SPRTA Tier II Traffic Fee deferral provided by this Section shall be adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted. The amount of the City-Wide Park Fee deferral provided by this Section shall be adjusted as the City-Wide Park Fee may be subsequently adjusted pursuant to Section 3.12.4 of the Development Agreement."

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this Second Amendment is consistent with the General Plan and the Sierra Vista Specific Plan.

3. AMENDMENT LIMITED TO SECOND AMENDMENT PROPERTY. This Second Amendment is limited to and applies only to development of the Second Amendment Property and does not affect or apply in any manner with respect to the development of any other property within the Sierra Vista Specific Plan Area, including without limitation, any other portion of the Property.

4. AMENDMENT. This Second Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby with respect to the Second Amendment Property, the Development Agreement remains in full force and effect.

5. FORM OF AMENDMENT. This Second Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Second Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2022.

CITY OF ROSEVILLE,
a municipal corporation

By:_____
Dominick Casey
City Manager

ATTEST:

By:_____
Carmen Avalos
City Clerk

APPROVED AS TO FORM;

By:_____
Michele Sheidenberger
City Attorney

APPROVED AS TO SUBSTANCE:

By:_____
Mike Isom
Development Services Director

MOURIER INVESTMENTS, LLC, a
California limited liability company

By:_____
John L. Mourier, III
Managing Member

Exhibit A

Legal Description of Second Amendment Property

All those portions of Section 26, 27, 34 and 35 of Township 11 North, Range 5 East, M.D.B.&M., more particularly described as follows:

The west 801.429 feet of the south 1056 feet of Section 26; the south 1056 feet of the east 1/2 of the southeast 1/4 of Section 27, excepting therefrom the west 471.429 feet thereof; the east 1/2 pf the northeast 1/4 of Section 34, excepting therefrom the west 471.429 feet thereof; the west 801.429 feet to the north 1/2 of Section 35.

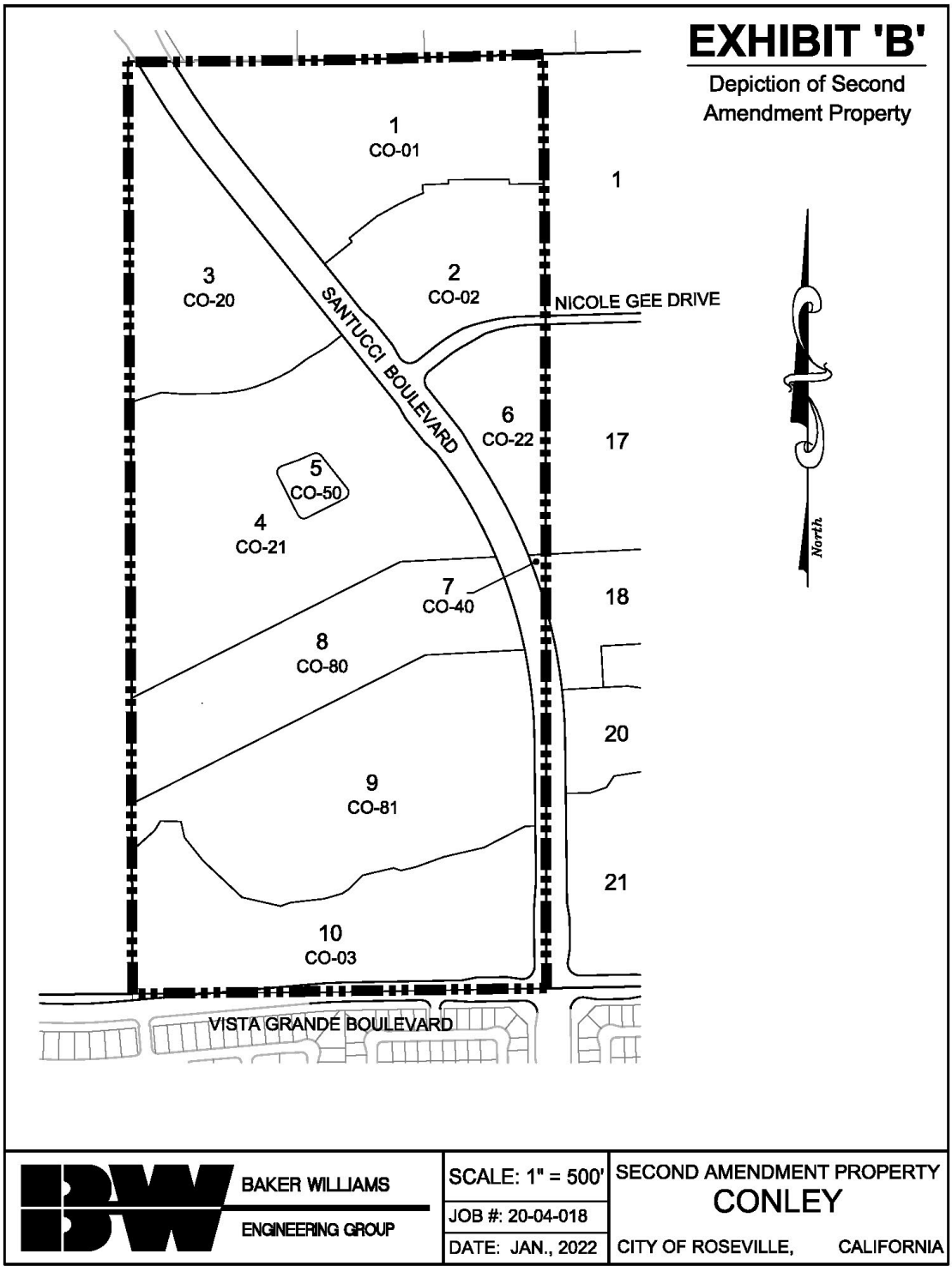
Excepting from the north 1/2 of Section 35 an undivided 50% of all oil, gas, hydrocarbons and any other minerals below 500 feet from the surface, as reserved in the deed from Mable H. Tyler, Executrix, recorded on February 13, 1959, in Book 786 of Official Records, at Page 33, Placer County Records.

And excepting from those portions of the above described land lying within the south 1056 feet of the southeast 1/4 of Section 26, and the south 1056 feet of the west 1/2 of the southwest 1/4 of Section 26, an undivided 50% of all oil, gas, hydrocarbons and any other minerals below a depth of 500 feet from the surface, as conveyed in the deed from Agnes C. Conley and Sally S. Taketa, as Trustees , to Mable H. Tyler, Executrix, Et Al, Recorded on December 28, 1979 as Document Number 56281, in Book 2210, Page 502, Placer County Records.

APN: 017-150-032-510 and 017-150-036-510

Exhibit B

Depiction of Second Amendment Property



OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

FIFTH AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND SVC2, LLC RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN

This Fifth Amendment of Development Agreement is entered into this ____ day of _____, 2022, by and between the CITY OF ROSEVILLE, a municipal corporation ("City") and SVC2, LLC, a California limited liability company ("SVC2") pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Mourier Investments, LLC, a California limited liability company ("Mourier"), Westpark Federico, LLC, a California limited liability company ("Westpark Federico"), the Federico-Tyler Family Limited Partnership, a California limited partnership ("Federico-Tyler"), and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on May 19, 2010, and recorded on June 18, 2010, in the Official Records of Placer County as Document No. 2010-0045943-00. Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

B. Mourier, Westpark Federico, Federico-Tyler, and City entered into the Development Agreement relative to development within a portion of the Sierra Vista Specific Plan Area as defined in Exhibit "A" and depicted in Exhibit "B" of the Development Agreement (the "Property").

C. Westpark Federico assigned its interest in the Development Agreement to Westpark Sierra Vista, LLC, a California limited liability company ("Westpark Sierra Vista"), pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of January 5, 2011, and

recorded January 12, 2011, as Document No. 2011-0003089-00, in the Official Records of Placer County, California.

D. Mourier, Westpark Sierra Vista, Federico-Tyler, and City entered into a First Amendment to the Development Agreement (the "First Amendment") which was approved by the City Council of City on December 20, 2017, and recorded on February 21, 2018, in the Official Records of Placer County as Document No. 2018-0010796-00.

E. Mourier, Westpark Sierra Vista, Federico-Tyler, and City entered into the First Amendment relative to development within certain portions of the Property as described in Exhibit "A" and depicted in Exhibit "B" of the First Amendment.

F. Westpark Sierra Vista, as assignee of Westpark Federico, and Federico-Tyler each assigned its interest in the Development Agreement and First Amendment to Mourier pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of May 16, 2019, and recorded May 16, 2019, as Document No. 2019-0032321-00, in the Official Records of Placer County, California.

G. Mourier and City entered into a Second Amendment to the Development Agreement (the "Second Amendment") which was approved by the City Council of City on March 4, 2020, and recorded on April 13, 2020, in the Official Records of Placer County as Document No. 2020-0032961-00.

H. Mourier and City entered into the Second Amendment relative to development within certain portions of the Property as described in Exhibit "A" and depicted in Exhibit "B" of the Second Amendment.

I. City and Westpark Sierra Vista, LLC, as assignee of Westpark Federico, LLC, Solaire Community Builders, LLC, Taylor Morrison of California, LLC, Tri Pointe Homes, Inc., and Solaire - Roseville, L.P. (collectively, "Westpark"), entered into a Third Amendment to the Development Agreement (the "Third Amendment") which was approved by the City Council of City on November 9, 2020, and recorded on November 10, 2020, in the Official Records of Placer County as Document No. 2020-0128930-00.

J. City and Westpark entered into the Third Amendment relative to development within certain portions of the Property as described in Exhibit "A" and depicted in Exhibit "B" of the Third Amendment.

K. Mourier assigned a portion of its interest in the Development Agreement relative to the Fourth Amendment Property (as defined below) to John Mourier Construction, Inc., a California corporation ("JMC") pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of January 12, 2021, and recorded January 15, 2021, as Document No. 2021-0005795-00, in the Official Records of Placer County, California.

L. Mourier, JMC, and City entered into a Fourth Amendment to the Development Agreement (the "Fourth Amendment") which was approved by the City Council of City on April 21, 2021, and recorded on July 1, 2021, in the Official Records of Placer County as Document No. 2021-0085266-00.

M. Mourier, JMC, and City entered into the Fourth Amendment relative to development within certain portions of the Property as described in Exhibit "A" and depicted in Exhibit "B" of the Fourth Amendment.

N. Mourier assigned a portion of its interest in the Development Agreement to SCV2, LLC pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of December 17, 2021, and recorded December 23, 2021, as Document No. 2021-0154730-00, in the Official Records of Placer County, California.

O. This Fifth Amendment to the Development Agreement (the "Fifth Amendment") affects certain portions of the Property (the "Fifth Amendment Property") as described in Exhibit "A" and depicted in Exhibit "B" attached hereto. SVC2 and City intend for this Fifth Amendment to document certain unit transfers within the Plan Area, update Landowners' affordable housing obligations, revise the parties' obligations with respect to groundwater production wells and recycled water facilities, update the parties' evaluation of water conservation goals, and resolve the parties' inconsistent interpretations of Subsection 3.17.1.2(i) of the Development Agreement.

P. This Fifth Amendment is authorized by Section 1.4 of the Development Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT.

a. The term "Entitlements" set forth in Recital F of the Development Agreement for the Fifth Amendment Property is hereby revised to include that certain Affordable Purchase Housing Agreement dated as of July 7, 2021, and recorded August 6, 2021, as Document No. 2021-0100178-00, in the Official Records of Placer County, California.

b. The land use designations, approximate acreages, and unit counts in Section 2.2 of the Development Agreement for the Fifth Amendment Property are hereby revised as follows:

High Density Residential	194 units on 8.06 Net Acres;
Community Commercial	6.39 Net Acres.

c. The first paragraph of Section 2.6 of the Development Agreement for the Fifth Amendment Property is hereby deleted in its entirety.

d. Section 2.6.1 (and each of its subparts 2.6.1.1-2.6.1.6) of the Development Agreement for the Fifth Amendment Property is hereby deleted.

e. Section 2.6.2.1 of the Development Agreement for the Fifth Amendment Property is hereby amended and revised in its entirety to read as follows:

2.6.2.1 Affordable Obligation. Landowner agrees that eighty-one (81) middle income rental units will be reserved within the Fifth Amendment Property, including forty-three (43) units transferred from parcel FD-32 and converted from middle income purchase units to middle income rental units; thirty-four (34) units transferred from parcel CO-20 and converted from middle income purchase units to nineteen (19) low income rental units and fifteen (15) very low income rental units; and four (4) units transferred from parcel DF-20 and converted from middle income purchase units to very low income rental units, as follows:

Parcel	Total Units in Parcel	Total Affordable Unit Allocation	Very Low Income Rental Units	Low Income Rental Units	Middle Income Rental Units
FD-32B	116	81	19	19	43

f. Section 3.7.2 of the Development Agreement for the Fifth Amendment Property is hereby amended and revised in its entirety to read as follows:

"3.7.2 Groundwater Wells. If applicable, Landowner shall dedicate to City Parcels JM-60 and FD-63 for two (2) groundwater wells at the approximate locations shown in Exhibit "Q". The City shall be responsible for the construction of monitoring wells for determining water production and quality and the topside improvements. Landowner shall be responsible for drilling and completing the production wells (but not above ground well improvements such as pumping and treatment facilities) as further described below ("Well Construction Requirements"). To facilitate the drilling of the monitoring wells Landowner will provide City and its contractors access to and within the location of

the well site to enable City to install monitoring wells to confirm desired capacity and water quality.

It is the intent of this section (and the Parties) that the groundwater well locations identified within the SVSP shall be capable of achieving a yield of approximately 1,800 gallons per minute and the groundwater water is of such quality that only disinfection will be required to meet California Drinking Water Quality Standards. Should the City determine the available capacity or water quality does not achieve these objectives, Landowners shall, at its own cost, work with the City to relocate well sites within the SVSP until these objectives are satisfied.

The Landowner shall contact the City Environmental Utilities Department prior to construction of the production wells. Landowner shall receive approval from the City of the well design and drilling method prior to commencement of this work. Wells shall be drilled at the time of occupancy of any residential units within 500 feet of the well site. Landowner shall include noise curtains for a particular well if at the time of construction of the well homes are occupied between 500 feet and 1000 feet of the well.

Notwithstanding the foregoing, if the City adopts a revised water connection fee which is uniformly applied on a City-wide basis and encompasses the costs of the Well Construction Requirements, Landowner shall be relieved of the Well Construction Requirements set forth in this Section 3.7.2 so long as Landowner pays the applicable fee."

g. Section 3.7.4 of the Development Agreement for the Fifth Amendment Property is hereby amended and revised in its entirety to read as follows:

"3.7.4 Water Conservation Goal. The City has determined, and Landowner agrees, that the available water supply is sufficient to serve all phases of the Project. This determination was the conclusion of a review of the demand and source issues created by the projected build-out of the Project based upon the various technical studies completed in connection with the environmental

review of the Project. The demand for water at build-out of the Project was determined by reference to the City's current information on water usage by the various land uses included and permitted within the City and the proposed land uses within the Project and by reference to the Landowner's Sierra Vista Specific Plan Water Conservation Plan which includes a reduction in water use by 17% over current use characteristics.

The sources for water evaluated for the Project are the same types of sources currently used throughout the City; namely, surface water contracts with federal and local agencies and the use of groundwater. City and Developer are satisfied, based upon detailed technical analysis, that the demand and source assumptions relied upon to assure water for the Project are valid. However, the Parties have agreed to the following procedure to assure the continued validity of the underlying assumptions and the continued availability of sufficient water to service all phases of the SVSP Project.

With the implementation of the City's Advanced Metering Infrastructure ("AMI") system, the City will have the ability to monitor potable water consumption on a near real term basis. If the City determines that water consumption exceeds what was anticipated and will negatively affect the City's ability to provide water for the Project, then the Parties shall meet and in good faith attempt to implement whatever measures are needed to assure the water supply will meet the Project's demands. In the event that the City adopts a City-Wide requirement for a reduction in water use by more than the 17% over current potable water usage as set forth herein, and the then built portion of the SVSP has met its 17% objective set forth in this Section 3.7.4, the residential units for which building permits have not yet been issued shall be required to implement such measures necessary to achieve such City-Wide requirement, above the 17% objective set forth in this Section 3.7.4. Development and implementation of such measures shall be at Landowner's cost. The foregoing notwithstanding, should City achieve its adopted City-Wide water conservation goals, the SVSP Area shall not under any circumstances be deemed out of compliance with its Water Conservation Plan water conservation objective as set forth herein."

h. Section 3.9 of the Development Agreement for the Fifth Amendment Property is hereby amended and revised in its entirety to read as follows:

"3.9 Recycled Water Facilities. Landowner shall construct recycled water system facilities as provided in this Section 3.9 and the Phasing Plan in Section 3.3, and as shown in Exhibit "U", attached hereto and made a part hereof. Recycled water shall be used for irrigation of parks and landscape setbacks, medians, paseos adjacent to collector streets and other landscape areas including all multi-family and non-residential landscaping uses. Landowner shall construct and dedicate upon completion thereof, a recycled water distribution system as generally shown in Exhibit "U". In the event that the WRSP has not constructed recycled water facilities necessary to serve the SVSP, Landowner shall construct the necessary off-site recycled facilities and obtain reimbursement from the WRSP in accordance with Section 4.2.2 herein.

City shall construct a recycled water tank(s), pump station expansion and appurtenant recycled water facilities on City property in the WRSP as required for the Project. City shall be responsible to dismantle and eliminate each potable water charging station (5 total) as set forth in Section 3.3, and make the appropriate connections to the WRSP recycled water system as part of the construction of the recycled water tank(s) and pump station expansion on City property in the WRSP. City costs, estimated at $5.3 million, associated with the recycled water tank(s), pump station expansion, elimination of the potable water charging stations and connections to the West Roseville Specific Plan recycled water system, and appurtenant recycled water facilities (hereinafter, the "Recycled Water Facilities"), which include, but are not limited to, permitting, design, construction, design support during construction phase, construction management, inspection, and City's administrative and labor costs, shall be paid through a combination of methods, as follows:

The City shall, as part of maximum special taxes in the Project CFD(s), as defined in Section 3.17.1 of the Agreement, include in such levy of maximum special taxes on all DUEs in the Specific Plan, comprised of 6,650 residential units and 2,095,236 square feet of non-residential building square footage, an amount of $30/sewer equivalent dwelling unit ("sewer EDU")/year starting at the time a water meter is installed for the particular land use or as classified as a developed parcel in the rate and method for the Project CFD(s);

The City shall levy up to maximum special taxes in the Project CFD(s), as defined in Section 3.17.1, necessary to generate what is estimated at $2.4 million (in year 2010 dollars), adjusted annually by the CCI, for a portion of the Recycled Water Facilities to be financed pursuant to this Section 3.9. Such maximum special taxes shall be levied at issuance of building permits in the case of residential land uses, and at certificate of occupancy for non-residential land uses, on a pro-rata basis for a Landowner's proportionate share of its obligation under this Section 3.9, with sewer EDUs on all properties in the SVSP as the denominator, and the sewer EDUs in a large lot parcel as the numerator, and shall remain in place until Landowner's proportionate share of the $2.4 million in pay-as-you-go special tax revenue for such Recycled Water Facilities set forth in this Section 3.9, as may be adjusted by the CCI, is fully paid.

City shall impose a charge for recycled water of $20/sewer EDU/month (based on meter size) over the standard City charge for irrigation service (including the use of potable water on an interim basis) as such standard recycled water charge may from time to time be adjusted by City, charged to future recycled water billing accounts in the Plan Area for landscape setbacks for high density residential and non-residential land uses, until such time as $2.9 million for the Recycled Water Facilities, beyond the $2.4 million of maximum special taxes collected, is fully funded; and

If the costs of the Recycled Water Facilities fall below or rise above the $5.3 million estimated cost, City shall adjust accordingly the amounts financed as set forth in this Section 3.9.

All recycled water system facilities including storage tank(s), pump station, transmission, distribution and public and private irrigation systems shall be designed and constructed pursuant to City's then current Improvement Standards, unless modifications are otherwise mutually agreed to by Landowner and the Environmental Utilities Director, and shall be subject to City plan review, construction, inspection and final approval and payment of all applicable fees for plan review, mapping and inspection of such improvements.

If City adopts a revised water connection fee (which is uniformly applied on a City-wide basis and encompasses the estimated $5.3 million for the "Recycled Water Facilities" described in this Section 3.9), Landowner shall not be responsible for the payment of the estimated $5.3 million pro-rata share of the cost of the Recycled Water Facilities, except through the payment of the City's recycled

water connection fee, or City's revised water connection fee if a recycled water connection fee is embedded into City's revised water connection fee, or any special benefit fees as may be applicable to the Project to fund the Recycled Water Facilities."

i. Section 3.17.1.2(i) of the Development Agreement for the Fifth Amendment Property is hereby amended and revised in its entirety to read as follows:

"(i) For the Fifth Amendment Property, the previous fee deferral provisions of this subsection are hereby deemed null and void and the only fee deferral eligible to be paid with bond proceeds from future bond sales commencing in the year 31 timeframe shall be fifty percent (50%) of the SPRTA Tier II Traffic Fee pursuant to the terms and conditions of the Tier II Development Fee Deferral Program and one hundred percent (100%) of the City-Wide Park Fee that would otherwise be paid at the time of issuance of building permits for low, medium, and high density residential dwelling units. The amount of the SPRTA Tier II Traffic Fee deferral provided by this Section shall be adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted. The amount of the City-Wide Park Fee deferral provided by this Section shall be adjusted as the City-Wide Park Fee may be subsequently adjusted pursuant to Section 3.12.4 of the Development Agreement."

j. REVISED EXHIBITS. Exhibit "C" attached to this Fifth Amendment is added to the exhibits and replaces Exhibit "F" in the Development Agreement.

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this Fifth Amendment of the Development Agreement is consistent with the General Plan and the Sierra Vista Specific Plan.

3. AMENDMENT LIMITED TO FIFTH AMENDMENT PROPERTY. This Fifth Amendment is limited to and applies only to development of the Fifth Amendment Property and does not affect or apply in any manner with respect to the development of any other property within the Sierra Vista Specific Plan Area, including without limitation, any other portion of the Property.

4. AMENDMENT. This Fifth Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby with respect to the Fifth Amendment Property, the Development Agreement remains in full force and effect.

5. FORM OF AMENDMENT. This Fifth Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Fifth Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2022.

CITY:

CITY OF ROSEVILLE,
a municipal corporation

By:_____
Dominick Casey
City Manager

ATTEST:

By:_____
Carman Avalos
City Clerk

APPROVED AS TO FORM;

By:_____
Michelle Sheidenberger
City Attorney

APPROVED AS TO SUBSTANCE:

By:_____
Mike Isom
Development Services Director

SVC2:

SVC2, LLC, a California limited liability company

By:_____
John L. Mourier, III
President

Exhibit A

Legal Description of Fifth Amendment Property

All that real property situate in the City of Roseville, County of Placer, State of California, located in Section 36, Township 11 North, Range 5 East, M.D.M. and being all of Lots 36 and 37, as said Lots are shown on that certain Large Lot Subdivision Map entitled, “Sierra Vista - Federico”, filed for record in the office of the Recorder of said County in Book ‘EE’ of Maps, at Page 6, Official Records.

Exhibit B

Depiction of Fifth Amendment Property

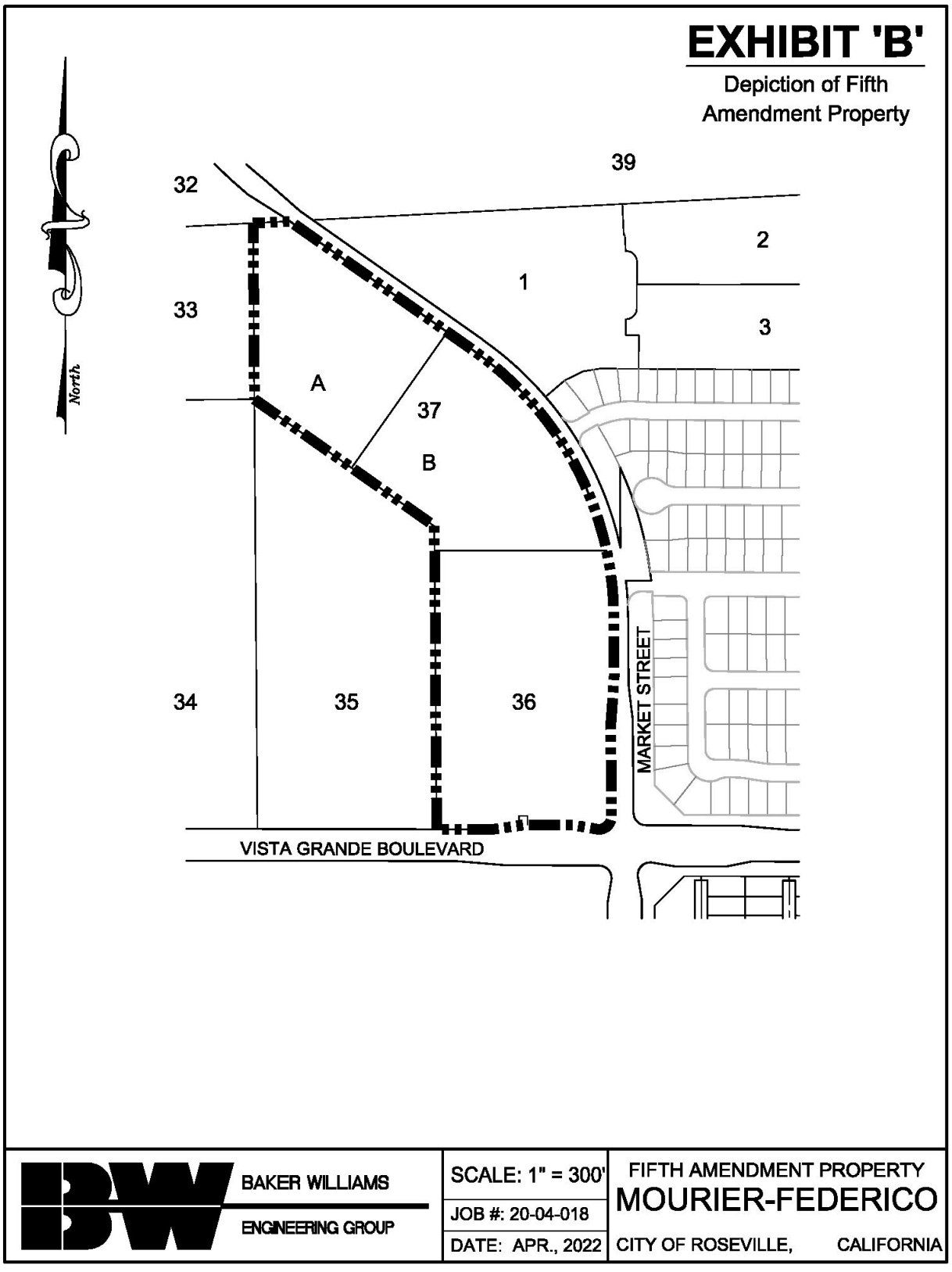
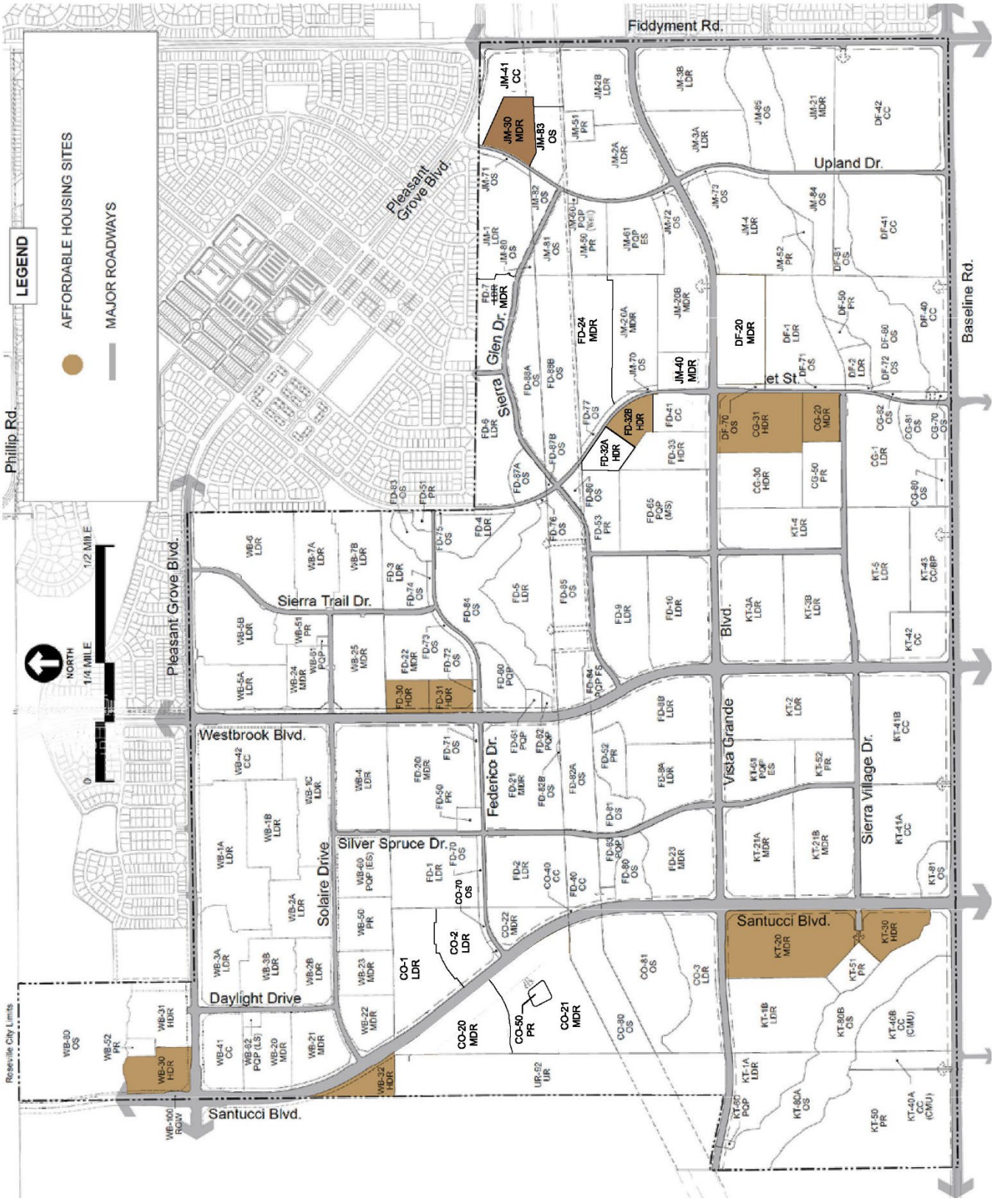


Exhibit C

Affordable Housing Sites



PC EXHIBIT I

Tentative LArge Lot Subdivision of The Villages at Sierra Vista:

VILLAGES CO-01, CO-02, CO-03, CO-20, CO-21 AND CO-22

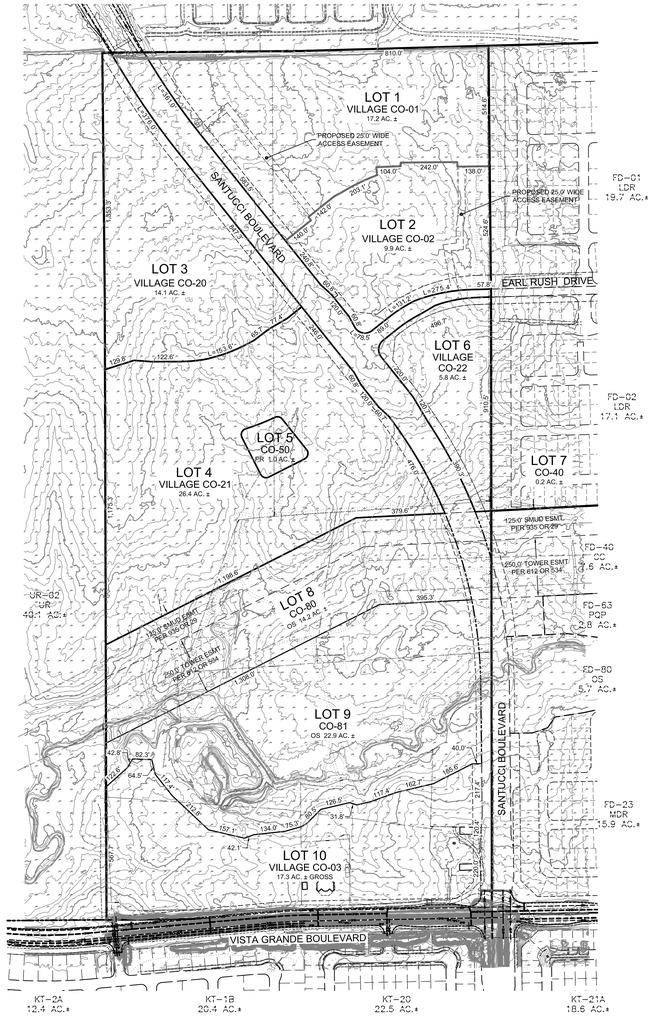
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

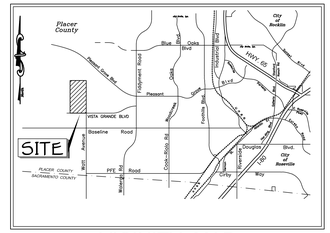
City of Roseville,
Scale 1" = 200'

State of California
June 2021

Sheet 14 of 14

Project Address - 3871 Santucci Boulevard
Project # PL21-0223





VICINITY MAP

NORTH

200' 0' 200' 400' 600'
GRAPHIC SCALE: 1"=200'

OWNERS:
MOURIER INVESTMENTS, LLC
1430 BLUE OAKS BOULEVARD, SUITE 190
ROSEVILLE, CA 95747
PH. (916) 969-2842

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

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

ASSESSOR'S PARCEL NUMBER:
499-010-005 THRU 009, 499-010-024, 499-010-025, 499-010-053 THRU 055

ACREAGE:
140.3 ACRES ±

PROPOSED IMPROVEMENTS:
AS REQUIRED BY THE CITY OF ROSEVILLE DEPARTMENT OF PUBLIC WORKS

EXISTING USE:
FARMHOUSE

SEWER:
CITY OF ROSEVILLE

WATER SUPPLY:
CITY OF ROSEVILLE

DRAINAGE:
CITY OF ROSEVILLE

FIRE PROTECTION:
CITY OF ROSEVILLE

SCHOOL DISTRICT:
ROSEVILLE SCHOOL DISTRICT
CENTER UNIFIED SCHOOL DISTRICT

PARK DISTRICT:
ROSEVILLE PARKS DISTRICT

LAND USE ANALYSIS:

PARCEL	GENERAL PLAN LAND USE	ZONING	ACRES/SPECIFIC PLAN	ACRES/TENTATIVE MAP	ALLOCATED UNITS	PROPOSED UNITS	AVAILABLE UNITS	DENSITY/SPECIFIC PLAN	DENSITY/TENTATIVE MAP
CO-01	LDR (Residential)	RS/DS	17.3	17.2 (16.3 NET)	86	87	-1	5.0	5.3 PER NET ACRE
CO-02 A & B	LDR (Residential)	RS/DS	29.8	9.9 (8.8 NET)	144	43	+101	5.0	4.9 PER NET ACRE
CO-03	LDR (Residential)	RS/DS	15.7	17.3 (15.7 NET)	78	67	+11	5.0	4.3 PER NET ACRE
CO-20	MDR (Residential)	RS/DS	9.4	14.1 (12.7 NET)	84	94	-10	9.0	7.4 PER NET ACRE
CO-21	MDR (Residential)	RS/DS	7.8	27.4 (25.4 NET)	62	193	-131	9.0	7.6 PER NET ACRE
CO-22	LDR (Residential)	RS/DS	4.8	5.9 (4.8 NET)	38	32	+6	9.0	6.6 PER NET ACRE
CO-40	CC (Commercial)	CC	0.2	0.2					
CO-50	PR (Park Site)	PR	1.0	1.0					
CO-70 (& 71)	OS (Paseo)	OS	0.8	0.7					
CO-80	OS	OS	14.2	14.2					
CO-81	OS	OS	22.6	22.6					
JM-01	MDR (Residential)	RS/DS	16.9	17.2 (17.1 NET)	135	134	+1	7.9	7.9 PER NET ACRE
JM-20	MDR (Residential)	RS/DS	34.7	34.7 (33.8 NET)	322	271	+51	7.8	8.0 PER NET ACRE
FD-07	MDR (Residential)	RS/DS	8.5	8.5 (8.3 NET)	57	58	-1	6.4	7.0 PER NET ACRE
FD-24	MDR (Residential)	RS/DS	17.3	17.3 (16.4 NET)	84	135	-51	8.1	8.2 PER NET ACRE
FD-32A	HDR	R1	8.7	3.8		78	-78	20.5	20.5 PER NET ACRE
FD-32B	HDR	R1		4.2	178	116	62		27.4 PER NET ACRE
FD-41	CC/MU (Commercial Mixed Use)	CC	5.7	6.2	40	0	40	7.0	0.0
TOTALS			215.4	212.2	1,308	1,308	0		

JMC HOMES
JOHN MOURIER CONSTRUCTION INC.
1430 Blue Oaks Blvd. Ste 190
Roseville, Ca 95747-7143
Office: 916-782-8879 Fax: 916-960-5322
CALIFORNIA LIC. 613004 B

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

JOB NO. 20-04-018

S:\BWES JobsI2020 JobsI20-04-018 Conley Property - Sierra Vista\Planning\20040018 TENT MAP-MAC\CNLEY.dwg, SHT 14 - LARGE LOT - CONLEY, 3/15/2021 11:15:19 AM, DaveCobbs

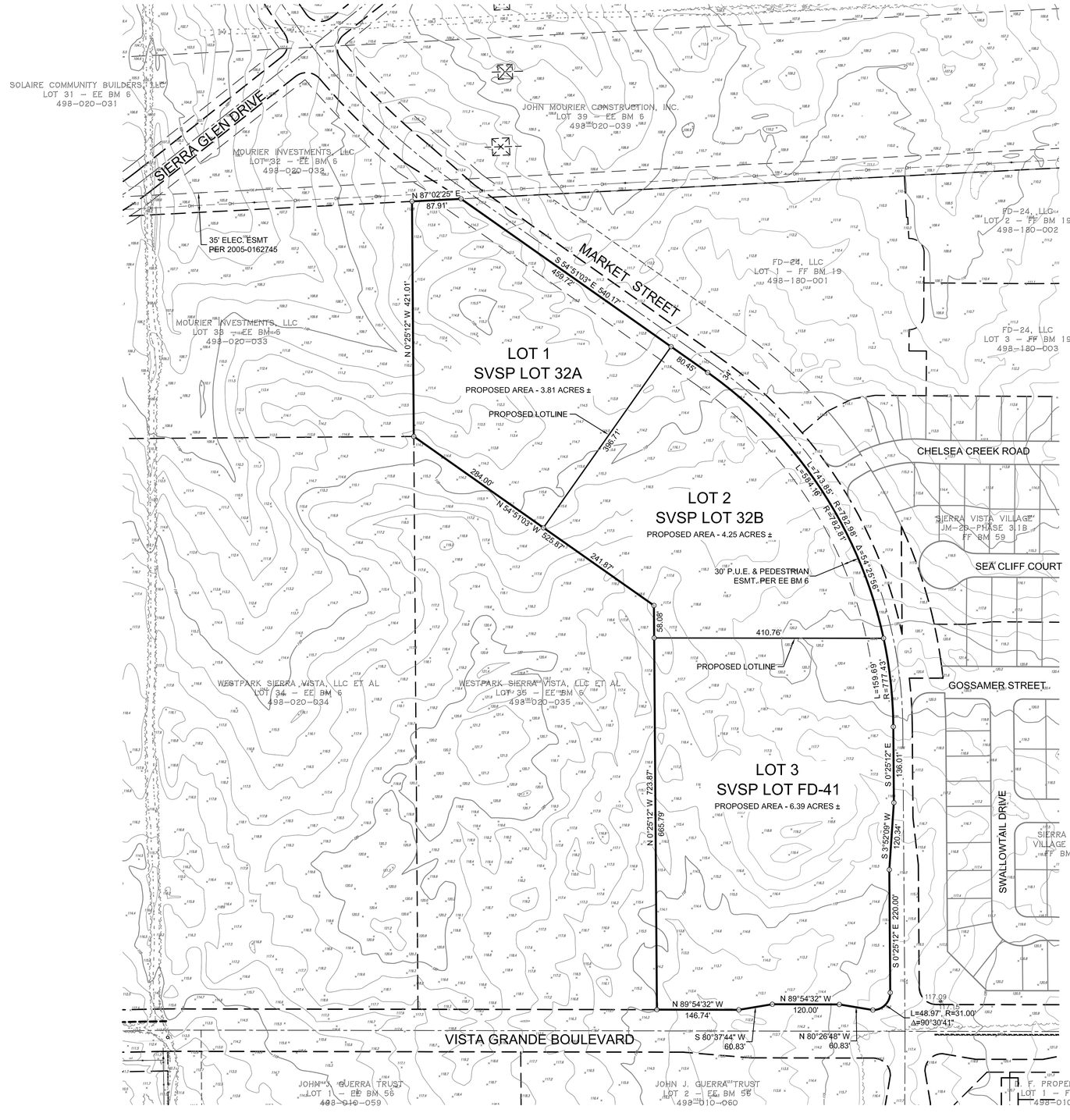
TENTATIVE PARCEL MAP

THE VILLAGES AT SIERRA VISTA

LOTS 36 AND 37 - EE BM 6

CITY OF ROSEVILLE, COUNTY OF PLACER,
STATE OF CALIFORNIA

AUGUST, 2021 SCALE 1" = 100'





VICINITY MAP

Not to Scale

Owner:
Mourier Investments, LLC.
1430 Blue Oaks Boulevard, Ste. 190
Roseville, CA 95678
PH. (916) 969-2842

Engineer:
Baker Williams Engineering Group
6020 Rutland Drive, Suite #19
Carmichael, CA 95608
Ph. (916) 331-4336
office@bwengineers.com

General Plan Designation
HDR - High Density Residential
CC - Community Commercial

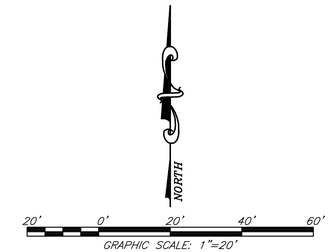
Existing Zoning:
R3
CC/MU

Proposed Zoning:
R3
CC

Existing Use:
Vacant

Proposed Use:
Vacant

Assessor's Parcel Nos.
498-020-036 and 037



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S:\BWEG Jobs\2020 Jobs\20-06-022 Sierra Vista Lots FD-32 and FD-41\Planning\20060222-TENT PARCEL MAP.dwg, TENT-MAP, 12/7/2021 3:53:43 PM, David Cobbs

PC EXHIBIT J

VILLAGE ANALYSIS:

VILLAGE	LAND USE	ZONING	ACRES	UNITS	MIN. LOT SIZE	CUT / FILL	DENSITY
CO-01	LDR (Residential)	RS/DS	17.2 (16.3 NET)	87	55'x100'	34,100 / 34,100	5.3 PER NET ACRE
CO-02	LDR (Residential)	RS/DS	9.9 (8.8 NET)	43	55'x100'	41,460 / 41,460	4.9 PER NET ACRE
CO-03	LDR (Residential)	RS/DS	17.3 (15.7 NET)	67	60'x100' MIN.	59,240 / 59,240	4.3 PER NET ACRE
CO-20	MDR (Residential)	RS/DS	14.1 (12.7 NET)	94	45'x80'	72,100 / 72,100	7.4 PER NET ACRE
CO-21	MDR (Residential)	RS/DS	27.4 (25.4 NET)	193	45'x80'	71,900 / 71,900	7.6 PER NET ACRE
CO-22	LDR (Residential)	RS/DS	5.9 (4.8 NET)	32	45'x80'	50,770 / 50,700	6.6 PER NET ACRE
TOTAL				516		329,570 / 329,570	

Tentative Subdivision Map No. 4 of The Villages at Sierra Vista:

VILLAGES CO-01, CO-02, CO-03, CO-20, CO-21 AND CO-22

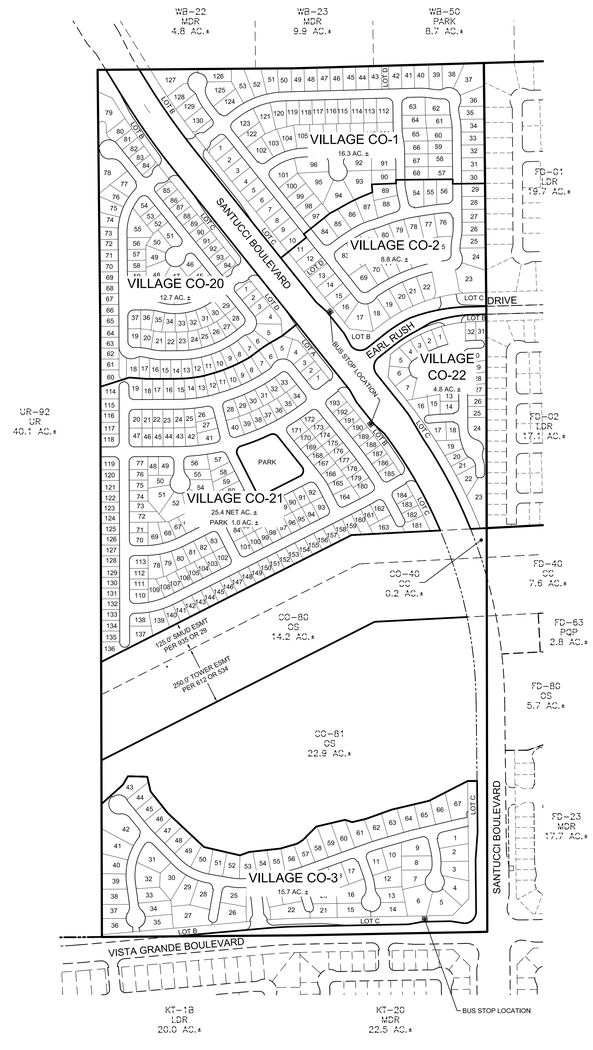
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

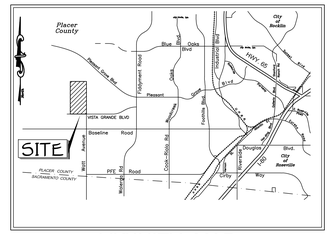
City of Roseville,
Scale 1" = 200'

State of California
June 2021

Sheet 1 of 14

Project Address - 3871 Santucci Boulevard
Project No. PL21-0223





VICINITY MAP

OWNERS:
MOURIER INVESTMENTS, LLC
1430 BLUE OAKS BOULEVARD, SUITE 190
ROSEVILLE, CA 95747
PH. (916) 969-2842

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

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

ASSESSOR'S PARCEL NUMBER:
499-010-005 THRU 009, 499-010-024, 499-010-025, 499-010-053 THRU 055

ACREAGE:
140.3 ACRES ±

PROPOSED IMPROVEMENTS:
AS REQUIRED BY THE CITY OF ROSEVILLE DEPARTMENT OF PUBLIC WORKS

EXISTING USE:
FARMHOUSE

SEWER:
CITY OF ROSEVILLE

WATER SUPPLY:
CITY OF ROSEVILLE

DRAINAGE:
CITY OF ROSEVILLE

FIRE PROTECTION:
CITY OF ROSEVILLE

SCHOOL DISTRICT:
ROSEVILLE SCHOOL DISTRICT
CENTER UNIFIED SCHOOL DISTRICT

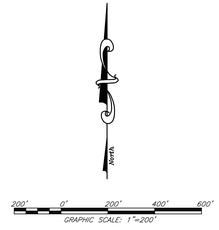
PARK DISTRICT:
ROSEVILLE PARKS DISTRICT

LEGEND

NAME	EXISTING	PROPOSED
MANHOLE	○	●
SANITARY SEWER PIPE	18" S.S.	18" S.S.
STORM DRAIN PIPE	18" S.D.	18" S.D.
WATER PIPE	12" W.	12" W.
DROP INLET	▭	■
FIRE HYDRANT		
MASONRY RETAINING WALL		
FENCE		
SWALE		
CONTOUR	200	
EDGE OF PAVEMENT		
CURB, GUTTER & SIDEWALK		
RIGHT-OF-WAY	R/W	R/W
CENTER LINE	℄	℄
PROPERTY LINE		
SLOPE BANK		
TOP BACK OF WALK ELEVATION		178.0
SPOT ELEVATION	175.10	222.50
PAD GRADE		221.0
DRAINAGE DIRECTION FLOW		

LAND USE ANALYSIS:

PARCEL	GENERAL PLAN LAND USE	ZONING	ACRES/SPECIFIC PLAN	ACRES/TENTATIVE MAP	ALLOCATED UNITS	PROPOSED UNITS	AVAILABLE UNITS	DENSITY/SPECIFIC PLAN	DENSITY/TENTATIVE MAP
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TOTALS			215.4	212.2	1,308	1,308	0		



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CALIFORNIA LIC. 613004 B

BAKER-WILLIAMS ENGINEERING GROUP
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S:\BWES Jobs\2020 Jobs\20-04\19 Corley Property - Sierra Vista\Planning\20040119 TENT MAP-SA CONLET.dwg, SHT 1 - TENT - COVER, 3/15/2021 10:21:38 AM, David Cobbs

Tentative Subdivision Map No. 4 of The Villages at Sierra Vista:

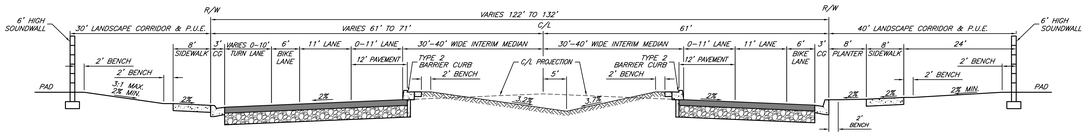
VILLAGES CO-01, CO-02, CO-03, CO-20, CO-21 AND CO-22

A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

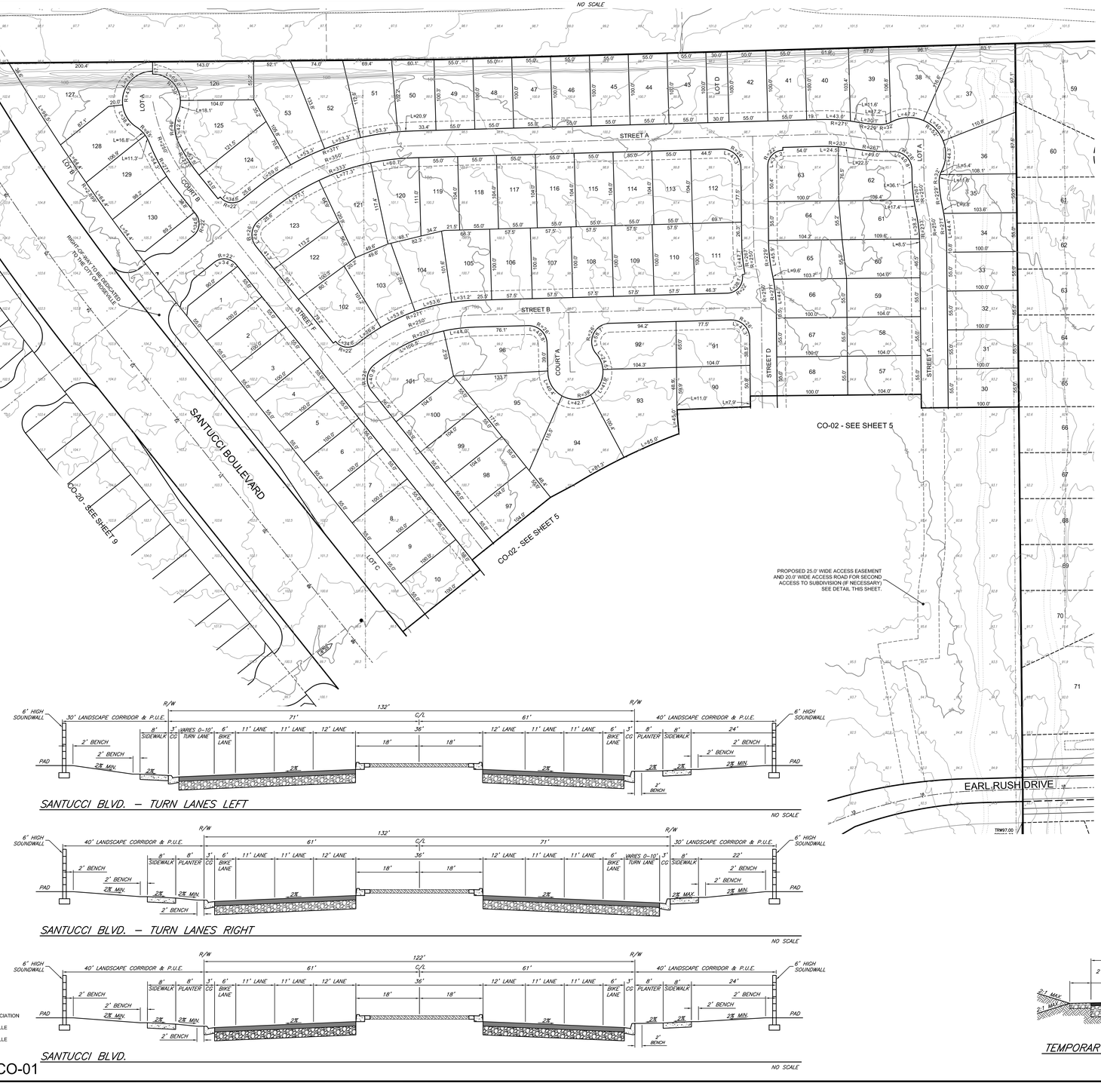
City of Roseville, State of California
Scale 1" = 50' June 2021

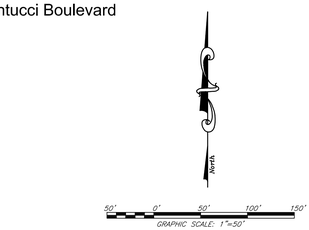
Sheet 3 of 14

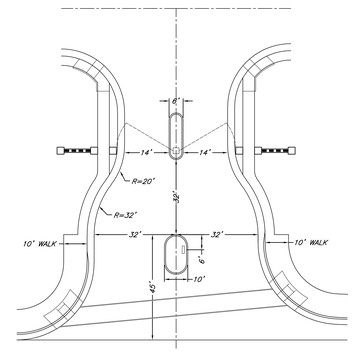
Project Address - 3871 Santucci Boulevard



SANTUCCI BLVD. – INTERIM SECTION NORTH BOUNDARY
STA. 76+43.15 TO STA. 78+55.37
NO SCALE





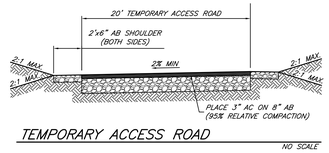


TYPICAL GATED ENTRY
NOT TO SCALE

SANTUCCI BLVD. – TURN LANES LEFT
NO SCALE

SANTUCCI BLVD. – TURN LANES RIGHT
NO SCALE

SANTUCCI BLVD.
NO SCALE



TEMPORARY ACCESS ROAD
NO SCALE



TYPICAL SECTION 38' RESIDENTIAL STREET (PRIVATE)
NO SCALE

NOTES: LETTERED LOTS

LOT A	PRIVATE STREET TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION
LOT B	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
LOT C	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
LOT D	OPEN SPACE TO BE DEDICATED TO THE CITY OF ROSEVILLE

Tentative Subdivision Map - CO-01

© BIRDS Joint2020 Joint2019-01 Corley Property - Sierra Vista\Planning\2020\01\19-TENT MAP-ALIGNLET.dwg, SHT 3 - TENT - CO-01, 3/10/2020 10:04:27 AM, David Gibbs

JOB NO. 20-04-01S

Tentative Subdivision Map No. 4 of The Villages at Sierra Vista:

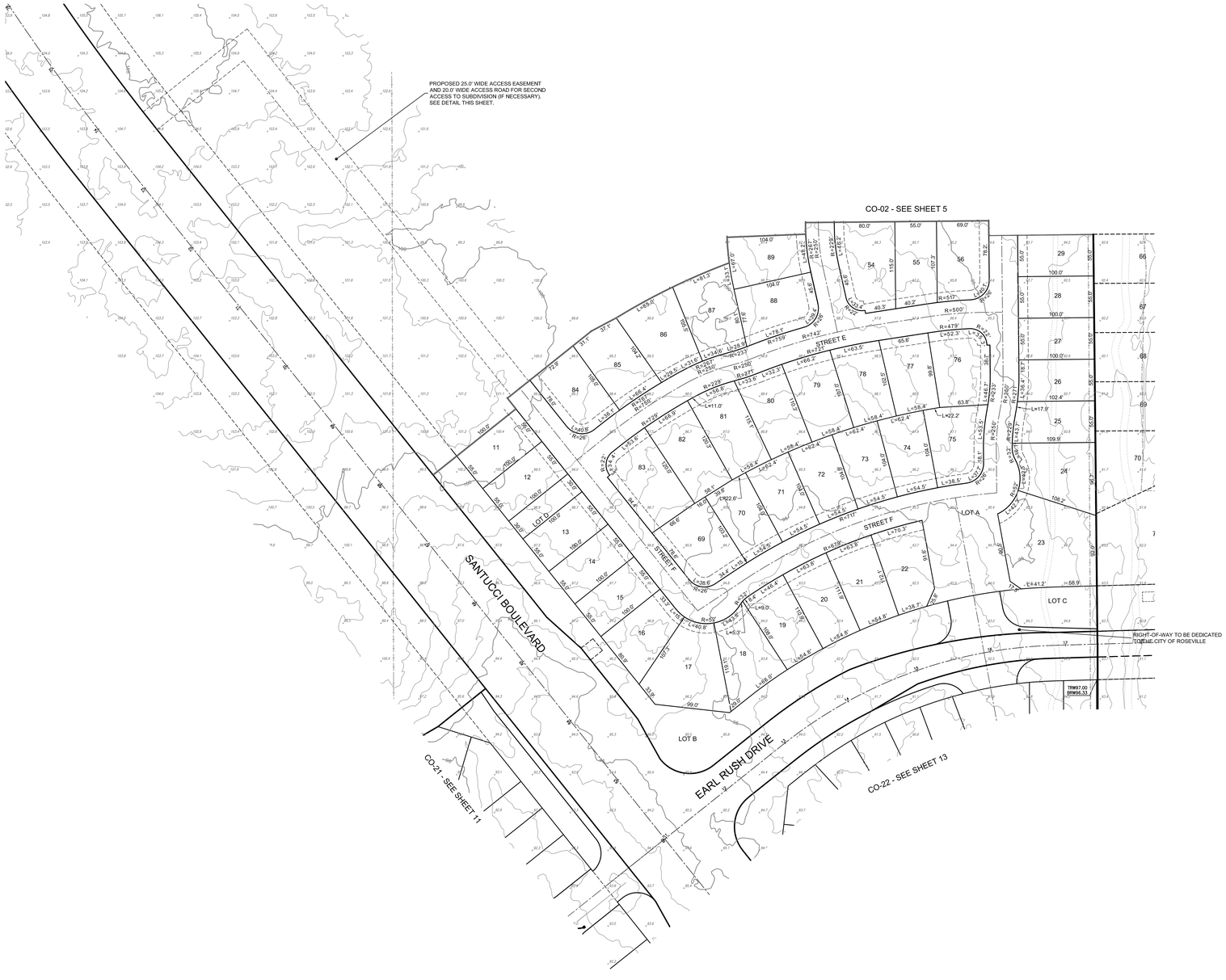
VILLAGES CO-01, CO-02, CO-03, CO-20, CO-21 AND CO-22

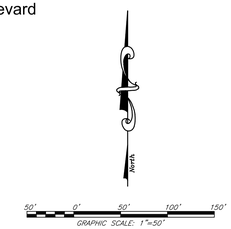
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

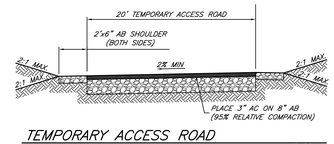
City of Roseville, State of California
Scale 1" = 50' June 2021

Sheet 5 of 14

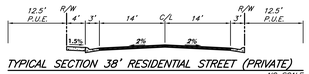
Project Address - 3871 Santucci Boulevard



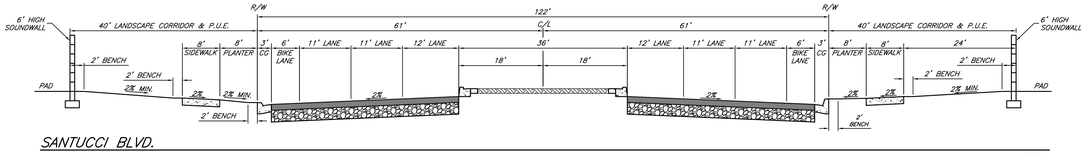




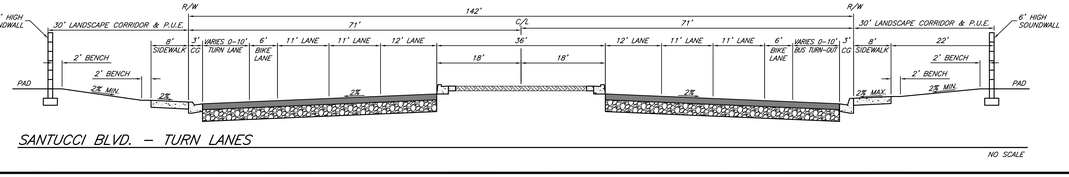
TEMPORARY ACCESS ROAD
NO SCALE



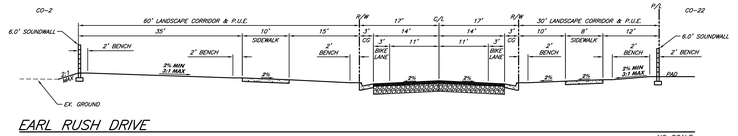
TYPICAL SECTION 38' RESIDENTIAL STREET (PRIVATE)
NO SCALE



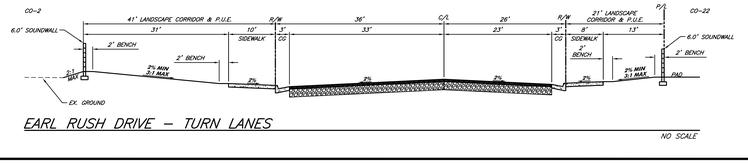
SANTUCCI BLVD.
NO SCALE



SANTUCCI BLVD. – TURN LANES
NO SCALE



EARL RUSH DRIVE
NO SCALE



EARL RUSH DRIVE – TURN LANES
NO SCALE

NOTES: LETTERED LOTS

LOT A	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
LOT B	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
LOT C	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE

Tentative Subdivision Map - CO-02

S:\BIMREG Jobs\2021 Jobs\20-04-018 Conley Property - Sierra Vista\Planning\Exhibits\TM\TM-MAP-ALIGNMENT.dwg, SHT 5 - TEXT - CO-02, 3/10/2022 10:47:15 AM, David Cobos

Tentative Subdivision Map No. 4 of The Villages at Sierra Vista:

VILLAGES CO-01, CO-02, CO-03, CO-20, CO-21 AND CO-22

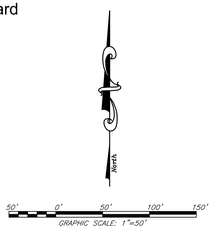
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

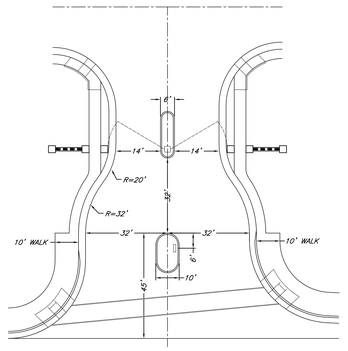
City of Roseville, State of California
Scale 1" = 50' June 2021

Sheet 7 of 14

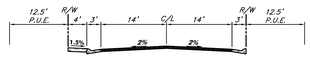
Project Address - 3871 Santucci Boulevard



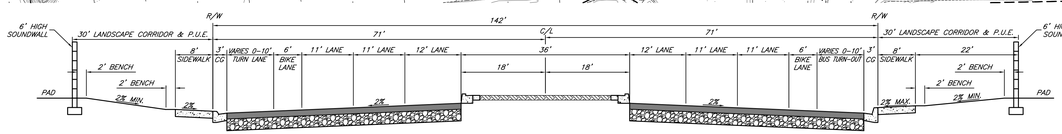




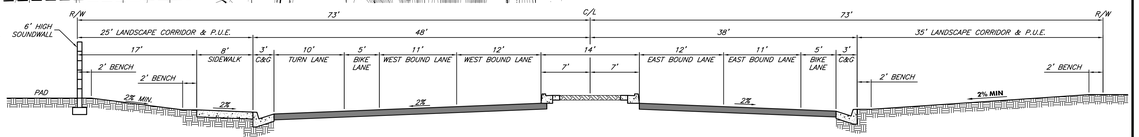
TYPICAL GATED ENTRY
NOT TO SCALE



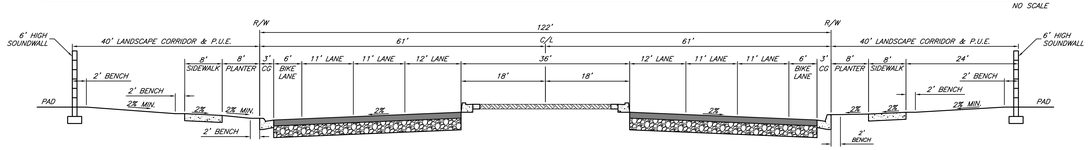
TYPICAL SECTION 38' RESIDENTIAL STREET (PRIVATE)
NO SCALE



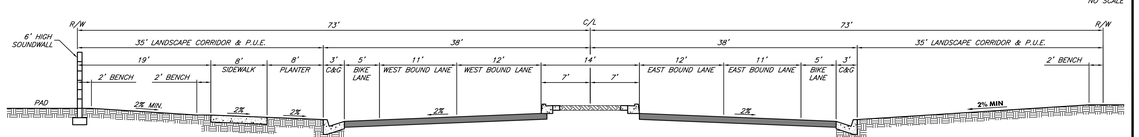
SANTUCCI BLVD. – TURN LANES
NO SCALE



VISTA GRANDE BLVD. – WITH TURN LANE
NO SCALE



SANTUCCI BLVD.
NO SCALE



VISTA GRANDE BLVD.
NO SCALE

NOTES: LETTERED LOTS

LOT A	PRIVATE STREET TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION
LOT B	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
LOT C	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE

Tentative Subdivision Map - CO-03

S:\BIRDS Jobs\2020 Jobs\20-04-015 Corley Property - Sierra Vista\Planning\20040015-TENT MAP-Tab-CONLET.dwg, SHT 7 - TENT - CO-03, 3/15/2021 10:05:04 AM, David Goble

JOB NO. 20-04-015

PC EXHIBIT I

Tentative Subdivision Map No. 4 of The Villages at Sierra Vista:

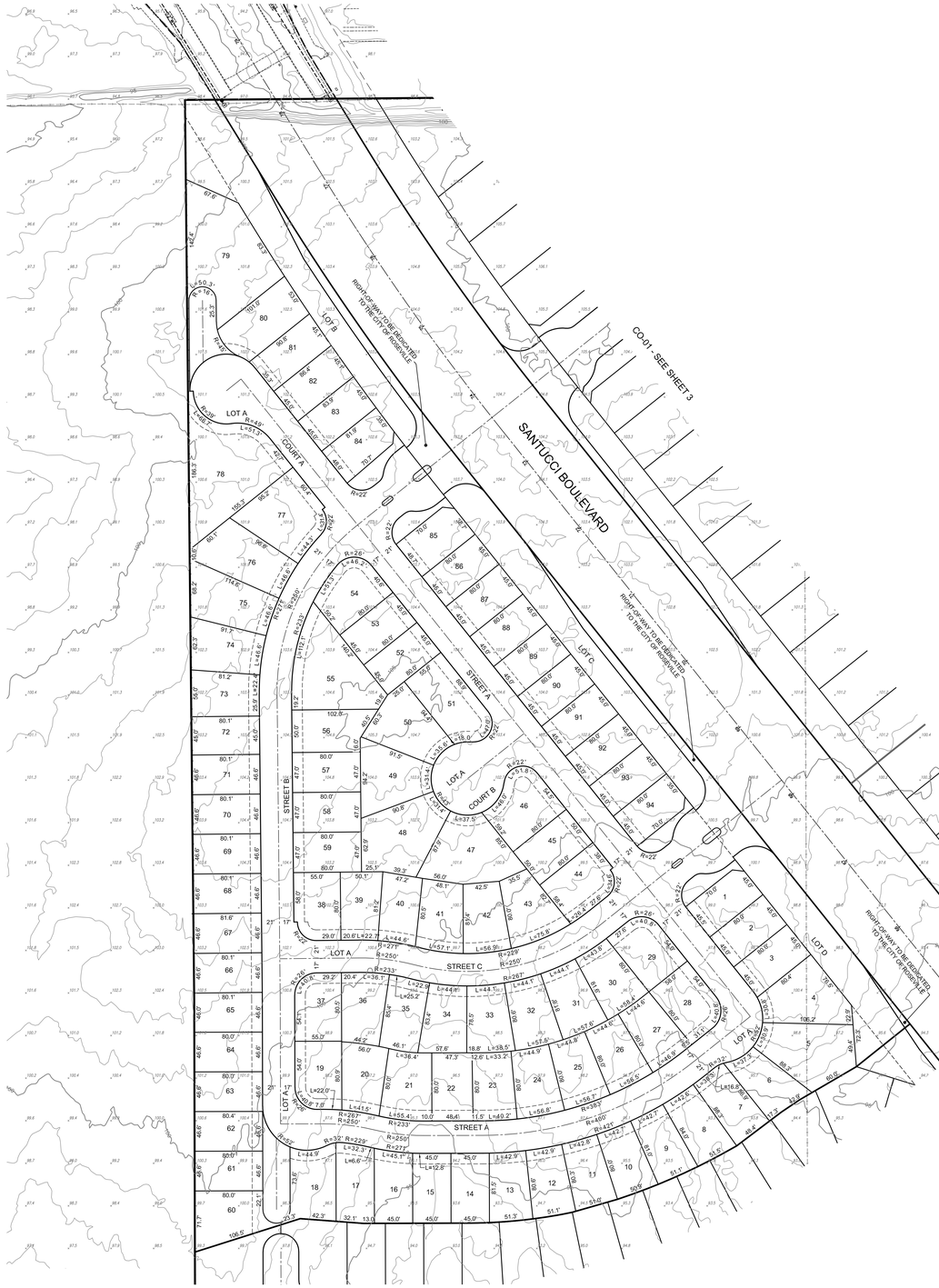
VILLAGES CO-01, CO-02, CO-03, CO-20, CO-21 AND CO-22

A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville, State of California
Scale 1" = 50' June 2021

Sheet 9 of 14

Project Address - 3871 Santucci Boulevard


SANTUCCI BOULEVARD
RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ROSEVILLE
CO-01 - SEE SHEET 3
LOT A
COURT A
LOT B
LOT C
LOT D
STREET A
STREET B
STREET C
LOT A
LOT A
LOT A

Tentative Subdivision Map No. 4 of The Villages at Sierra Vista:

VILLAGES CO-01, CO-02, CO-03, CO-20, CO-21 AND CO-22

A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

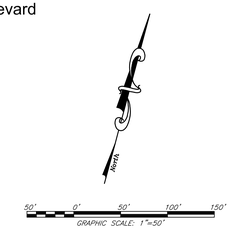
City of Roseville, State of California

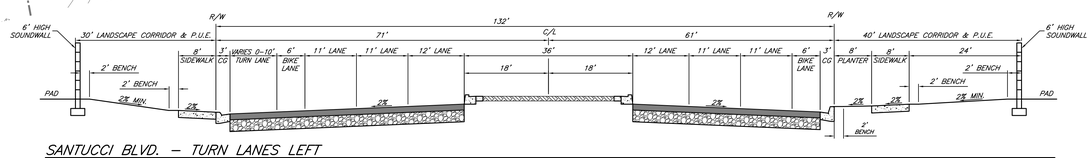
Scale 1" = 50' June 2021

Sheet 11 of 14

Project Address - 3871 Santucci Boulevard

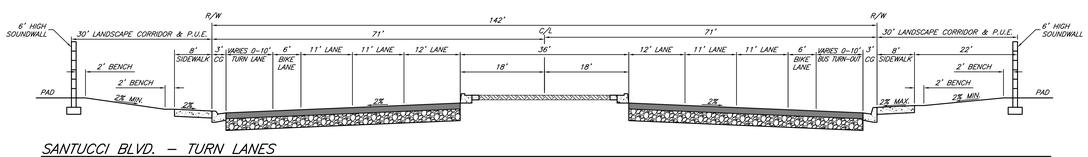






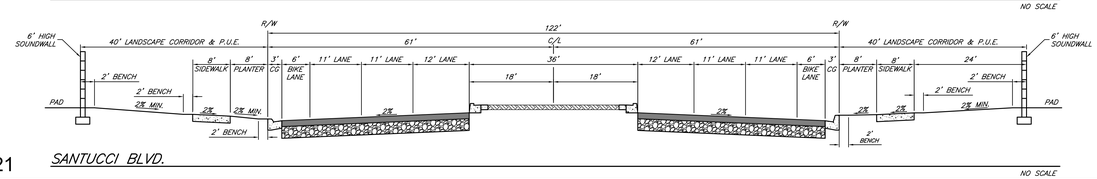
SANTUCCI BLVD. – TURN LANES LEFT

NO SCALE



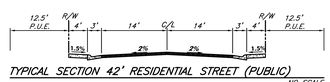
SANTUCCI BLVD. – TURN LANES

NO SCALE



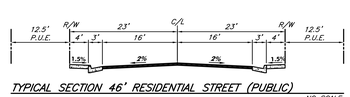
SANTUCCI BLVD.

NO SCALE



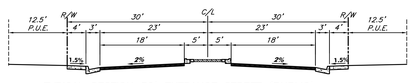
TYPICAL SECTION 42' RESIDENTIAL STREET (PUBLIC)

NO SCALE



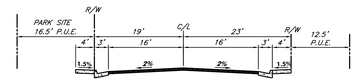
TYPICAL SECTION 46' RESIDENTIAL STREET (PUBLIC)

NO SCALE



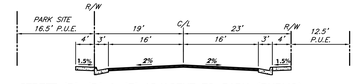
TYPICAL SECTION 30' ENTRANCE STREET (PUBLIC)

NO SCALE



STREET 'G' ADJACENT TO PARK (PUBLIC)

NO SCALE



STREET 'B', 'D' & 'E' ADJACENT TO PARK (PUBLIC)

NO SCALE

NOTES: LETTERED LOTS

LOT A	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
LOT B	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
LOT C	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE

Tentative Subdivision Map - CO-21

S:\BIRDS Jobs\2020 Jobs\20-04-015 Corley Property - Sierra Vista\Planning\20040115-TENT MAP-SA-CONLET.dwg, SHT 11 - TENT - CO-21, 3/15/2021 10:59:28 AM, David Cobbs

JOB NO. 20-04-015

PC EXHIBIT J

Tentative Subdivision Map No. 4 of The Villages at Sierra Vista:

VILLAGES CO-01, CO-02, CO-03, CO-20, CO-21 AND CO-22

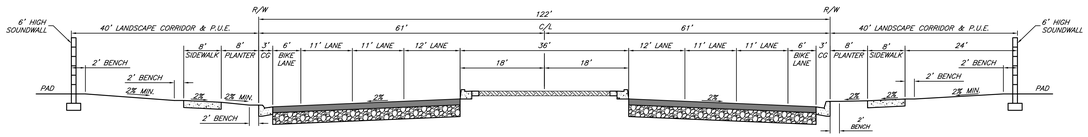
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville, State of California

Scale 1" = 50' June 2021

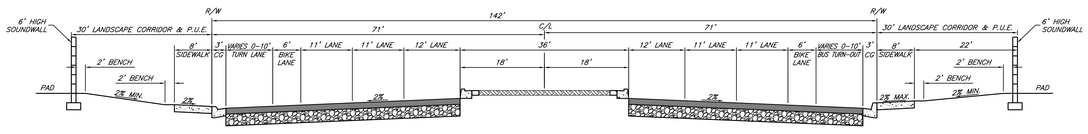
Sheet 13 of 14

Project Address - 3871 Santucci Boulevard



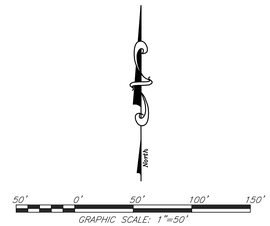
SANTUCCI BLVD.

NO SCALE

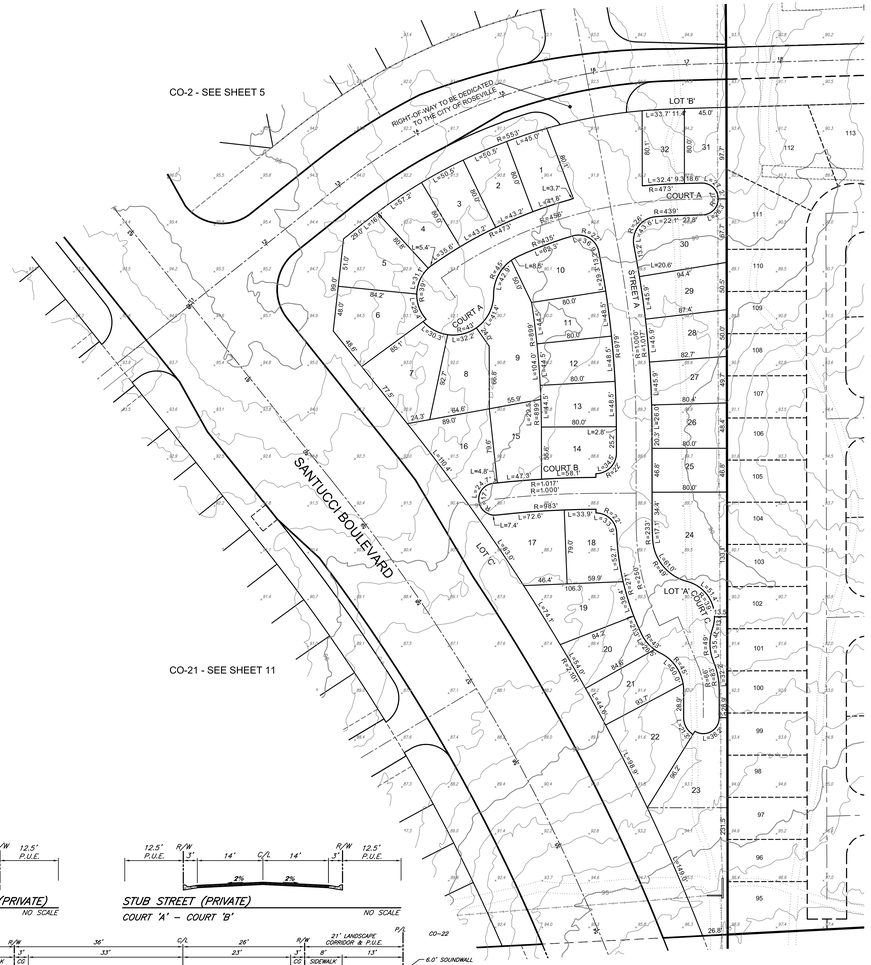


SANTUCCI BLVD. – TURN LANES

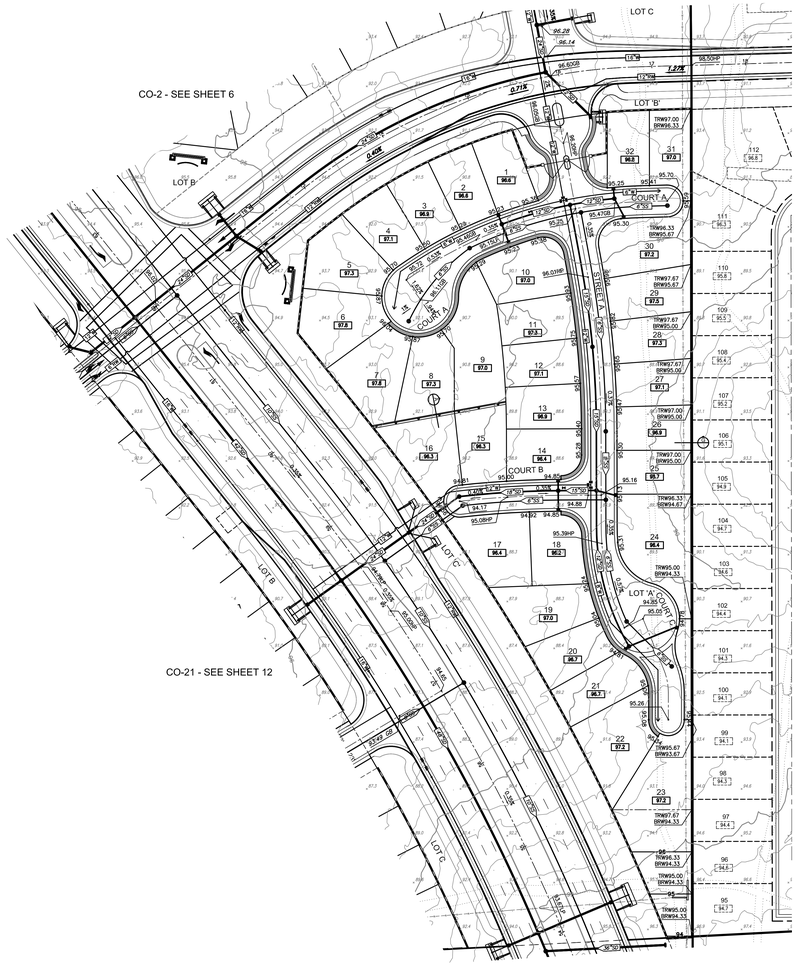
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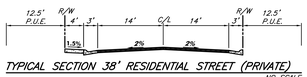
GRAPHIC SCALE: 1"=50'



Tentative Subdivision Map



Preliminary Grading and Utility Plan



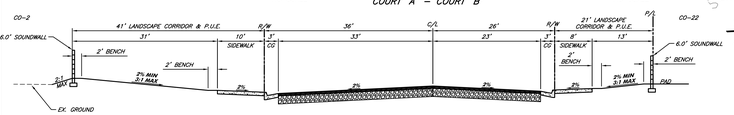
TYPICAL SECTION 38' RESIDENTIAL STREET (PRIVATE)

NO SCALE

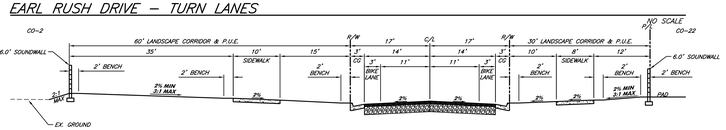
STUB STREET (PRIVATE)

COURT 'A' – COURT 'B'

NO SCALE



EARL RUSH DRIVE – TURN LANES

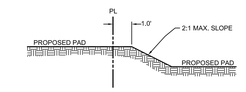


EARL RUSH DRIVE

NO SCALE

NOTES: LETTERED LOTS

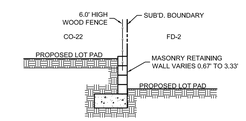
LOT A	PRIVATE STREET TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION
LOT B	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
LOT C	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE



SECTION A-A

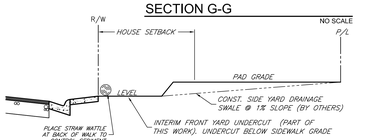
TYPICAL SECTION WHERE THERE IS A STEP BETWEEN PADS

NO SCALE



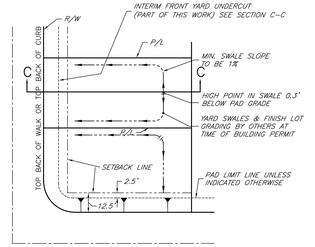
SECTION G-G

NO SCALE



SECTION C–C (TYPICAL FRONT YARD)

NO SCALE



TYPICAL LOT GRADING

NO SCALE

Tentative Subdivision Map and Preliminary Grading and Utility Plan - CO-22

S:\BIM\01 Jobs\2020 Jobs\20-046 Corley Property - Sierra Vista\Planning\Exhibits\19 TENT MAP\A4\CONSTRUCT.dwg, SHT 13 - TENT & PREL GRAD - CO-22, 3/15/2022 11:05:13 AM, David Cobbs

JOB NO: 20-04-018

PC EXHIBIT K

Tentative Subdivision Map No. 4 of The Villages at Sierra Vista:

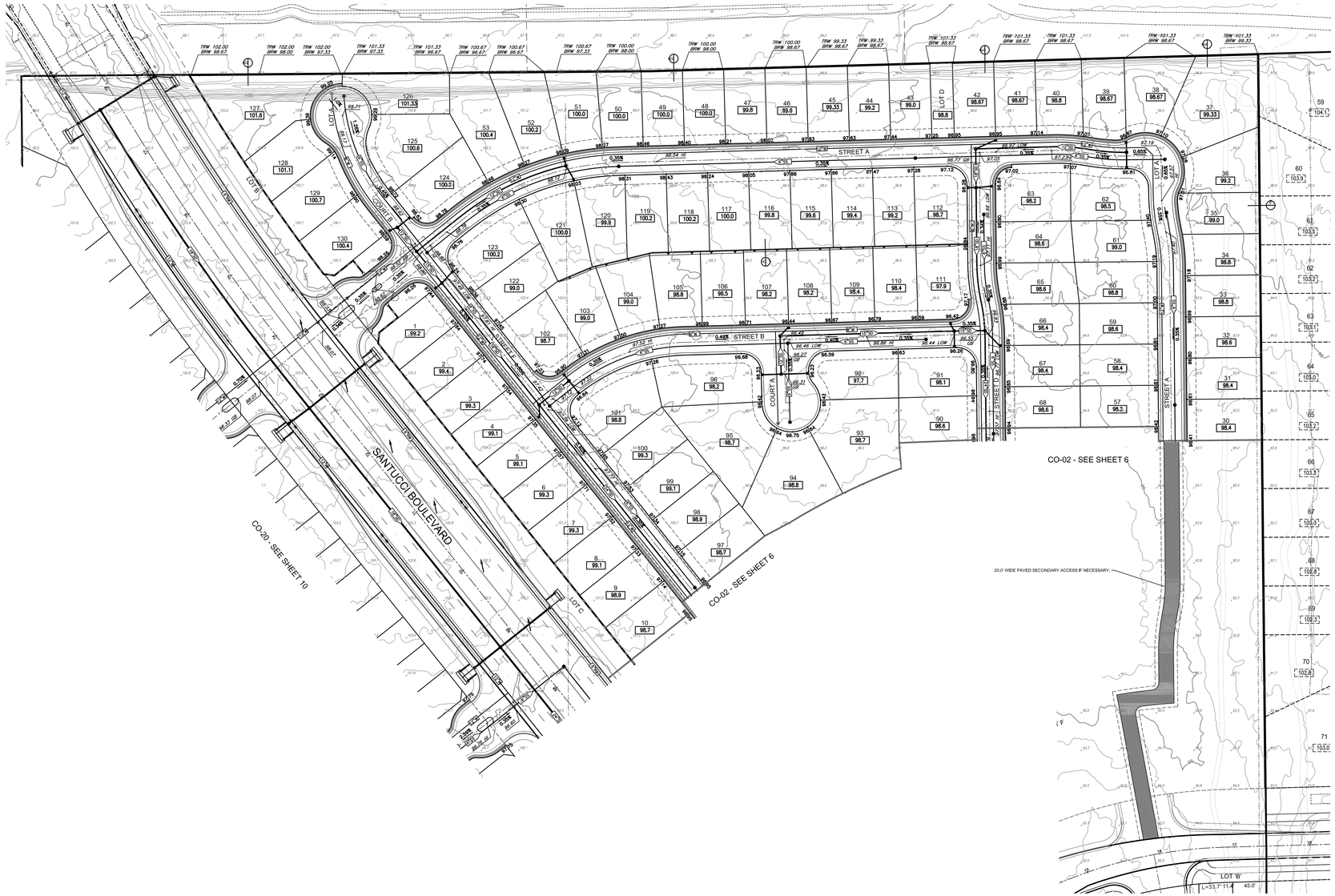
VILLAGES CO-01, CO-02, CO-03, CO-20, CO-21 AND CO-22

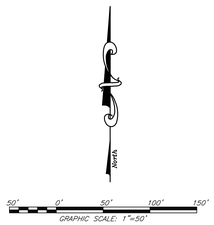
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

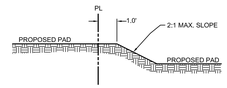
City of Roseville, State of California
Scale 1" = 50' June 2021

Sheet 4 of 14

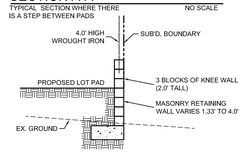
Project Address - 3871 Santucci Boulevard



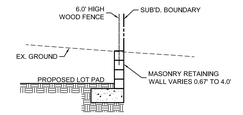




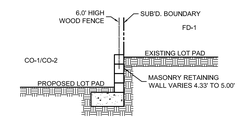
SECTION A-A
TYPICAL SECTION WHERE THERE IS A STEP BETWEEN PADS
NO SCALE



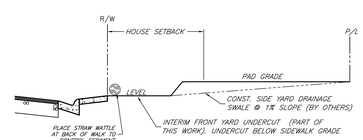
SECTION D-D
NO SCALE



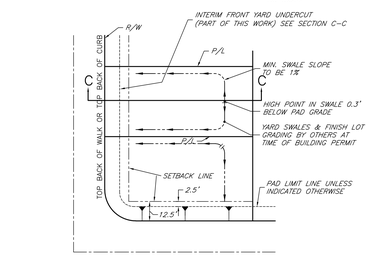
SECTION E-E
NO SCALE



SECTION F-F
NO SCALE



SECTION C-C (TYPICAL FRONT YARD)
NO SCALE



TYPICAL LOT GRADING
NO SCALE

Preliminary Grading and Utility Plan - CO-01

©WHEG 2020/2020 Jobs\20-046.01 Corey Property - Sierra Vista\Planning\20046101TENTMAP-ALCONLEY.dwg, SHT 4 - PREL GRAD - CO-01, 3/15/2023 10:26:05 AM, David Cobbs

JOB NO. 20-046.01B

Tentative Subdivision Map No. 4 of The Villages at Sierra Vista:

VILLAGES CO-01, CO-02, CO-03, CO-20, CO-21 AND CO-22

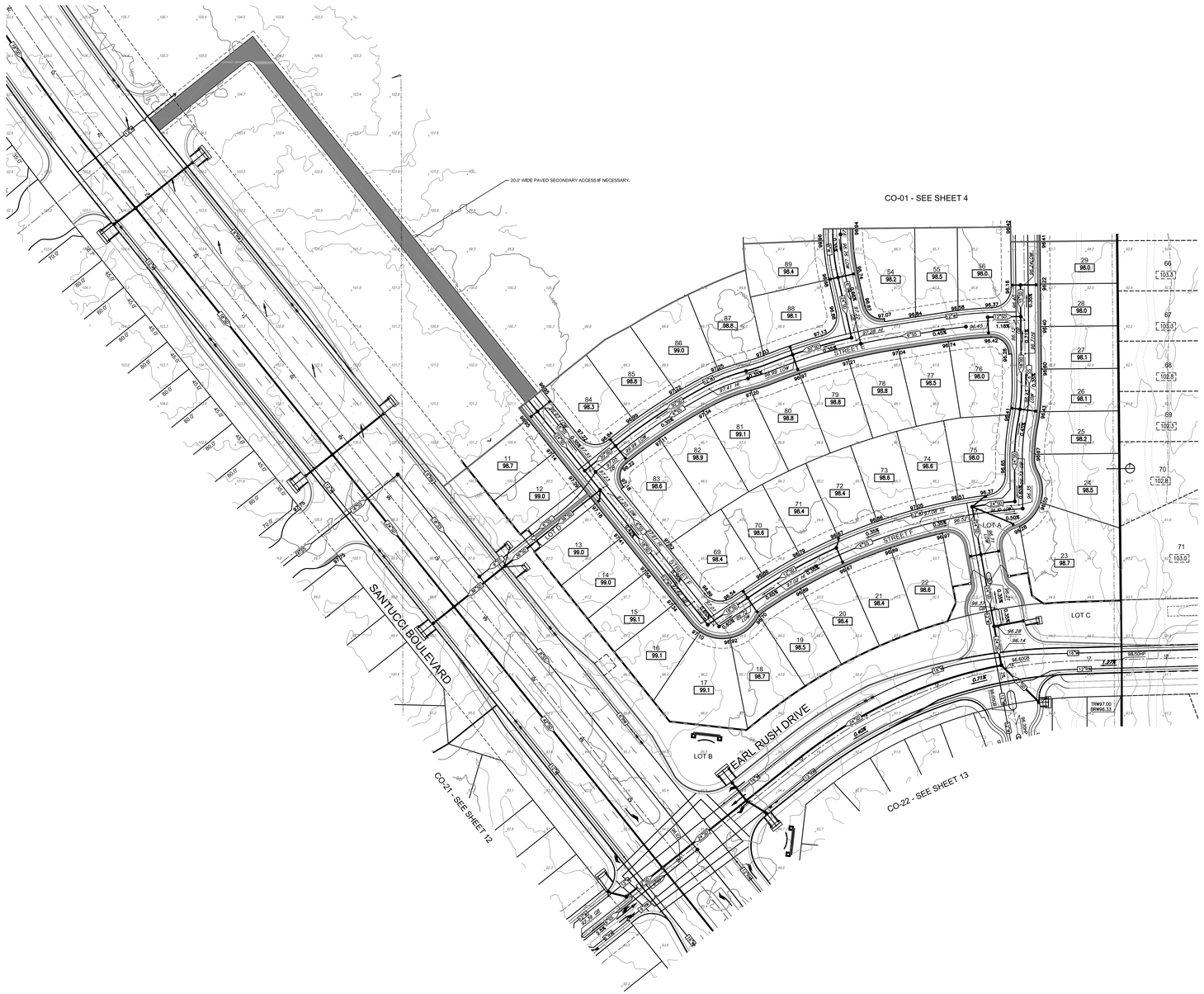
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

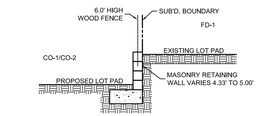
City of Roseville, State of California

Scale 1" = 50' June 2021

Sheet 6 of 14

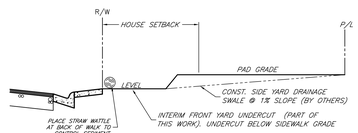
Project Address - 3871 Santucci Boulevard





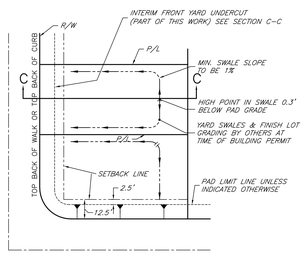
SECTION F-F

NO SCALE



SECTION C–C (TYPICAL FRONT YARD)

NO SCALE



TYPICAL LOT GRADING

NO SCALE

Preliminary Grading and Utility Plan - CO-02

©WHEG 2020/2020 Job#20-04-018 Corey Property - Steve Hess\Planning\2004018 TENT MAP-NA-CONLEY.dwg, SHT F, PREL GRAD - CO-02, 2/15/2023 10:44:22 AM, David Cobbs

JOB NO. 20-04-018

Tentative Subdivision Map No. 4 of The Villages at Sierra Vista:

VILLAGES CO-01, CO-02, CO-03, CO-20, CO-21 AND CO-22

A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

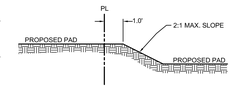
City of Roseville, State of California
Scale 1" = 50' June 2021

Sheet 8 of 14

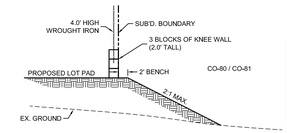
Project Address - 3871 Santucci Boulevard



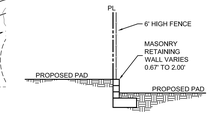




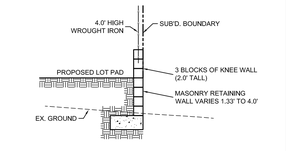
SECTION A-A
TYPICAL SECTION WHERE THERE IS A STEP BETWEEN PADS — NO SCALE



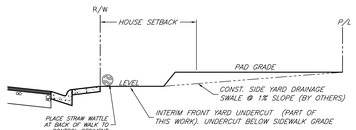
SECTION C-C
NO SCALE



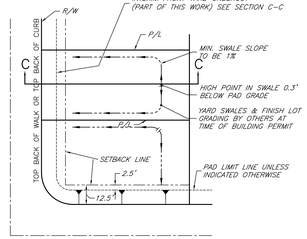
SECTION B-B
NO SCALE



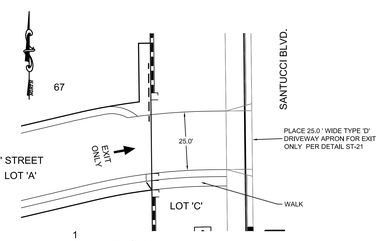
SECTION D-D
NO SCALE



SECTION C–C (TYPICAL FRONT YARD)
NO SCALE



TYPICAL LOT GRADING
NO SCALE



1 EXIT ONLY DETAIL
SCALE: 1" = 20'

Preliminary Grading and Utility Plan - CO-03

S:\RHES Jobs\2020 Jobs\20-0418 Corey Property - Rene Hise\Planning\20041819 TENT MAP-SUBDIVISION\Exhibits\Prelim Grading\20041819 TM 4 PRELIM GRADING - CO-03.dwg, Sht1 to 14 PRELIM GRADING - CO-03, 3/15/2022 9:50:11 AM, David Cobbs

JOB NO. 20-04-418

PC EXHIBIT K

Tentative Subdivision Map No. 4 of The Villages at Sierra Vista:

VILLAGES CO-01, CO-02, CO-03, CO-20, CO-21 AND CO-22

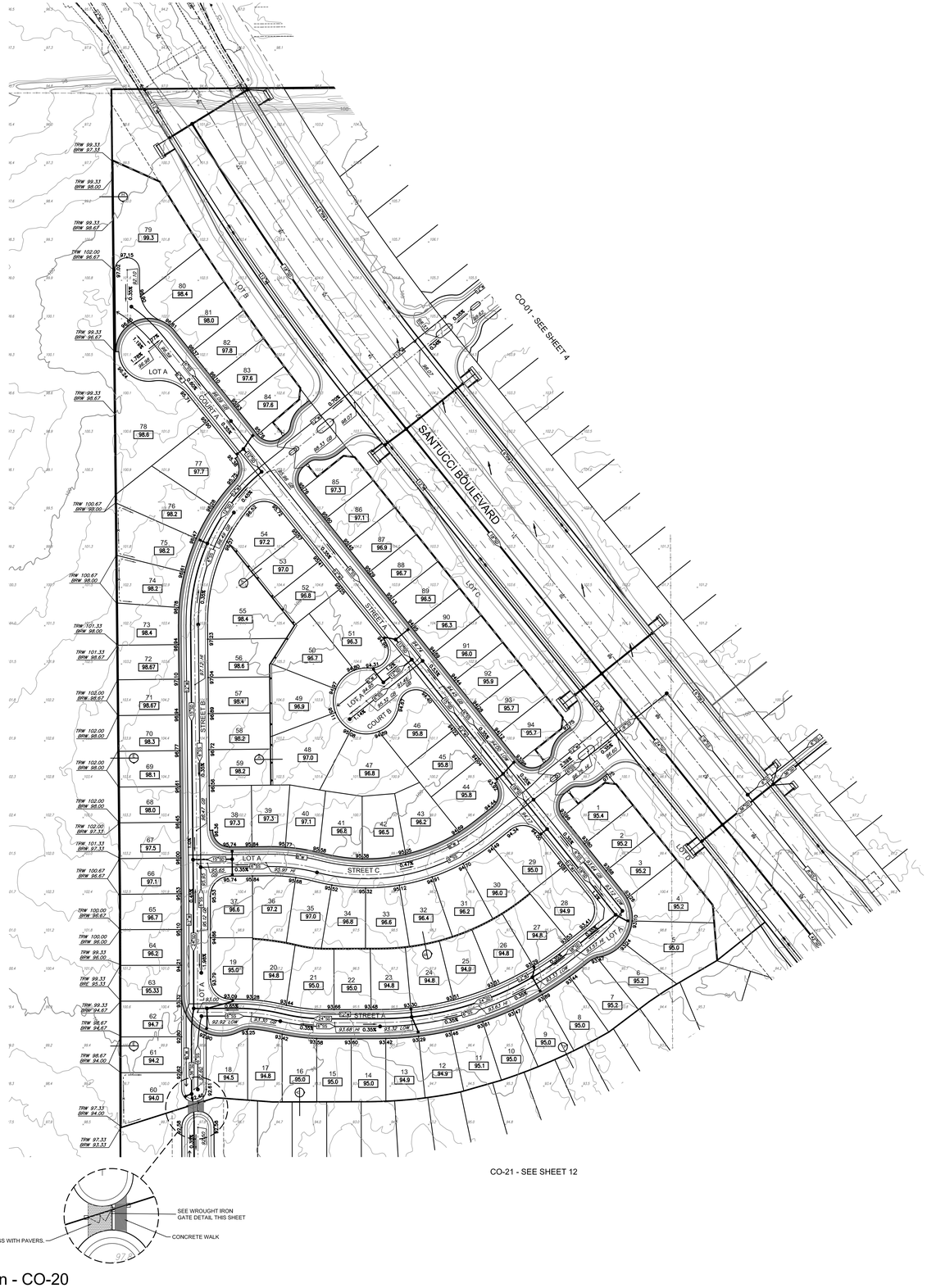
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville, State of California

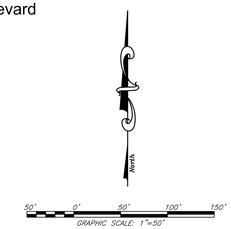
Scale 1" = 50' June 2021

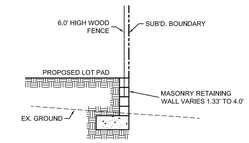
Sheet 10 of 14

Project Address - 3871 Santucci Boulevard



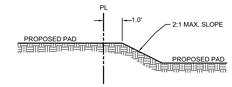
Preliminary Grading and Utility Plan - CO-20





SECTION H-H

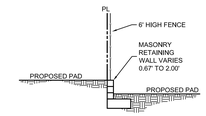
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SECTION A-A

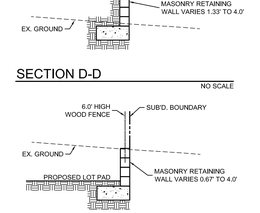
TYPICAL SECTION WHERE THERE IS A STEP BETWEEN PADS

NO SCALE



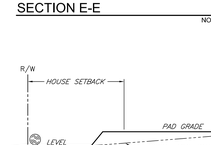
SECTION B-B

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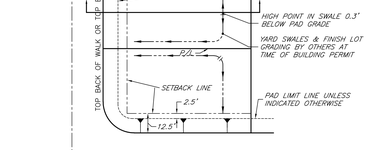
SECTION D-D

NO SCALE



SECTION E-E

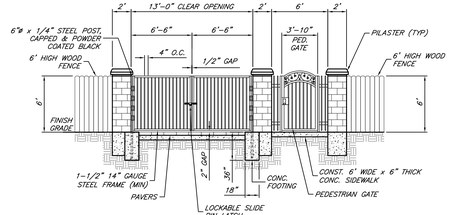
NO SCALE



SECTION C–C (TYPICAL FRONT YARD)

NO SCALE

NOTES
1. ALL WELDS DONE IN THE FIELD MUST BE PRIMED W/ OIL BASED METAL PRIMERS AND RECEIVE A MINIMUM OF 2 COATS OF A RUST INHIBITED OIL BASED GLOSS COATING TO MATCH POWDER COATED FINISH.
2. ALL GATE FRAME PARTS TO BE TUBULAR STEEL, GRIND SMOOTH ALL WELDS.
3. ALL EXPOSED METAL SHALL HAVE BLACK POWDER COATED FINISH.



WROUGHT IRON GATE DETAIL

NOT TO SCALE

TYPICAL LOT GRADING

NO SCALE

JOB NO. 20-04-018

S:\BIRD\ Jobs\2020 Jobs\20-04-018 Conley Property - Sierra Vista\Planning\Exhibits\19-TENT-MAP-04-CONLEY.dwg, SHT 10 - PRELIMINARY GRADING - CO-20, 3/15/2022 10:04:46 AM, David Cobbs

Tentative Subdivision Map No. 4 of The Villages at Sierra Vista:

VILLAGES CO-01, CO-02, CO-03, CO-20, CO-21 AND CO-22

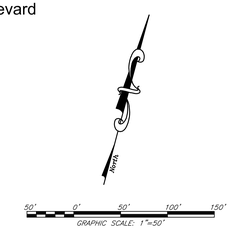
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville, State of California
Scale 1" = 50' June 2021

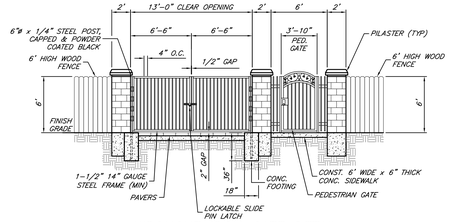
Project Address - 3871 Santucci Boulevard



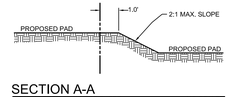
Preliminary Grading and Utility Plan - CO-21



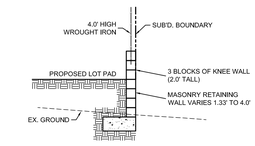
NOTES:
1. ALL WELDS DONE IN THE FIELD MUST BE PRIMED W/ OIL BASED METAL PRIMERS AND RECEIVE A MINIMUM OF 2 COATS OF A RUST INHIBITED OIL BASED GLOSS COATING TO MATCH POWDER COATED FINISH.
2. ALL GATE FRAME PARTS TO BE TUBULAR STEEL, GRIND SMOOTH ALL WELDS.
3. ALL EXPOSED METAL SHALL HAVE BLACK POWDER COATED FINISH.



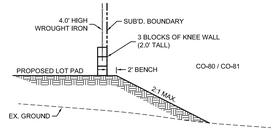
WROUGHT IRON GATE DETAIL
NOT TO SCALE



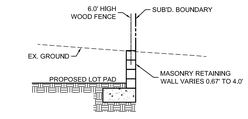
SECTION A-A
TYPICAL SECTION WHERE THERE IS A STEP BETWEEN PADS
NO SCALE



SECTION D-D
NO SCALE

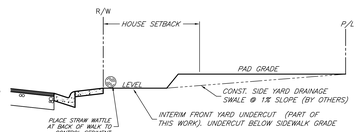


SECTION C-C
NO SCALE

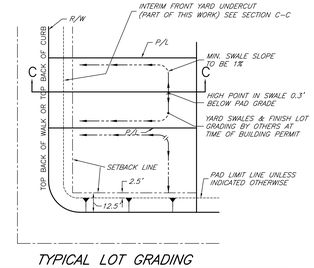


SECTION E-E
NO SCALE

SECTION H-H
NO SCALE



SECTION C–C (TYPICAL FRONT YARD)
NO SCALE



TYPICAL LOT GRADING
NO SCALE

S:\EMRD_Jobs\2020_Jobs\20-04-018 Conley Property - Diane Hoyt\Planning\20042018 TENT MAP-04-CONLEY.dwg, SHT 12 - PRELIM GRAD - CO-21, 3/1/2022 11:07:40 AM, David Cobbs

PC EXHIBIT L

UTILITY & INFRASTRUCTURE PHASING PLAN:

PHASE CO-01, CO-02, CO-03, CO-20, CO-21 AND CO-22

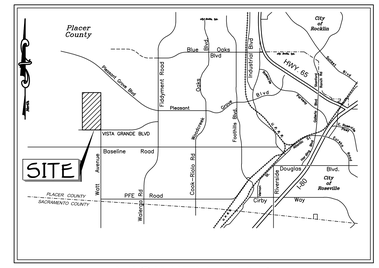
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 200'

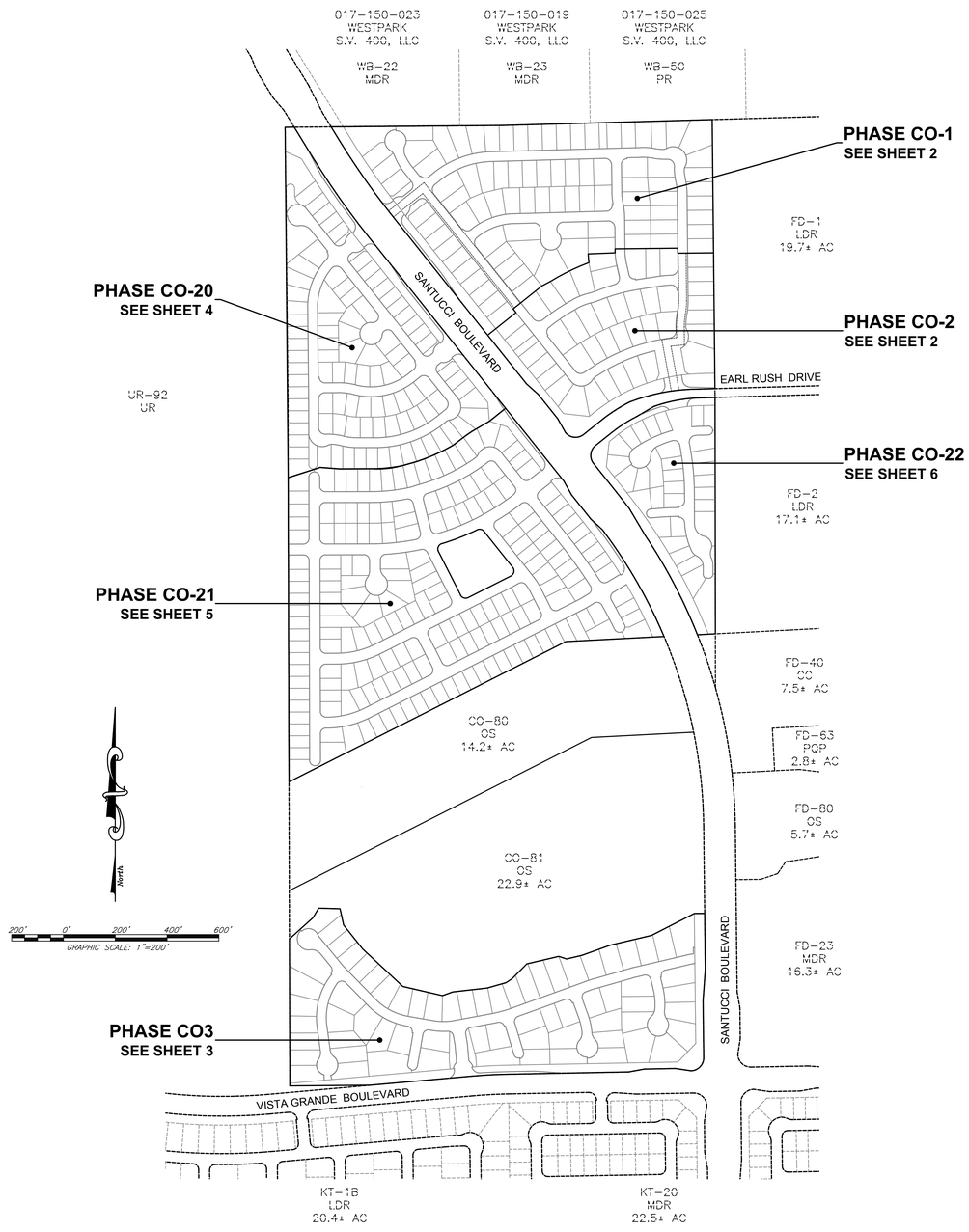
State of California
November, 2021

Sheet 1 of 6

Project Address - 3871 Santucci Boulevard
File No. - PL21-0223



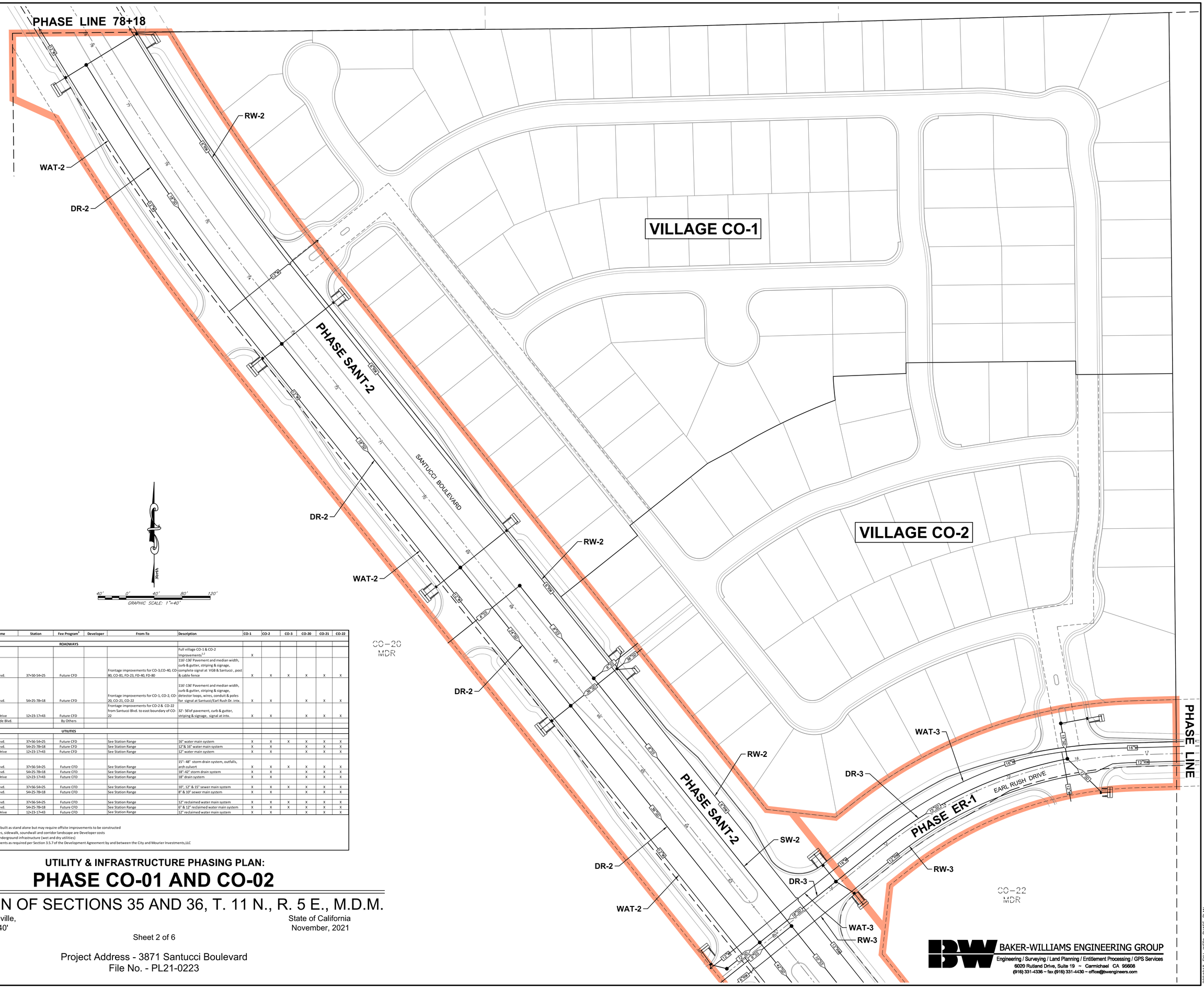
VICINITY MAP



JMC HOMES
JOHN MOURIER CONSTRUCTION INC.
1430 Blue Oaks Blvd. Ste 190
Roseville, Ca 95747-7143
Office: 916-782-8879 Fax: 916-960-5322
CALIFORNIA LIC. 613004 B

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

S:\BWEG Jobs\2020 Jobs\20-04-018 Cooley Property - Sierra Vista\Planning\2004018 EXH-INFRA-PHASE-PLAN.dwg, SHT1-CVR, 11/23/2021 3:09:45 PM, David Cobbs



Element	Name	Station	Fee Program[3]	Developer	From-To	Description	CO-1	CO-2	CO-3	CO-20	CO-21	CO-22
ROADWAYS												
						Full village CO-1 & CO-2 Improvements[1,2]	X					
SANT-1	Santucci Blvd.	37+50-54+25	Future CFD		Frontage improvements for CO-3,CO-40, CO-80, CO-81, FD-23, FD-40, FD-80	116'-136' Pavement and median width, curb & gutter, striping & signage, complete signal at VGB & Santucci , post & cable fence	X	X	X	X	X	X
SANT-2	Santucci Blvd.	54+25-78+18	Future CFD		Frontage improvements for CO-1, CO-2, CO-20, CO-21, CO-22	116'-136' Pavement and median width, curb & gutter, striping & signage, detector loops, wires, conduit & poles for signal at Santucci/Earl Rush Dr. intx.	X	X		X	X	X
ER-1	Earl Rush Drive	12+23-17+43	Future CFD		Frontage improvements for CO-2 & CO-22 from Santucci Blvd. to east boundary of CO-22	32'- 56'of pavement, curb & gutter, striping & signage, signal at intx.	X	X		X	X	X
VGB-1	Vista Grande Blvd.		By Others									
UTILITIES												
WAT-1	Santucci Blvd.	37+56-54+25	Future CFD		See Station Range	16" water main system	X	X	X	X	X	X
WAT-2	Santucci Blvd.	54+25-78+18	Future CFD		See Station Range	12" & 16" water main system	X	X		X	X	X
WAT-3	Earl Rush Drive	12+23-17+43	Future CFD		See Station Range	12" water main system	X	X		X	X	X
DR-1	Santucci Blvd.	37+56-54+25	Future CFD		See Station Range	15"- 48" storm drain system, outfalls, arch culvert	X	X	X	X	X	X
DR-2	Santucci Blvd.	54+25-78+18	Future CFD		See Station Range	18"-42" storm drain system	X	X		X	X	X
DR-3	Earl Rush Drive	12+23-17+43	Future CFD		See Station Range	18" drain system	X	X		X	X	X
SW-1	Santucci Blvd.	37+56-54+25	Future CFD		See Station Range	10", 12" & 15" sewer main system	X	X	X	X	X	X
SW-2	Santucci Blvd.	54+25-78+18	Future CFD		See Station Range	8" & 10" sewer main system	X	X		X	X	X
RW-1	Santucci Blvd.	37+56-54+25	Future CFD		See Station Range	12" reclaimed water main system	X	X	X	X	X	X
RW-2	Santucci Blvd.	54+25-78+18	Future CFD		See Station Range	6" & 12" reclaimed water main system	X	X	X	X	X	X
RW-3	Earl Rush Drive	12+23-17+43	Future CFD		See Station Range	12" reclaimed water main system	X	X		X	X	X

NOTES
1. All subdivisions can be built as stand alone but may require offsite improvements to be constructed
2. Pavement for turn flares, sidewalk, soundwall and corridor landscape are Developer costs
3. CFD roads include all underground infrastructure (wet and dry utilities)
4. Traffic signal improvements as required per Section 3.5.7 of the Development Agreement by and between the City and Mourier Investments,LLC

UTILITY & INFRASTRUCTURE PHASING PLAN:

PHASE CO-01 AND CO-02

A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville, State of California
Scale 1" = 40' November, 2021

Sheet 2 of 6

Project Address - 3871 Santucci Boulevard
File No. - PL21-0223

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

S:\SWEG Jobs\2020 Jobs\20-04-016 Corley Property - Sierra Vista\Planning\20040418-EXH-INFRA-PHASE-PLAN.dwg, SHT2-CO-01-02, 11/23/2021 3:10:01 PM, David Cobbs

UTILITY & INFRASTRUCTURE PHASING PLAN:

PHASE CO-03

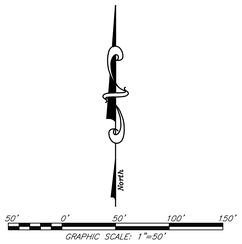
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 50'

State of California
November, 2021

Sheet 3 of 6

Project Address - 3871 Santucci Boulevard
File No. - PL21-0223



Element	Name	Station	Fee Program[3]	Developer	From-To	Description	CO-1	CO-2	CO-3	CO-20	CO-21	CO-22
ROADWAYS												
SANT-1	Santucci Blvd.	37+50-54+25	Future CFD		Frontage improvements for CO-3,CO-40, CO-80, CO-81, CO-FD-23,FD-40, FD-80	Full village CO-03 improvements[1,2] (16'-136' Pavement and median width, curb & gutter, striping & signage,complete signal for VGB & Santucci ints., post & cable fence	x	x	x	x	x	x
VGB-1	Vista Grande Blvd.		By Others									
UTILITIES												
WAT-1	Santucci Blvd.	37+50-54+25	Future CFD		See Station Range	16" water main system	X	X	X	X	X	X
DR-1	Santucci Blvd.	40+07-54+25	Future CFD		See Station Range	15"- 48" storm drain system, outfalls, arch culvert	X	X	X	X	X	X
SW-1	Santucci Blvd.	37+50-54+25	Future CFD		See Station Range	12" & 15" sewer main system	X	X	X	X	X	X
RW-1	Santucci Blvd.	37+50-54+25	Future CFD		See Station Range	12" reclaimed water main system	X	X	X	X	X	X

NOTES
1. All subdivisions can be built as stand alone but may require offsite improvements to be constructed
2. Pavement for turn flares, sidewalls, soundwall and corridor landscape are Developer costs
3. CFD roads include all underground infrastructure (wet and dry utilities)
4. Traffic signal improvements as required per Section 3.5.7 of the Development Agreement by and between the City and Mourier Investments,LLC

CO–80
OS

CO–81
OS

UR–92
UR

FD–40
OS

FD–80
OS

FD–23
MDR

PHASE SANT-1

SANTUCCI BOULEVARD

VISTA GRANDE BOULEVARD

VGB-1 (BY OTHERS)

VILLAGE CO-3

WAT-1

DR-1

RW-1

SW-1

DR-1
OUTFALL 2

DR-1
ARCH CULVERT

DR-1
OUTFALL 1

PHASE LINE 37+50

BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
(916) 331-4335 ~ fax (916) 331-4430 ~ office@bwengineers.com

S:\BWEG Jobs\2020 Jobs\20-04-018 Conley Property - Sierra Vista\Planning\200418 EXH INFRA PHASE PLAN.dwg, SHT3-CO-03, 11/23/2021 3:10:20 PM, David Cobbs

UTILITY & INFRASTRUCTURE PHASING PLAN:

PHASE CO-20

A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 40'

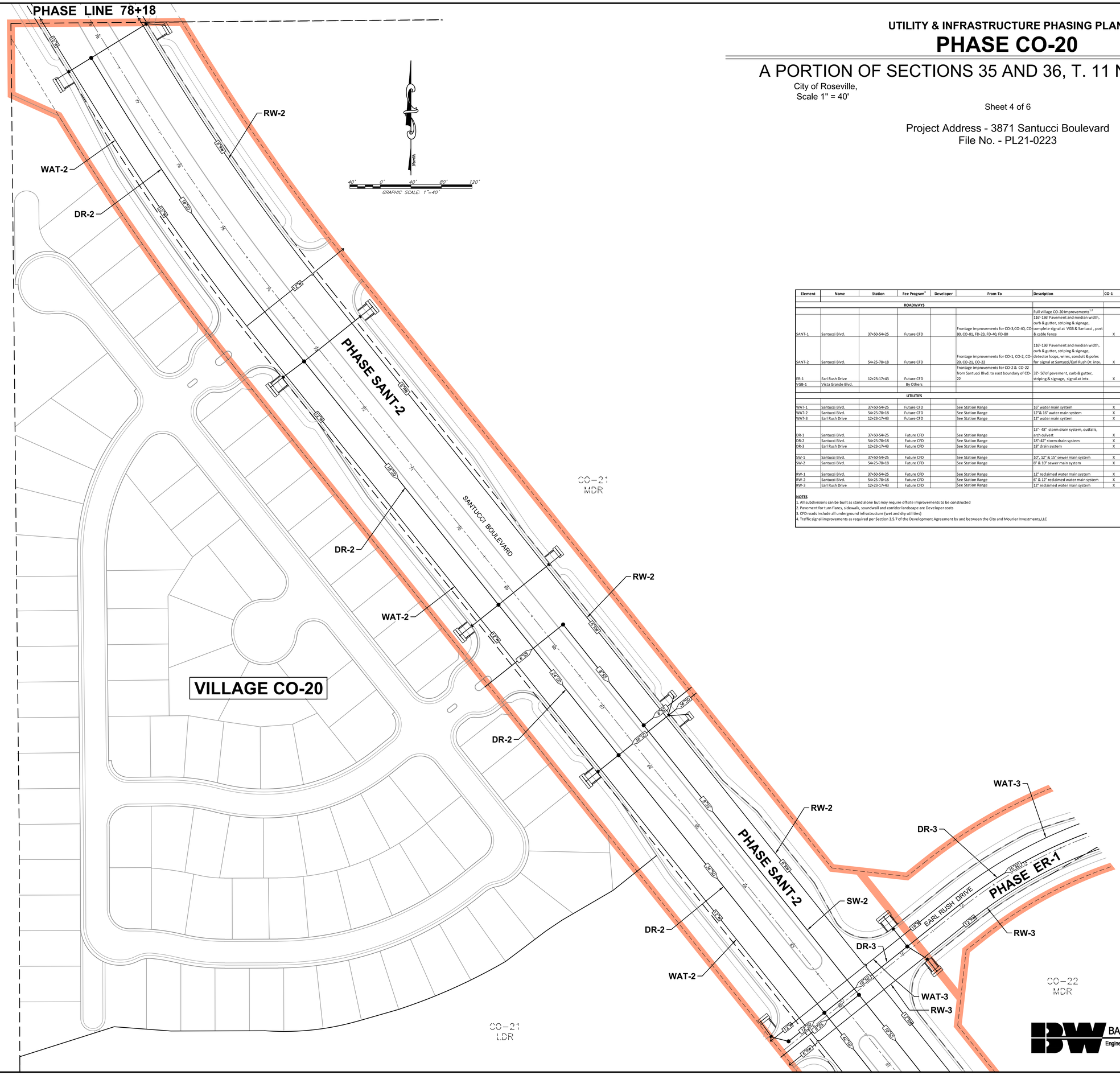
State of California
November, 2021

Sheet 4 of 6

Project Address - 3871 Santucci Boulevard
File No. - PL21-0223

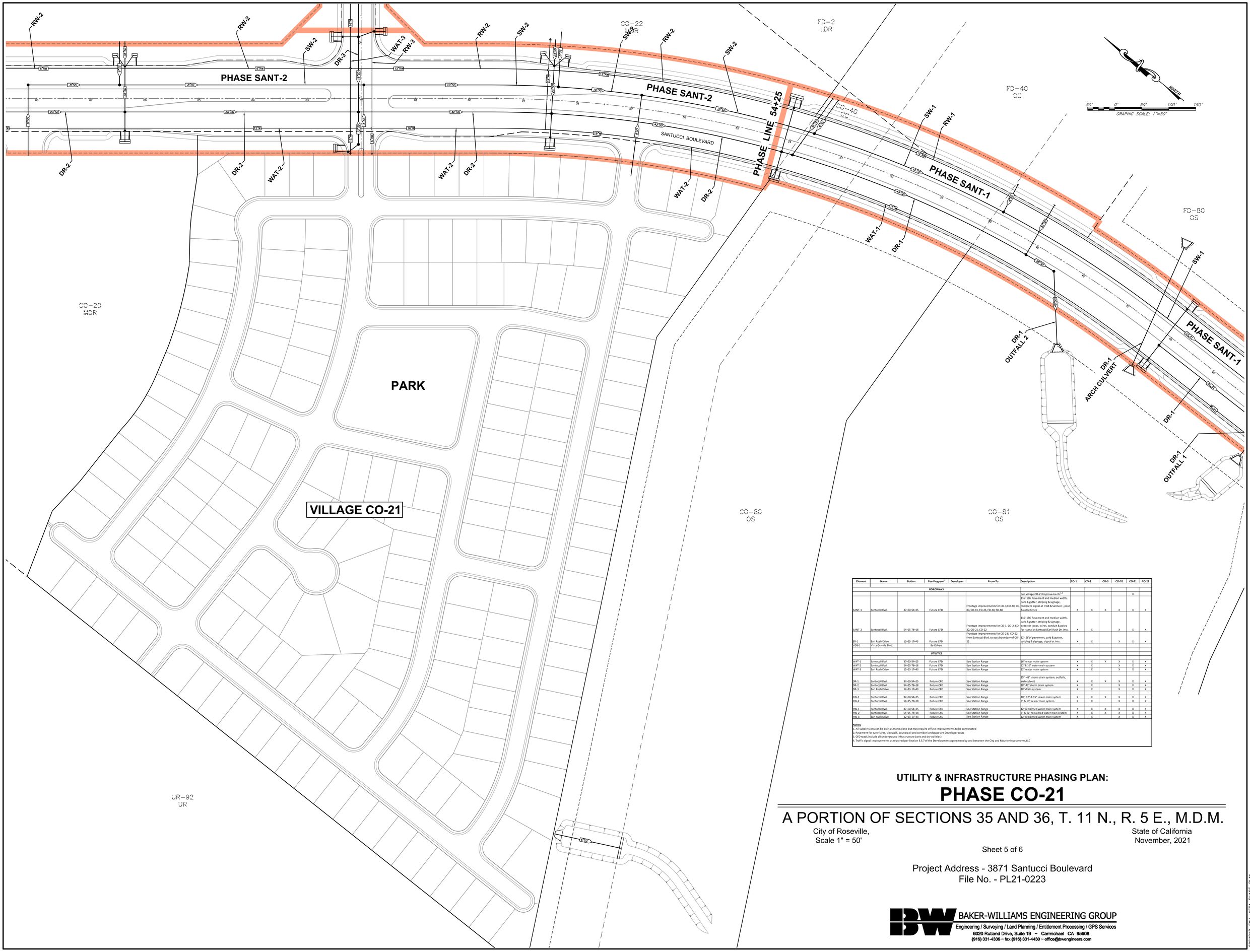
Element	Name	Station	Fee Program[1]	Developer	From-To	Description	CO-1	CO-2	CO-3	CO-20	CO-21	CO-22
				ROADWAYS								
						Full village CO-20 Improvements[1,2]				X		
SANT-1	Santucci Blvd.	37+50-54+25	Future CFD		Frontage improvements for CO-3,CO-40, CO-80, CO-81, FD-23, FD-40, FD-80	116'-136' Pavement and median width, curb & gutter, striping & signage, complete signal at VGB & Santucci , post & cable fence	X	X	X	X	X	X
SANT-2	Santucci Blvd.	54+25-78+18	Future CFD		Frontage improvements for CO-1, CO-2, CO-20, CO-21, CO-22	116'-136' Pavement and median width, curb & gutter, striping & signage, detector loops, wires, conduit & poles for signal at Santucci/Earl Rush Dr. Intx.	X	X		X	X	X
ER-1	Earl Rush Drive	12+23-17+43	Future CFD		Frontage improvements for CO-2 & CO-22 from Santucci Blvd. to east boundary of CO-22	32'- 56'of pavement, curb & gutter, striping & signage, signal at intx.	X	X		X	X	X
VGB-1	Vista Grande Blvd.		By Others									
				UTILITIES								
WAT-1	Santucci Blvd.	37+50-54+25	Future CFD		See Station Range	16" water main system	X	X		X	X	X
WAT-2	Santucci Blvd.	54+25-78+18	Future CFD		See Station Range	12"& 16" water main system	X	X		X	X	X
WAT-3	Earl Rush Drive	12+23-17+43	Future CFD		See Station Range	12" water main system	X	X		X	X	X
DR-1	Santucci Blvd.	37+50-54+25	Future CFD		See Station Range	15"- 48" storm drain system, outfalls, arch culvert	X	X	X	X	X	X
DR-2	Santucci Blvd.	54+25-78+18	Future CFD		See Station Range	18"-42" storm drain system	X	X		X	X	X
DR-3	Earl Rush Drive	12+23-17+43	Future CFD		See Station Range	18" drain system	X	X		X	X	X
SW-1	Santucci Blvd.	37+50-54+25	Future CFD		See Station Range	10", 12" & 15" sewer main system	X	X	X	X	X	X
SW-2	Santucci Blvd.	54+25-78+18	Future CFD		See Station Range	8" & 10" sewer main system	X	X		X	X	X
RW-1	Santucci Blvd.	37+50-54+25	Future CFD		See Station Range	12" reclaimed water main system	X	X	X	X	X	X
RW-2	Santucci Blvd.	54+25-78+18	Future CFD		See Station Range	6" & 12" reclaimed water main system	X	X	X	X	X	X
RW-3	Earl Rush Drive	12+23-17+43	Future CFD		See Station Range	12" reclaimed water main system	X	X		X	X	X

NOTES
1. All subdivisions can be built as stand alone but may require offsite improvements to be constructed
2. Pavement for turn flares, sidewalk, soundwall and corridor landscape are Developer costs
3. CFD roads include all underground infrastructure (wet and dry utilities)
4. Traffic signal improvements as required per Section 3.5.7 of the Development Agreement by and between the City and Mourier Investments,LLC



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S:\BWEG Jobs\2020 Jobs\20-044 Corley Property - Sierra Vista\Planning\200418-EXH-INFRA-PHASE-PLAN.dwg, SHT4-CO-20, 11/23/2021 1:10:38 PM, David Cobbs



Element	Name	Station	Fee Program[4]	Developer	From-To	Description	CO-1	CO-2	CO-3	CO-30	CO-21	CO-22
						ROADWAYS						
						Full village CO-21 Improvements[1,2]					X	
SANT-1	Santucci Blvd.	37+50-54+25	Future CFD		Frontage improvements for CO-3,CO-40, CO-80, CO-81, FD-23, FD-40, FD-80	116'-136' Pavement and median width, curb & gutter, striping & signage, complete signal at VGB & Santucci , post & cable fence	X	X	X	X	X	X
SANT-2	Santucci Blvd.	54+25-78+18	Future CFD		Frontage improvements for CO-1, CO-2, CO-20, CO-21, CO-22	116'-136' Pavement and median width, curb & gutter, striping & signage, detector loops, wires, conduit & poles for signal at Santucci/Earl Rush Dr. Intx.	X	X		X	X	X
ER-1	Earl Rush Drive	12+23-17+43	Future CFD		Frontage improvements for CO-2 & CO-22 from Santucci Blvd. to east boundary of CO-22	32'-56'of pavement, curb & gutter, striping & signage, signal at Intx.	X	X		X	X	X
VGB-1	Vista Grande Blvd.		By Others									
						UTILITIES						
WAT-1	Santucci Blvd.	37+50-54+25	Future CFD		See Station Range	16" water main system	X	X	X	X	X	X
WAT-2	Santucci Blvd.	54+25-78+18	Future CFD		See Station Range	12"& 16" water main system	X	X		X	X	X
WAT-3	Earl Rush Drive	12+23-17+43	Future CFD		See Station Range	12" water main system	X	X		X	X	X
DR-1	Santucci Blvd.	37+50-54+25	Future CFD		See Station Range	15"- 48" storm drain system, outfalls, arch culvert	X	X	X	X	X	X
DR-2	Santucci Blvd.	54+25-78+18	Future CFD		See Station Range	18"-42" storm drain system	X	X		X	X	X
DR-3	Earl Rush Drive	12+23-17+43	Future CFD		See Station Range	18" drain system	X	X		X	X	X
SW-1	Santucci Blvd.	37+50-54+25	Future CFD		See Station Range	10", 12" & 15" sewer main system	X	X	X	X	X	X
SW-2	Santucci Blvd.	54+25-78+18	Future CFD		See Station Range	8" & 10" sewer main system	X	X		X	X	X
RW-1	Santucci Blvd.	37+50-54+25	Future CFD		See Station Range	12" reclaimed water main system	X	X	X	X	X	X
RW-2	Santucci Blvd.	54+25-78+18	Future CFD		See Station Range	6" & 12" reclaimed water main system	X	X	X	X	X	X
RW-3	Earl Rush Drive	12+23-17+43	Future CFD		See Station Range	12" reclaimed water main system	X	X		X	X	X

NOTES
1. All subdivisions can be built as stand alone but may require offsite improvements to be constructed
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UTILITY & INFRASTRUCTURE PHASING PLAN:

PHASE CO-21

A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 50'

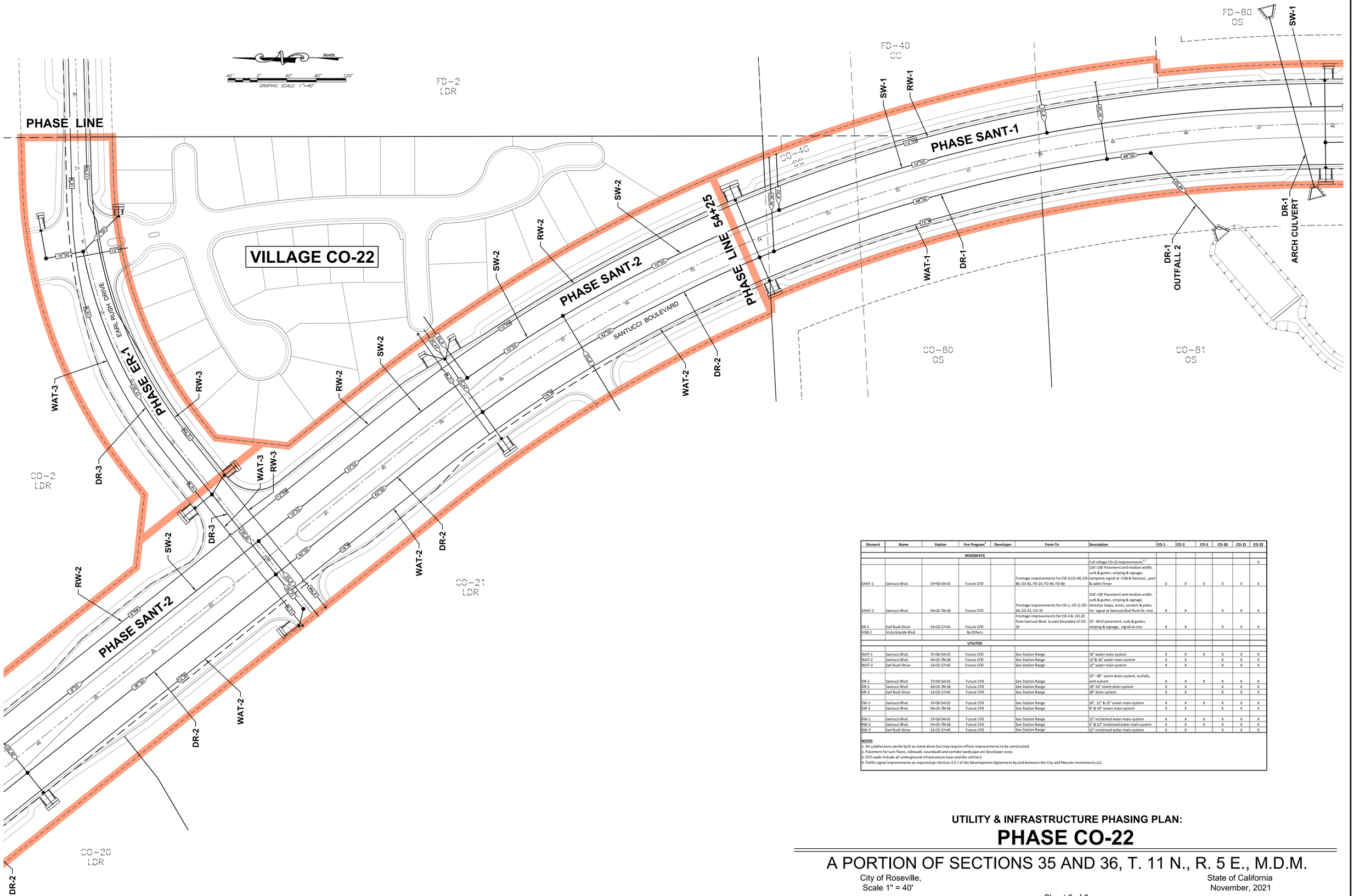
State of California
November, 2021

Sheet 5 of 6

Project Address - 3871 Santucci Boulevard
File No. - PL21-0223

BAKER-WILLIAMS ENGINEERING GROUP
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6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

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Element	Name	Station	Fee Program[3]	Developer	From-To	Description	CO-1	CO-2	CO-3	CO-20	CO-21	CO-22
ROADWAYS												
						Full village CO-22 Improvements[1,2]						X
SANT-1	Santucci Blvd.	37+50-54+25	Future CFD		Frontage improvements for CO-3,CO-40, CO-80, CO-81, FD-23, FD-40, FD-80	116'-136' Pavement and median width, curb & gutter, striping & signage, complete signal at VGB & Santucci , post & cable fence	X	X	X	X	X	X
SANT-2	Santucci Blvd.	54+25-78+18	Future CFD		Frontage improvements for CO-1, CO-2, CO-20, CO-21, CO-22	116'-136' Pavement and median width, curb & gutter, striping & signage, detector loops, wires, conduit & poles for signal at Santucci/Earl Rush Dr. intx.	X	X		X	X	X
ER-1	Earl Rush Drive	12+23-17+43	Future CFD		Frontage improvements for CO-2 & CO-22 from Santucci Blvd. to east boundary of CO-22	32'- 56'of pavement, curb & gutter, striping & signage, signal at intx.	X	X		X	X	X
VGB-1	Vista Grande Blvd.		By Others									
UTILITIES												
WAT-1	Santucci Blvd.	37+50-54+25	Future CFD		See Station Range	16" water main system	X	X	X	X	X	X
WAT-2	Santucci Blvd.	54+25-78+18	Future CFD		See Station Range	12"& 16" water main system	X	X		X	X	X
WAT-3	Earl Rush Drive	12+23-17+43	Future CFD		See Station Range	12" water main system	X	X		X	X	X
DR-1	Santucci Blvd.	37+50-54+25	Future CFD		See Station Range	15"- 48" storm drain system, outfalls, arch culvert	X	X	X	X	X	X
DR-2	Santucci Blvd.	54+25-78+18	Future CFD		See Station Range	18"-42" storm drain system	X	X		X	X	X
DR-3	Earl Rush Drive	12+23-17+43	Future CFD		See Station Range	18" drain system	X	X		X	X	X
SW-1	Santucci Blvd.	37+50-54+25	Future CFD		See Station Range	10", 12" & 15" sewer main system	X	X	X	X	X	X
SW-2	Santucci Blvd.	54+25-78+18	Future CFD		See Station Range	8" & 10" sewer main system	X	X		X	X	X
RW-1	Santucci Blvd.	37+50-54+25	Future CFD		See Station Range	12" reclaimed water main system	X	X	X	X	X	X
RW-2	Santucci Blvd.	54+25-78+18	Future CFD		See Station Range	6" & 12" reclaimed water main system	X	X	X	X	X	X
RW-3	Earl Rush Drive	12+23-17+43	Future CFD		See Station Range	12" reclaimed water main system	X	X		X	X	X

NOTES

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UTILITY & INFRASTRUCTURE PHASING PLAN:

PHASE CO-22

A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 40'

State of California
November, 2021

Sheet 6 of 6

Project Address - 3871 Santucci Boulevard
File No. - PL21-0223

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(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

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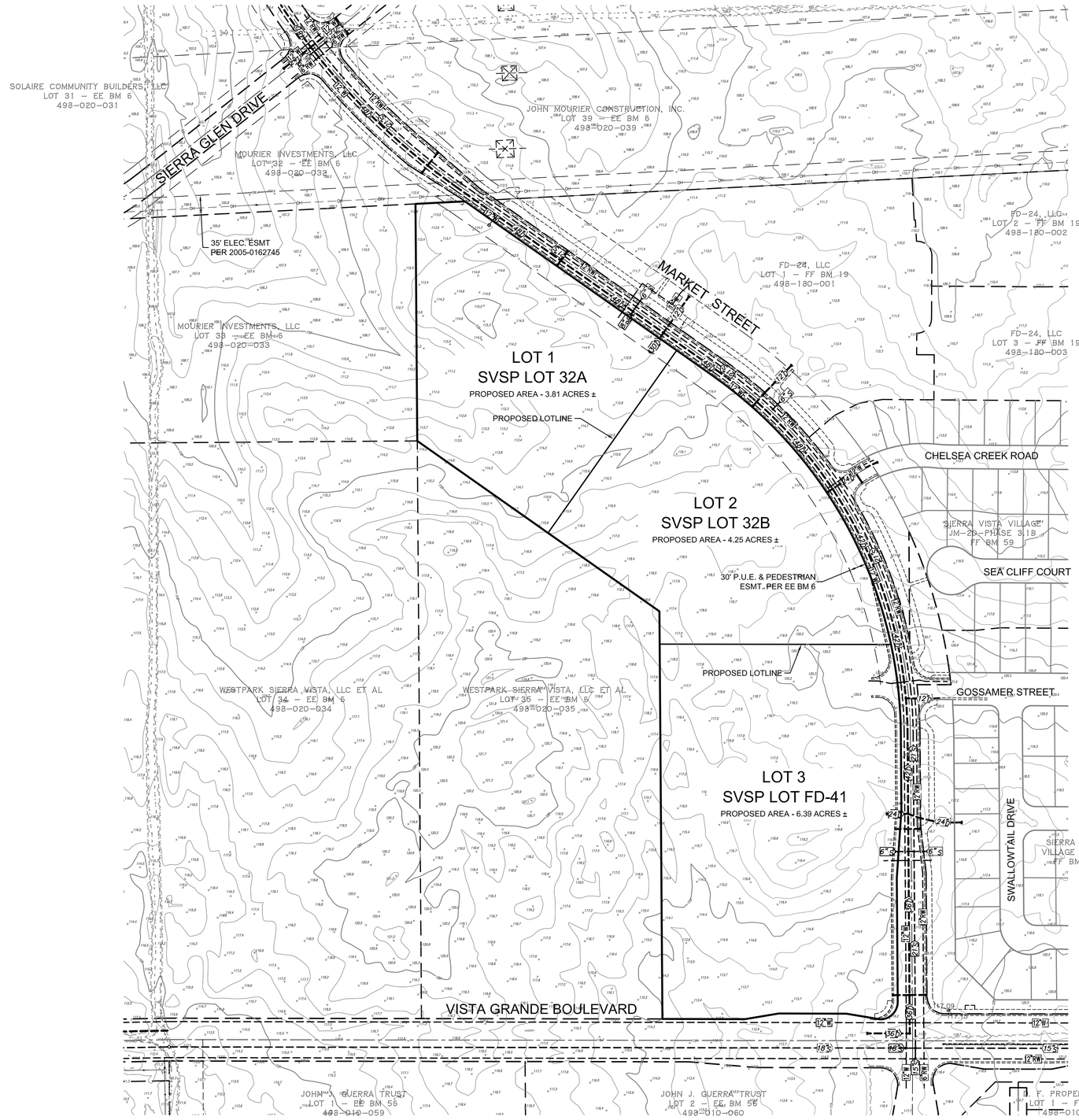
UTILITY PLAN

THE VILLAGES AT SIERRA VISTA

LOTS 36 AND 37 - EE BM 6

CITY OF ROSEVILLE, COUNTY OF PLACER,
STATE OF CALIFORNIA

AUGUST, 2021 SCALE 1" = 100'





VICINITY MAP

Not to Scale

Owner:
Mourier Investments, LLC.
1430 Blue Oaks Boulevard, Ste. 190
Roseville, CA 95678
PH. (916) 969-2842

Engineer:
Baker Williams Engineering Group
6020 Rutland Drive, Suite #19
Carmichael, CA 95608
Ph. (916) 331-4336
office@bwengineers.com

General Plan Designation
HDR - High Density Residential
CC - Community Commercial

Existing Zoning:
R3
CC/MU

Proposed Zoning:
R3
CC

Existing Use:
Vacant

Proposed Use:
Vacant

Assessor's Parcel Nos.
498-020-036 and 037

NORTH

20' 0' 20' 40' 60'

GRAPHIC SCALE: 1"=20'

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2006022-TENT PARCEL MAP

S:\BWEG Jobs\2020 Jobs\20-06-022 Sierra Vista Lots FD-32 and FD-41\Planning\20060022-TENT PARCEL MAP.dwg, UTIL PLAN, 12/7/2021 3:54:46 PM, David Cobbs

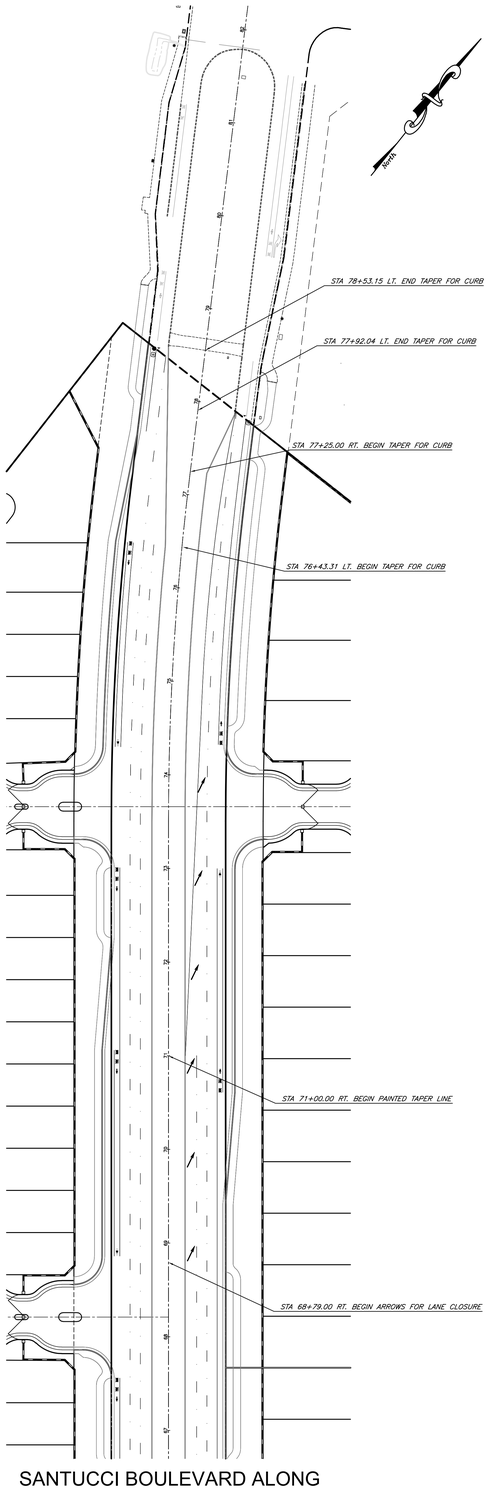
Tentative Subdivision Map No. 4 of The Villages at Sierra Vista:

VILLAGES CO-01, CO-02, CO-03, CO-20, CO-21 AND CO-22

A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville, State of California
Scale: 1" = 50' June 2021

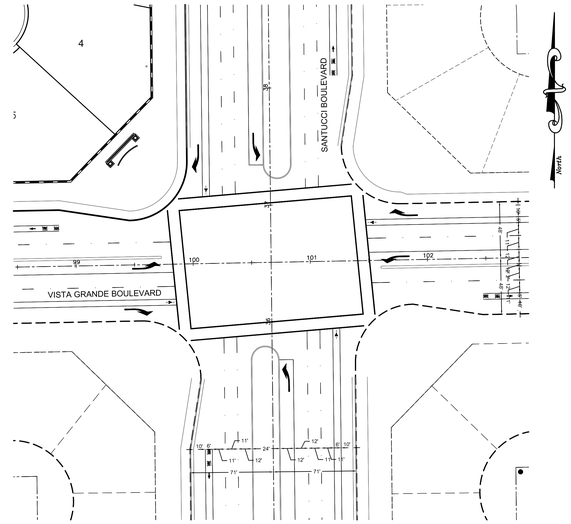
Project Address - 3871 Santucci Boulevard



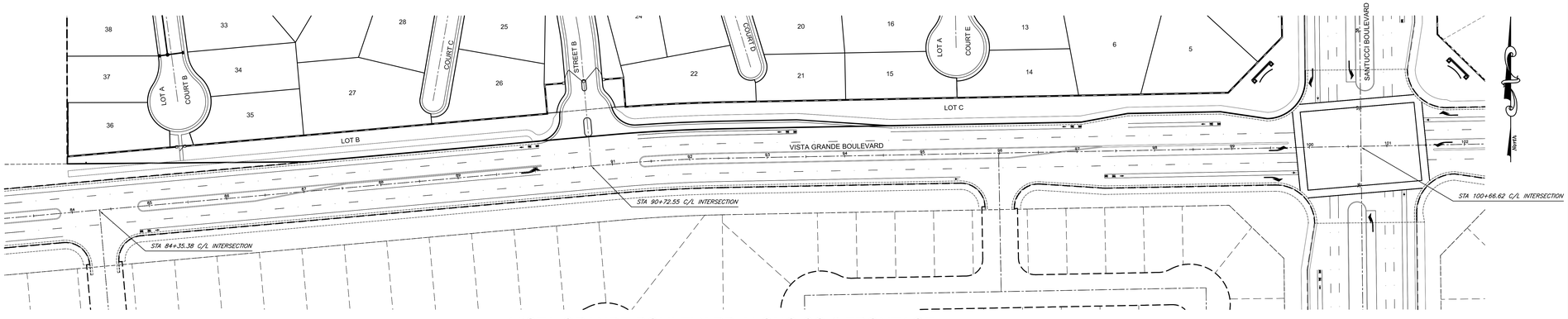
SANTUCCI BOULEVARD ALONG
CO-1 AND CO-20 FRONTAGE



EARL RUSH DRIVE AND SANTUCCI BOULEVARD



VISTA GRANDE BOULEVARD AND SANTUCCI BOULEVARD



VISTA GRANDE BOULEVARD ALONG CO-3 FRONTAGE

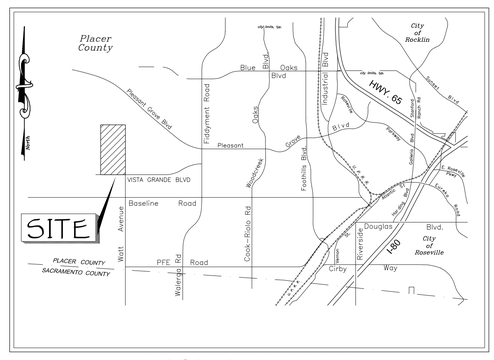
Street Intersection Details

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PC EXHIBIT M

FENCE EXHIBIT FOR
JMC TM-4

A PORTION OF SECTIONS 35 AND 36,
T. 11 N., R. 5 E., M.D.M.
3871 SANTUCCI OULEVARD
CITY OF ROSEVILLE, CALIFORNIA
NOVEMBER 3, 2021



VICINITY MAP

017-150-023
WESTPARK
S.V. 400, LLC

017-150-019
WESTPARK
S.V. 400, LLC

017-150-025
WESTPARK
S.V. 400, LLC

VILLAGE CO-1

VILLAGE CO-20

VILLAGE CO-2

VILLAGE CO-22

VILLAGE CO-21

VILLAGE CO3

017-150-034
CHAN

FD-1
LDR
19.7± AC

FD-2
LDR
17.1± AC

FD-40
CC
7.5± AC

FD-63
PQP
2.8± AC

FD-80
OS
5.7± AC

CO-80
OS
14.2± AC

CO-81
OS
22.9± AC

FD-23
MDR
16.3± AC

KT-1B
LDR
20.4± AC

KT-20
MDR
22.5± AC

LOT A
LOT B
LOT C
LOT D
SANTUCCI BOULEVARD
EARL RUSH DRIVE
VISTA GRANDE BOULEVARD
PARK

LEGEND:

- GOOD NEIGHBOR WOOD FENCE
- MASONRY WALL
- TUBULAR STEEL FENCE ON KNEE WALL
- * PEDESTRIAN GATE

JMC HOMES
JOHN MOURIER CONSTRUCTION INC.
1430 Blue Oaks Blvd. Ste 190
Roseville, Ca 95747-7143
Office: 916-782-8879 Fax: 916-960-5322
CALIFORNIA LIC. 613004 B

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30

29

28

25

27

26

COURT C

STREET B

LOT A

GARBAGE CAN PLACEMENT
FOR LOTS 25, 26 AND 27.

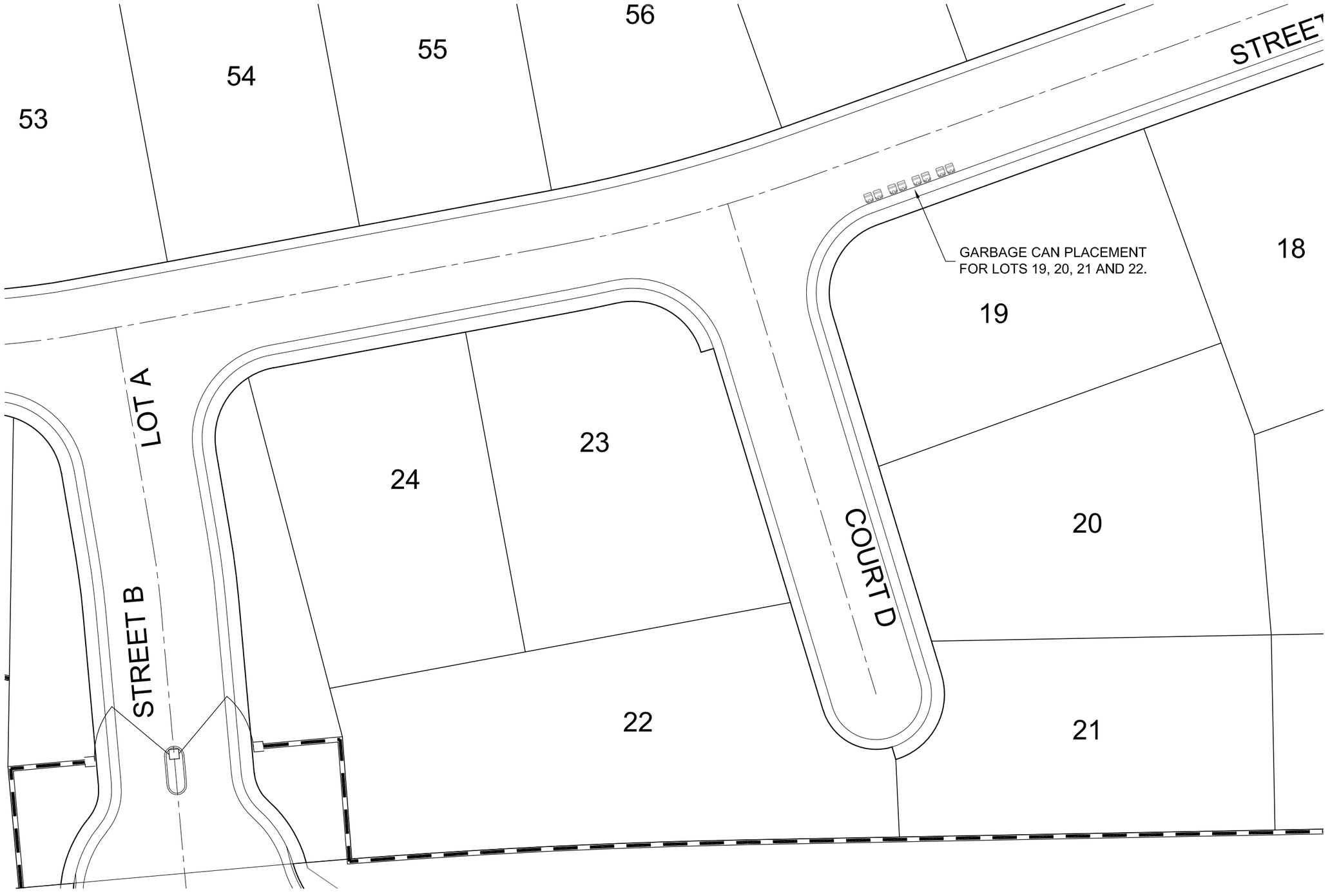
North

REFUSE PICKUP EXHIBIT
CONLEY PROPERTY
PL21-0223
SACRAMENTO COUNTY, CALIFORNIA

SCALE: 1" = 30'
JOB #: 20-04-018
DATE: NOV., 2021

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(916) 331-4338 ~ fax (916) 331-4430 ~ office@bwengineers.com

CO-03



REFUSE PICKUP EXHIBIT

CONLEY PROPERTY

PL21-0223

SACRAMENTO COUNTY, CALIFORNIA

SCALE: 1" = 30'

JOB #: 20-04-018

DATE: NOV., 2021

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Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
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CO-03

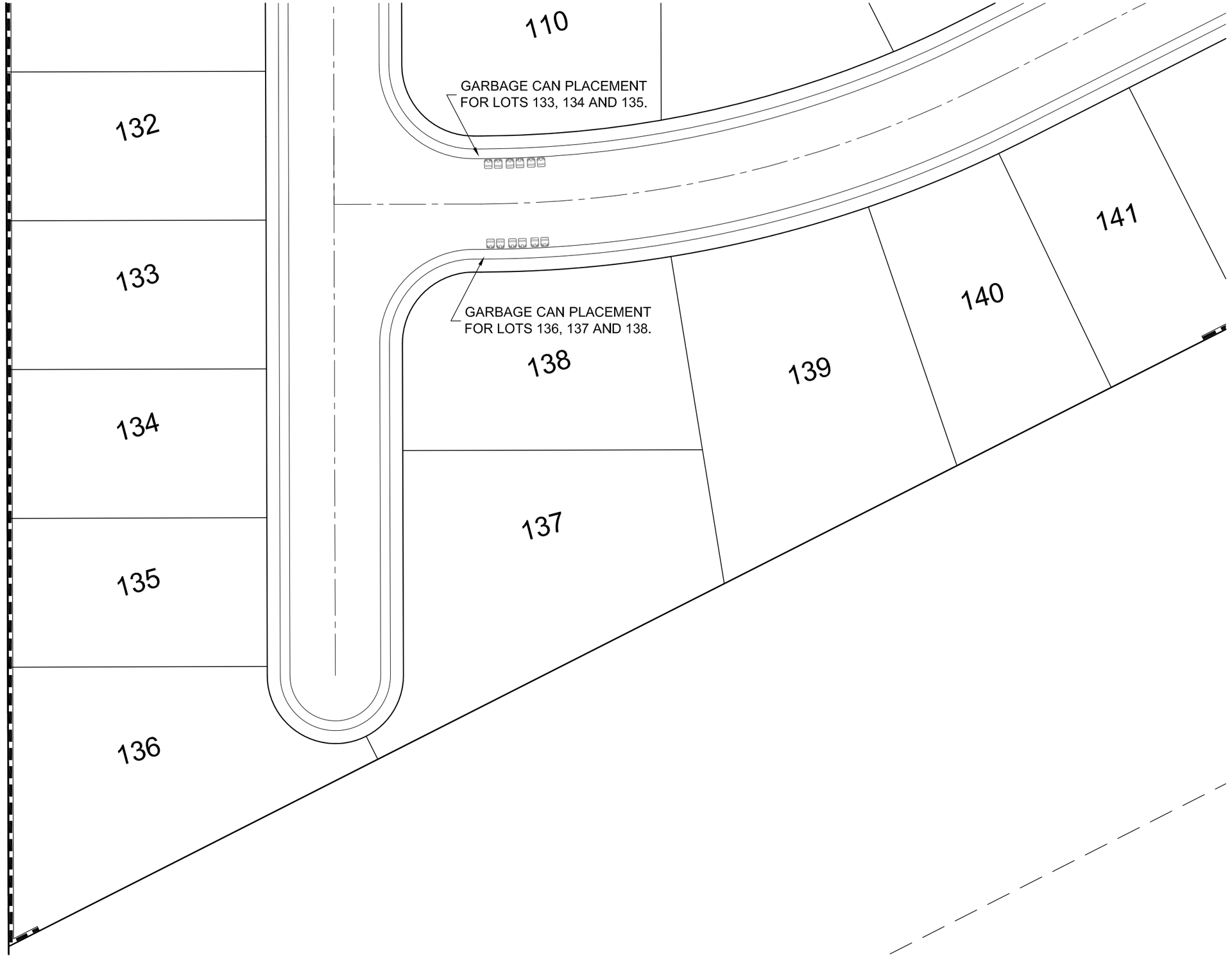


CO-20

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

SCALE: 1" = 30'
JOB #: 20-04-018
DATE: NOV., 2021

REFUSE PICKUP EXHIBIT
CONLEY PROPERTY
PL21-0223
SACRAMENTO COUNTY , CALIFORNIA



REFUSE PICKUP EXHIBIT

CONLEY PROPERTY

PL21-0223

SACRAMENTO COUNTY, CALIFORNIA

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BAKER-WILLIAMS ENGINEERING GROUP
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6020 Rutland Drive, Suite 19 ~ Carmichael, CA 95608
(916) 331-8335 ~ fax (916) 331-8430 ~ office@bwengineers.com

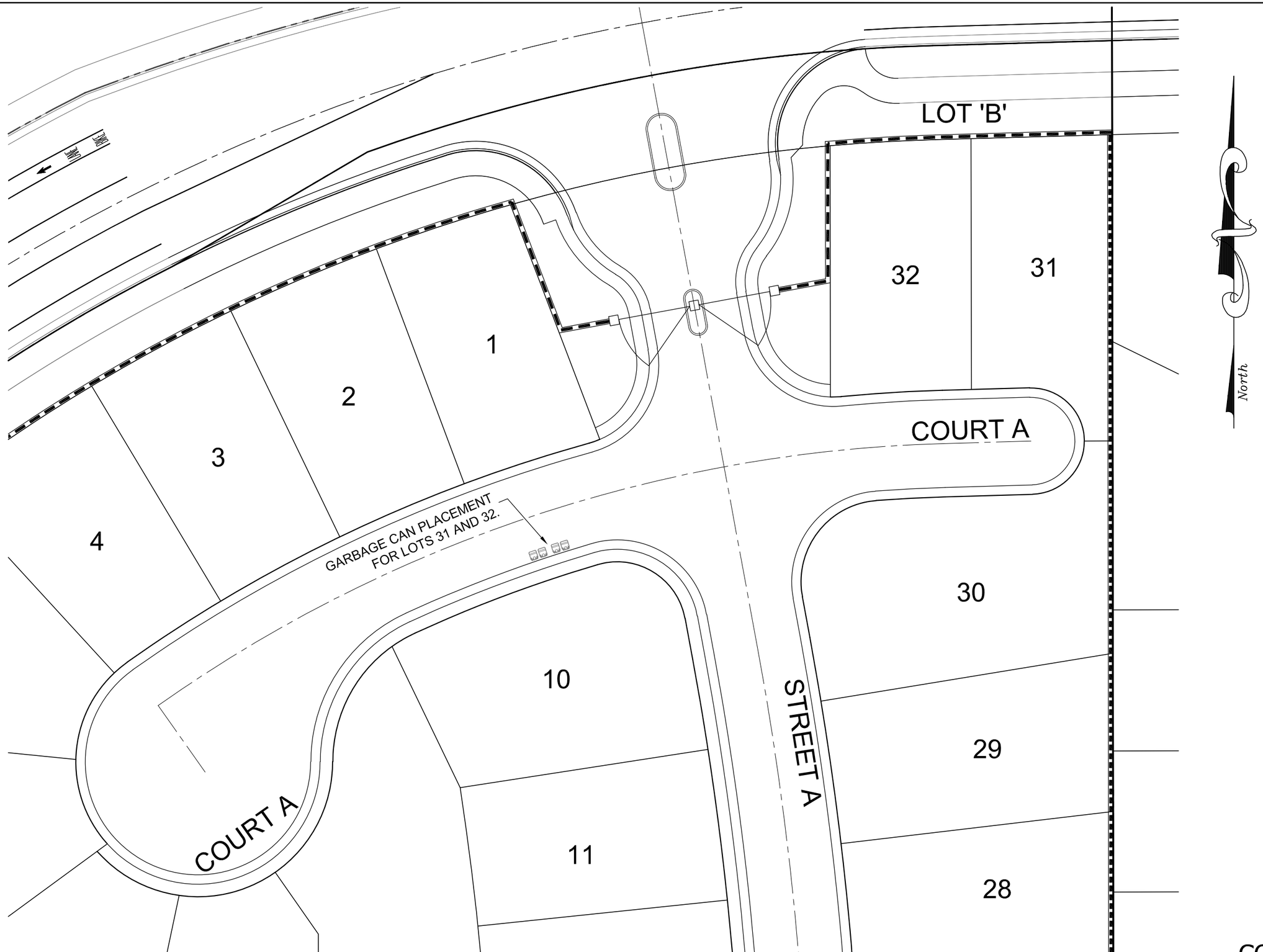


CO-21

BAKER-WILLIAMS ENGINEERING GROUP
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6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

SCALE: 1" = 30'
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CONLEY PROPERTY

PL21-0223

SACRAMENTO COUNTY, CALIFORNIA

SCALE: 1" = 30'

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BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Ruland Drive, Suite 19 ~ Carmichael CA 95608
(916) 331-1336 - fax (916) 331-1430 ~ office@bwengineers.com

CO-22

SVSP JMC Subdivision; CO-20, CO-21 & CO-22

DEVELOPMENT FEATURE	PROPOSED
Lot Size (minimum)	
Area, Interior Lot	2,600 sf
Area, Corner Lot	2,900 sf
Width, Interior Lot	38 ft minimum
Width, Corner Lot	44 ft.
Permitted Density (maximum per lot)	
Residential Density	1 dwelling; 1 second unit
Setbacks (minimum)	
Front Yard Setback	12.5 ft. to living space/porch; 18' min. driveway depth with roll up garage door
Side Yard Setback	4 ft. interior lot, 12.5 ft. – street side of corner lot
Rear Yard Setback	10 ft.
Coverage (maximum)	
Site Coverage	None & no minimum useable open space required
Height (maximum)	
Height	35 ft.

Other Provisions	Proposed
Front Yard Stagger	None required, but optional per unit design
2nd story wall separation	8 ft.
Two Story Mix	No limit
Stagger for 3rd Car Garage	2 ft. feet between third car bay and two car garage
Additional Design Standards	
Street facing elevations shall have a single-story element or enhanced treatment with grid and trim at windows and incorporation of decorative trim details and variation of colors similar to the front elevation on the two-story elements.	
The front façade shall incorporate a minimum of two building façade element breaks with varied depth. Two story homes to have a variety of one- and two-story components. All two-story homes shall incorporate a covered porch element of at least 50 sf or a covered single-story entry with single story living space at the front of the home.	
The exterior building materials shall include: • A minimum of three elevations per plan with at least one elevation style to be other than stucco; • Each elevation to have distinct design elements such as column style, siding, masonry, architectural details, roofing, etc; • All homes to be finished consistent with the approved colors and materials board with at least three paint colors; body, ~~shadow~~, trim and accent; and • All windows, openings and gable vents to have trim appropriate to the architecture.	
Adjacent lots shall have different plans or elevations.	
All lots to have enhanced landscaping as shown on the approved landscape plan.	
At least 40% of the two-story homes shall include a front porch.	

PC EXHIBIT O

SIERRA VISTA DEVELOPMENT STANDARDS

CO-20, CO-21, CO-22

Setbacks

- Front: 12.5 ft front; 18 ft driveway depth with roll-up door
- Sides: 4 ft interior; 12.5 ft street side on corner
- Rear: 10 ft min for single story portion of home
  15 ft min for second story portion of home

Coverage

None.

Street Facing Enhancements

- Window and door trim on all sides of home.
- Enhanced side and/or rear elevations when facing a street or open space (see attached photos)

Front Façade

Minimum 2 building façade element breaks with varied depth on two story homes. Two story homes to have a variety of one and two story components along with a variety of large and smaller covered porches.

Exterior Building Materials

Minimum 3 elevations per plan. Min of one elevation style to be other than stucco.

Each elevation to have distinct design elements such as column style, siding, masonry, architectural details, roofing etc… per attached plans.

All homes to be finished consistent w/ attached colors and materials palette.

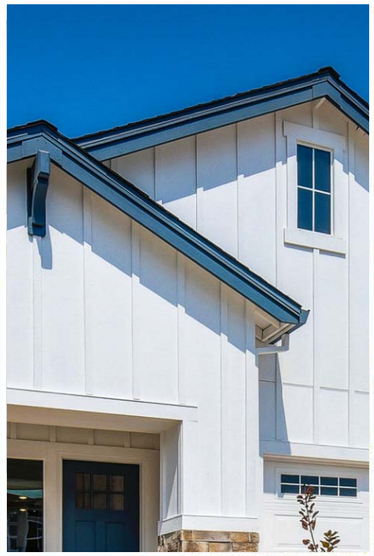
All windows, openings and gable vents to have trim appropriate to the architecture.

Lot Repetition

Adjacent lots must have different plans or elevations.

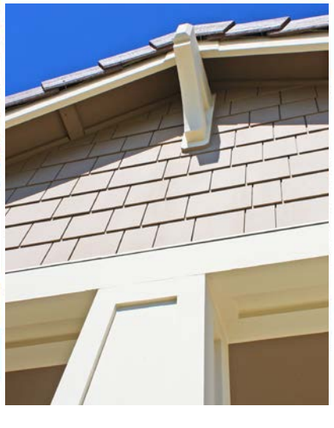
Garage Roll-up Door

Garage door to have windows.









Varied Elevation Elements

- Combined One and Two-story elements



Materials - A Variety of Colors & Textures

Garage Doors



Architecture– Warm… Traditional… Timeless

Farmhouse



Cottage



Villa



ROOFING MATERIAL



GAF ROOFING: TIMBERLINE CHARCOAL



GAF ROOFING: TIMBERLINE SHAKEWOOD



GAF ROOFING: TIMBERLINE WEATHERED WOOD

ELEVATION “A” STONE VENEER



ELDORADO STONE:
TUNDRA BRICK - CHALK DUST



CORONADO STONE:
SAWTOOTH LEDGE NORTHLAND

ELEVATION “B ” STONE VENEER



CORONADO STONE:
QUICK STACK SIOUX FALLS



CORONADO STONE:
HONEY LEDGE PALOMINO

ELEVATION “C” STONE VENEER



CORONADO STONE:
MOUNTAIN LEDGE GRAY
QUARTZITE



CORONADO STONE:
IDAHO DRYSTACK ANTIQUE BUFF

MATERIAL PALETTE

JMC HOMES
JOHN MOURIER CONSTRUCTION INC.
Roseville, California

A Elevations

1

STUCCO BODY & GARAGE DOOR:
SW 7006 EXTRA WHITE

TRIM / GABLE CORBELS:
SW 7006 EXTRA WHITE

ENTRY DOOR, SHUTTERS, GUTTER FASCIA, BARGE BOARDS, PORCH POSTS & PORCH CORBELS:
SW 7076 CYBERSPACE

2

STUCCO BODY & GARAGE DOOR:
SW 7005 PURE WHITE

TRIM / GABLE CORBELS, GUTTER FASCIA & BARGE BOARDS
SW 7005 PURE WHITE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS:
SW 7600 BOLERO

3

STUCCO BODY & GARAGE DOOR:
SW 7649 SILVERPLATE

TRIM / GABLE CORBELS
SW 7004 SNOWBOUND

ENTRY DOOR, SHUTTERS, GUTTER FASCIA, BARGE BOARDS, PORCH POSTS & PORCH CORBELS:
SW 7076 CYBERSPACE

4

STUCCO BODY & GARAGE DOOR:
SW 7005 PURE WHITE

TRIM / GABLE CORBELS
SW 7757 HIGH REFLECTIVE WH

ENTRY DOOR, SHUTTERS, GUTTER FASCIA, BARGE BOARDS, PORCH POSTS & PORCH CORBELS:
SW 0032 NEEDLPOINT NAVY

5

STUCCO BODY & GARAGE DOOR:
SW 7662 EVENING SHADOW

TRIM / GABLE CORBELS
SW 7006 EXTRA WHITE

ENTRY DOOR, SHUTTERS, GUTTER FASCIA, BARGE BOARDS, PORCH POSTS & PORCH CORBELS:
SW 7069 IRON ORE

B Elevations

6

BODY & GARAGE DOOR:
SW 7516 KESTREL WHITE

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 7005 PURE WHITE

BOARD & BATT:
SW 7511 BUNGALOW BEIGE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7616 BREEZY

7

BODY & GARAGE DOOR:
SW 7644 GATEWAY GRAY

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 9180 AGED WHITE

BOARD & BATT:
SW 9172 STUDIO CLAY

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 2838 POLISHED MAHOGANY

8

BODY & GARAGE DOOR:
SW 7516 KESTREL WHITE

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 7028 INCREDIBILE WHITE

BOARD & BATT:
SW 9086 COOL BEIGE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7519 MEXICAN SAND

9

BODY & GARAGE DOOR:
SW 7672 KNITTING NEEDLES

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 7028 INCREDIBLE WHITE

BOARD & BATT:
SW 7024 FUNCTIONAL GRAY

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7675 SEALSKIN

10

BODY & GARAGE DOOR:
SW 7028 INCREDIBLE WHITE

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 7006 EXTRA WHITE

BOARD & BATT:
SW 7028 INCREDIBLE WHITE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7674 PEPPERCORN

C Elevations

11

STUCCO BODY & GARAGE DOOR:
SW 7036 ACCESSIBLE BEIGE

STUCCO SHADOW / EXPOSED TIMBER AT GABLES:
SW 7051 ANALYTICAL GRAY

TRIM / FASCIA / EXPOSED TIMBER AT GABLES:
SW 7028 INCREDIBLE WHITE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7018 DOVETAIL

12

BODY & GARAGE DOOR:
SW 9173 SHIITAKE

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 7507 STONE LION

BOARD & BATT:
SW 7039 VIRTUAL TAUPE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7069 IRON ORE

13

BODY & GARAGE DOOR:
SW 7649 SILVERPLATE

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 7017 DORIAN GRAY

BOARD & BATT:
SW 7004 SNOWBOOUND

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7076 CYBERSPACE

14

BODY & GARAGE DOOR:
SW 7023 REQUISITE GRAY

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 9169 CHATURA GRAY

BOARD & BATT:
SW 7004 SNOWBOUND

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7076 CYBERSPACE

15

BODY & GARAGE DOOR:
SW 7037 BALANCED BEIGE

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 7504 KEYSTONE GRAY

BOARD & BATT:
SW 6084 MODEST WHITE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7510 CHATEAU BROWN

COLOR SCHEMES

JMC HOMES

JOHN MOURIER CONSTRUCTION INC.
Roseville, California

SIERRA VISTA CO-20, CO-21, C0-22, TYPICAL LANDSCAPE

LOTS SF AND DIMENSIONS VARY.
SEE FINAL MAP FOR SIZES

TYPICAL LANDSCAPE:

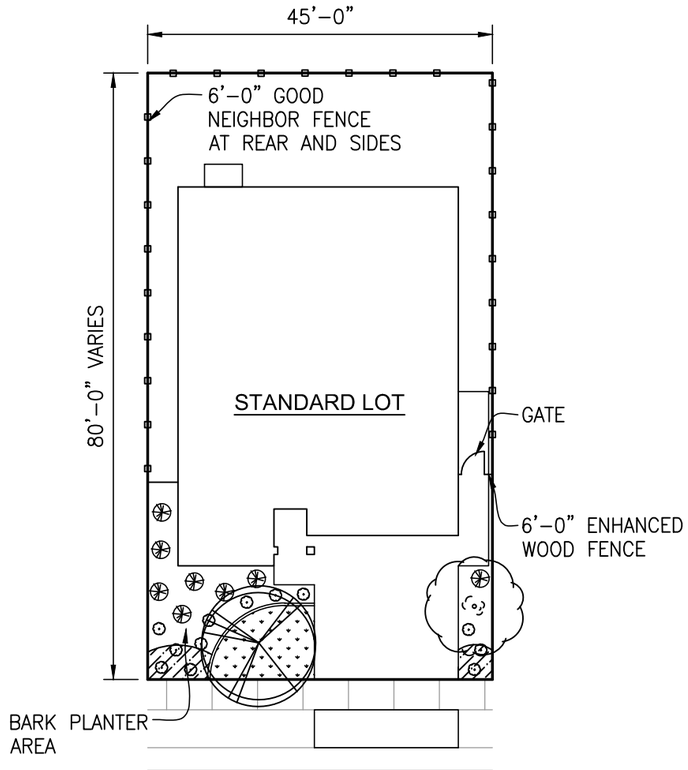
SHRUBS: (9)–5 GALLON,
(12)–1 GALLON
TREES: (1)–24" BOX TREE
(1)–15 GALLON TREE

LEGEND	
	SOD
	GROUND COVER
	HARDSCAPE
	CONC. CURBING
	WOOD FENCE
	1 GALLON SHRUB
	5 GALLON SHRUB
	15 GALLON TREE
	24" BOX TREE

APPROXIMATE QUANTITIES:
BARK MULCH 333 SF

SEE ATTACHED PLANT LIST FOR PLANT AND TREE TYPE

PLACE PLANTS FROM GROUNDCOVER LIST WHERE BARK PLANTER BEDS MEET SIDEWALKS



LANDSCAPE TO COMPLY WITH THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).

TYPICAL LANDSCAPE:

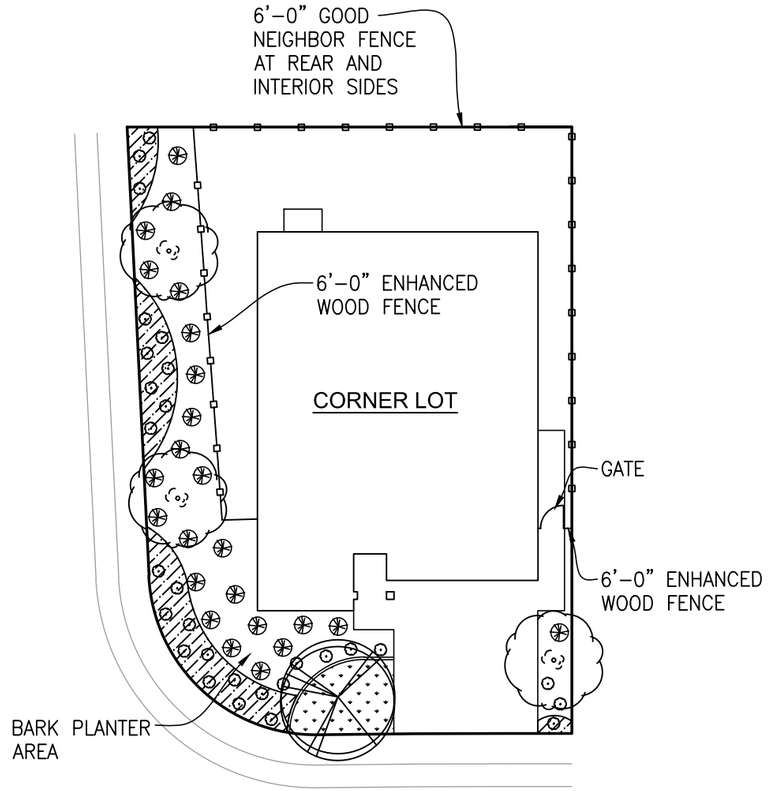
SHRUBS: (35)–5 GALLON,
(24)–1 GALLON
TREES: (1)–24" BOX TREE
(3)–15 GALLON TREE

LEGEND	
	GROUND COVER
	HARDSCAPE
	WOOD FENCE
	1 GALLON SHRUB
	5 GALLON SHRUB
	15 GALLON TREE
	24" BOX TREE

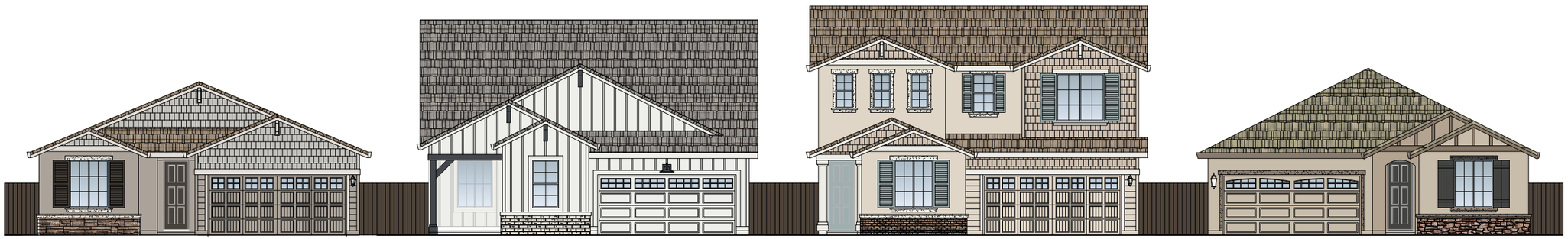
APPROXIMATE QUANTITIES:
BARK MULCH 452 SF

SEE ATTACHED PLANT LIST FOR PLANT AND TREE TYPE

PLACE PLANTS FROM GROUNDCOVER LIST WHERE BARK PLANTER BEDS MEET SIDEWALKS



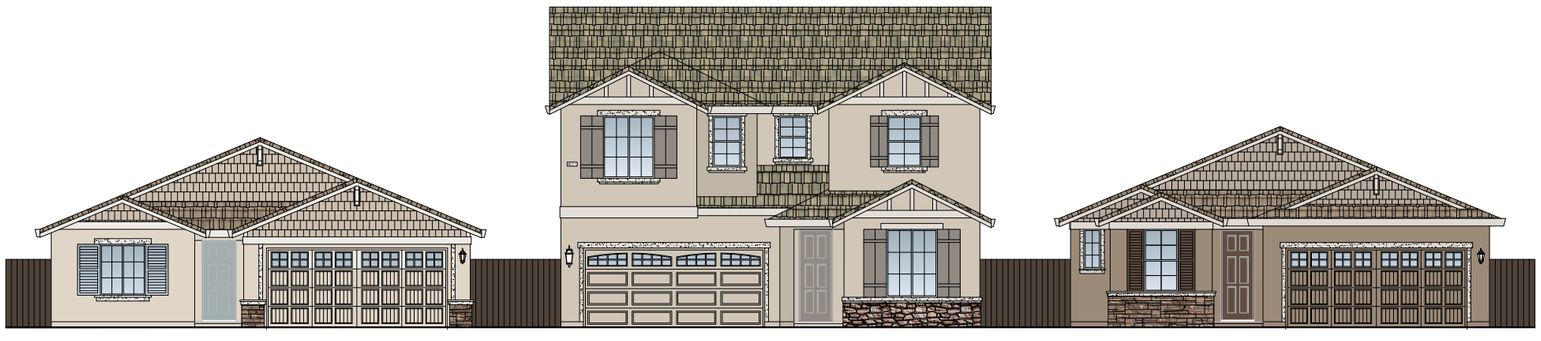
JMC HOMES
1430 BLUE OAKS BLVD. #190
ROSEVILLE, CA 95747
OFFICE: (916) 782-8879
FAX: (916) 960-5322
CA. LIC. 613004
WWW.JMCHOMES.COM



1405 1964 2184 1343



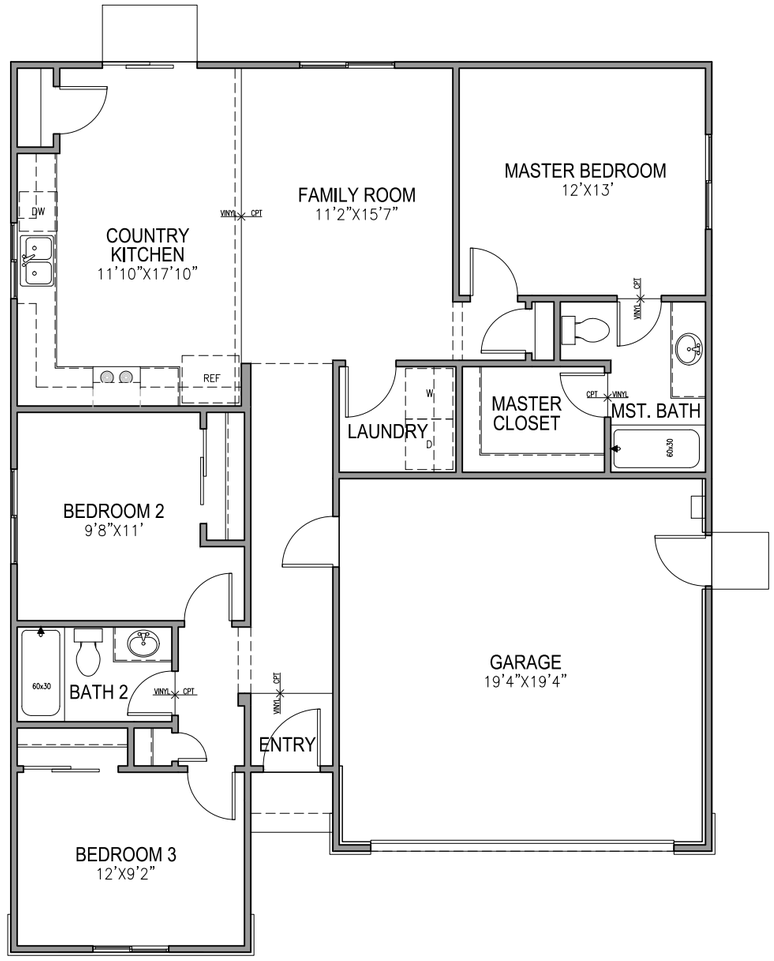
2051 1504 1717 2340



1203 2492 1814

STREETSCENE
SIERRA VISTA
45'x80'

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John Mourier Construction Inc.
Roseville, California



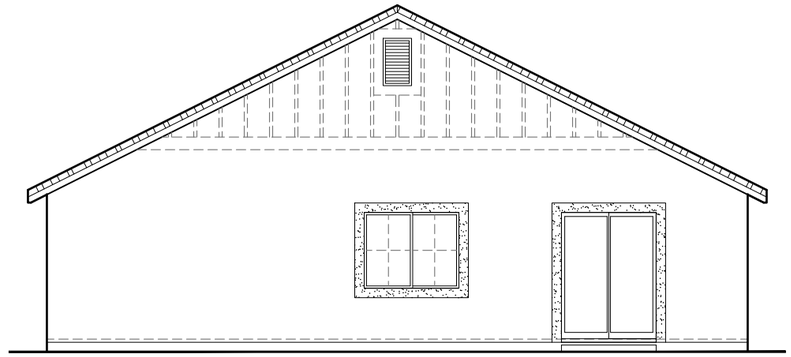
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

1203 FLOOR PLAN

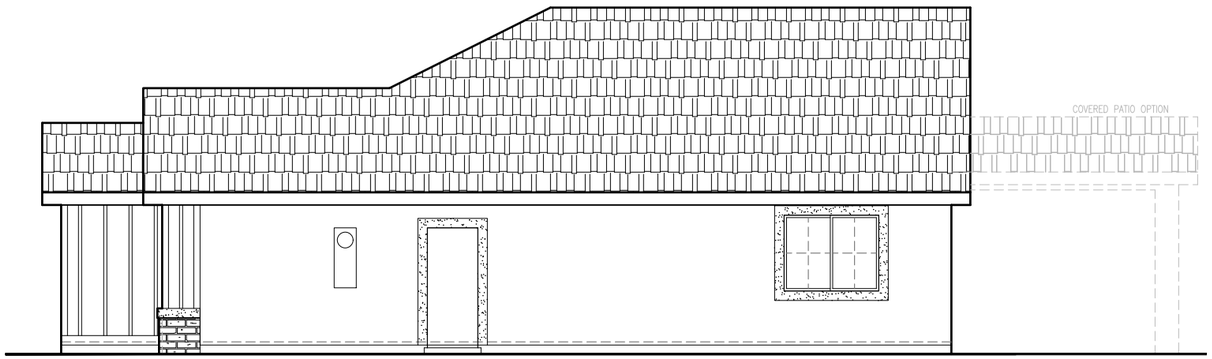
JMC HOMES
John Mourier Construction Inc.
Roseville, California



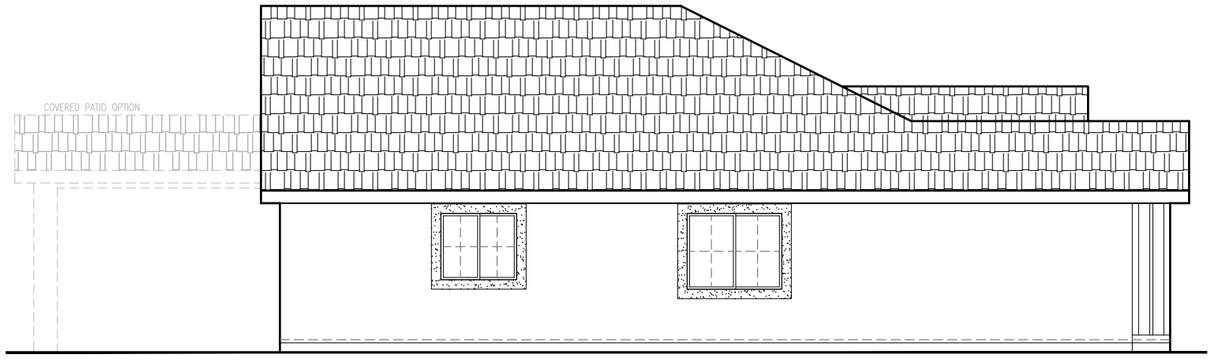
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REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"

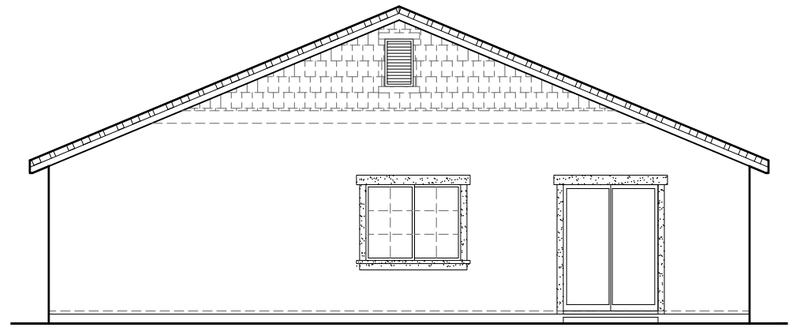
1203 'A' ELEVATIONS

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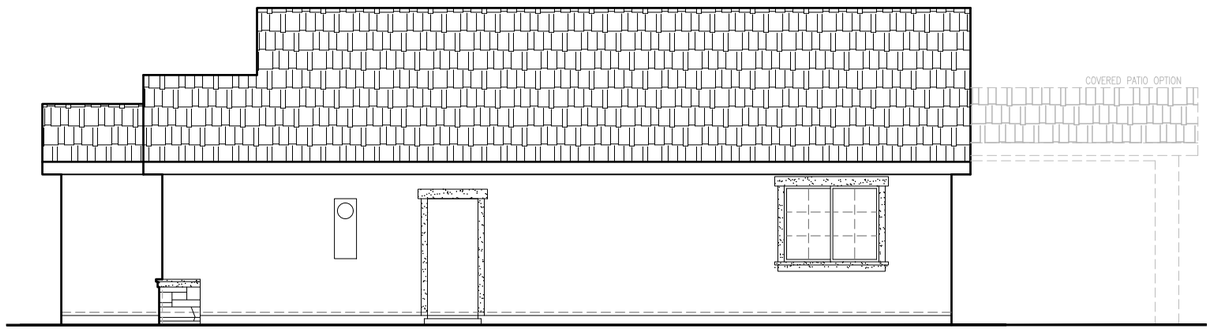


FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"

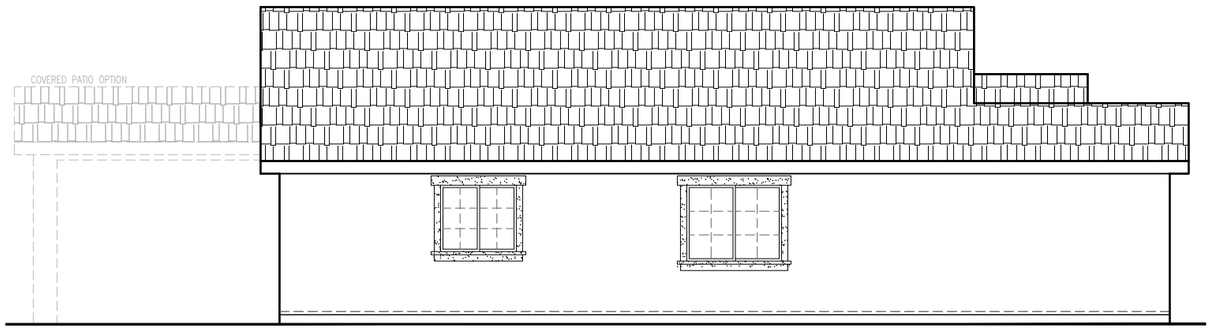


REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

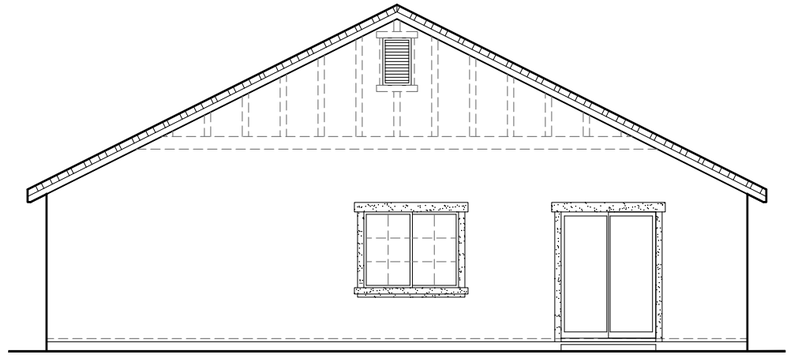
1203 'B' ELEVATIONS

JMC HOMES

John Mourier Construction Inc.
Roseville, California

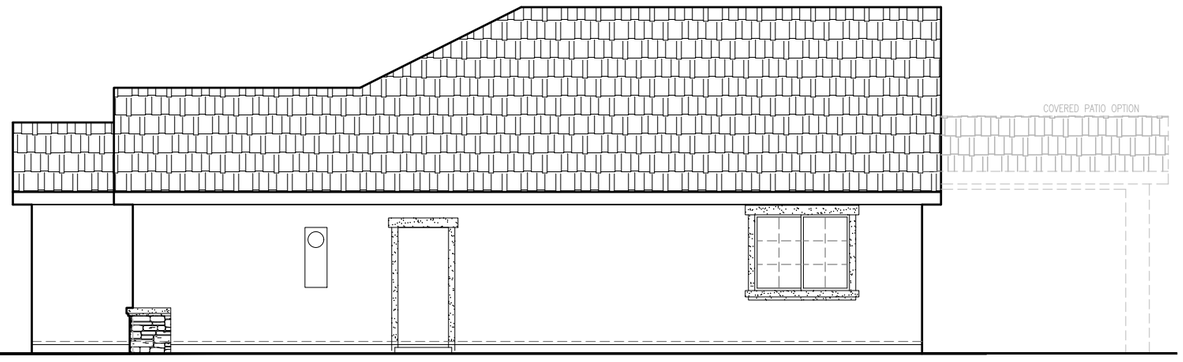


FRONT ELEVATION 'C'
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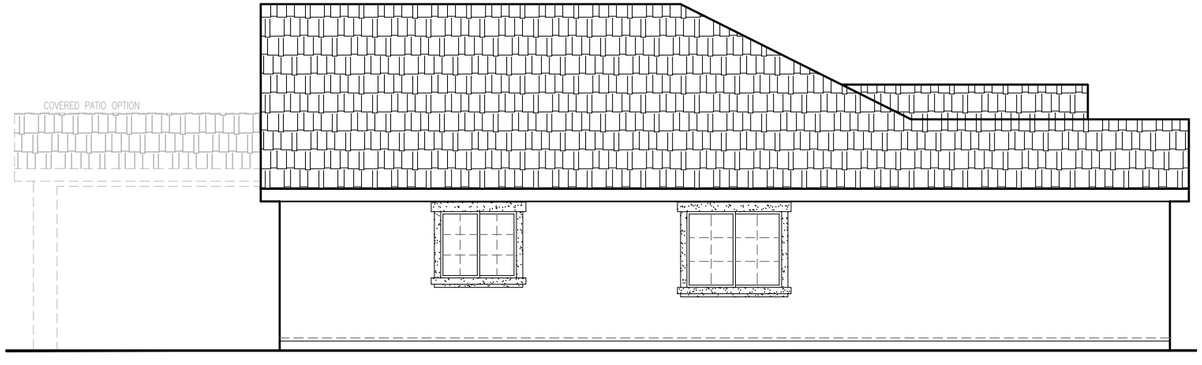


REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



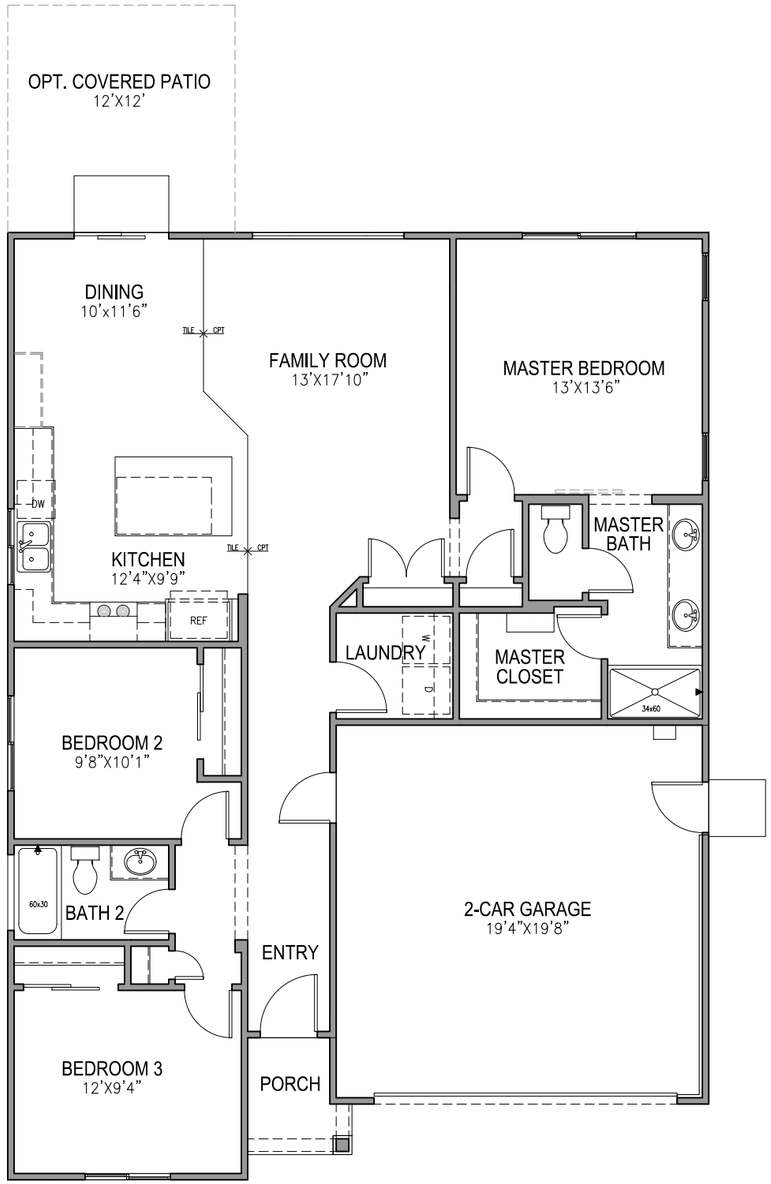
RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

1203 'C' ELEVATIONS

JMC HOMES
John Mourier Construction Inc.
Roseville, California



FIRST FLOOR PLAN

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

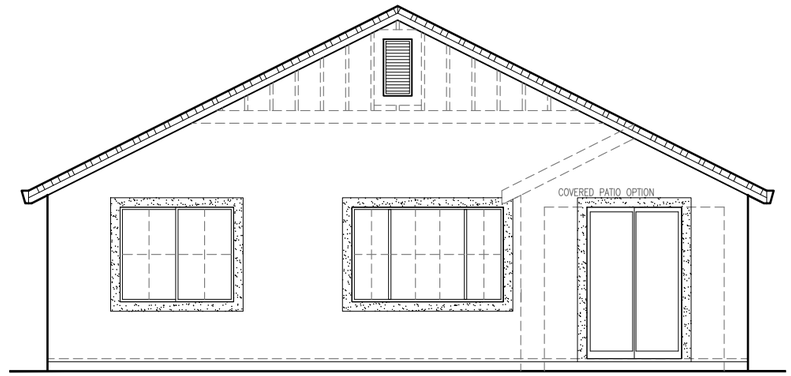
1343 FLOOR PLAN

JMC HOMES

John Mourier Construction Inc.
Roseville, California

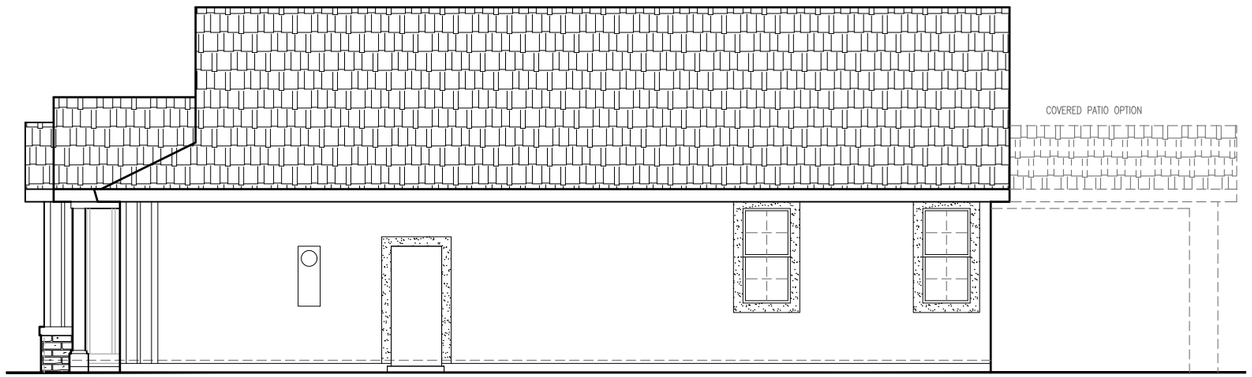


FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"

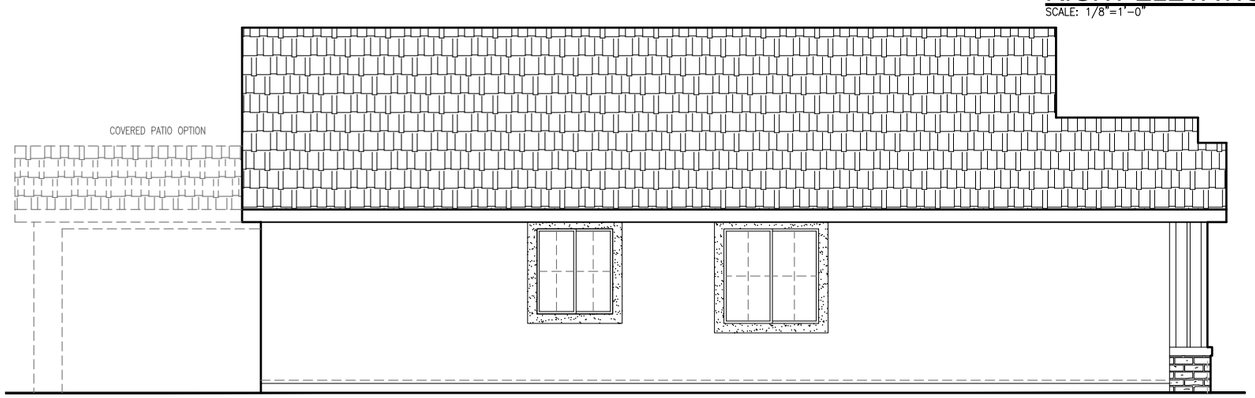


REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"

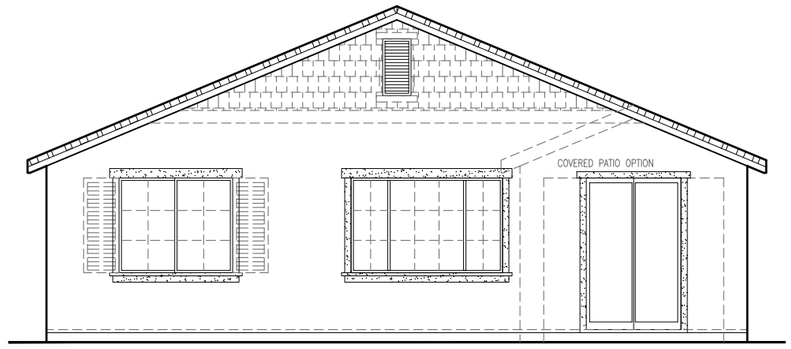
1343 'A' ELEVATIONS

JMC HOMES

John Mourier Construction Inc.
Roseville, California

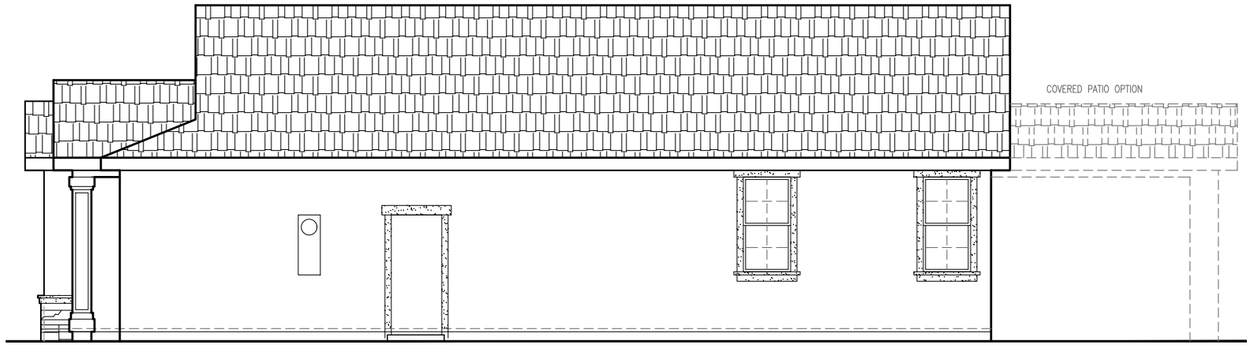


FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"

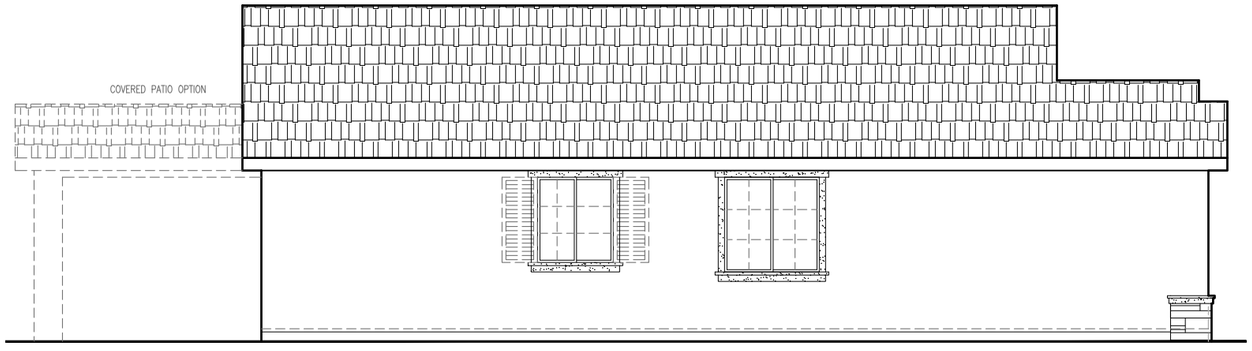


REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

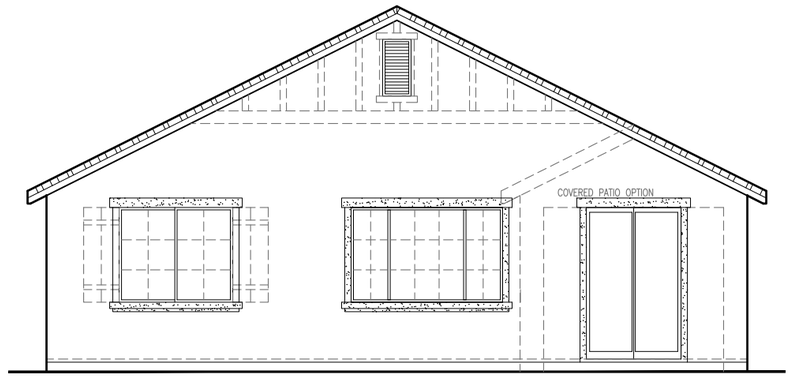
1343 'B' ELEVATIONS

JMC HOMES

John Mourier Construction Inc.
Roseville, California

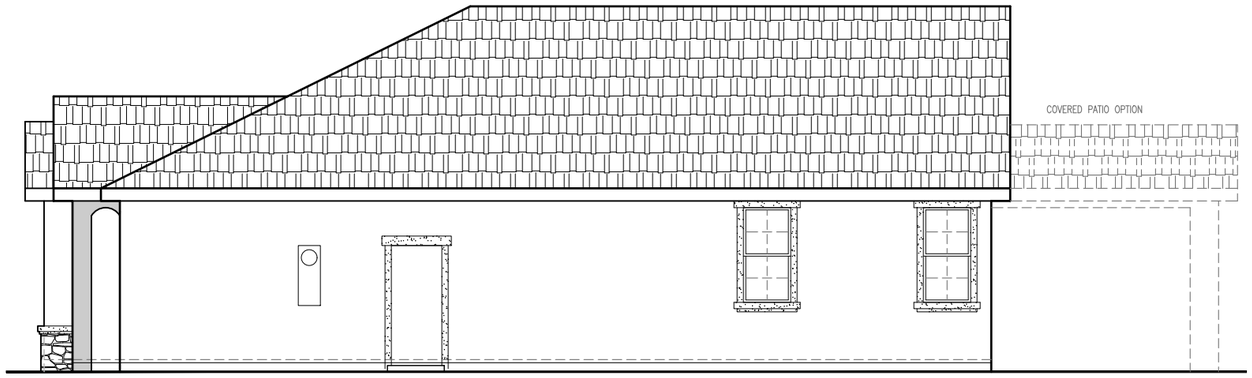


FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"

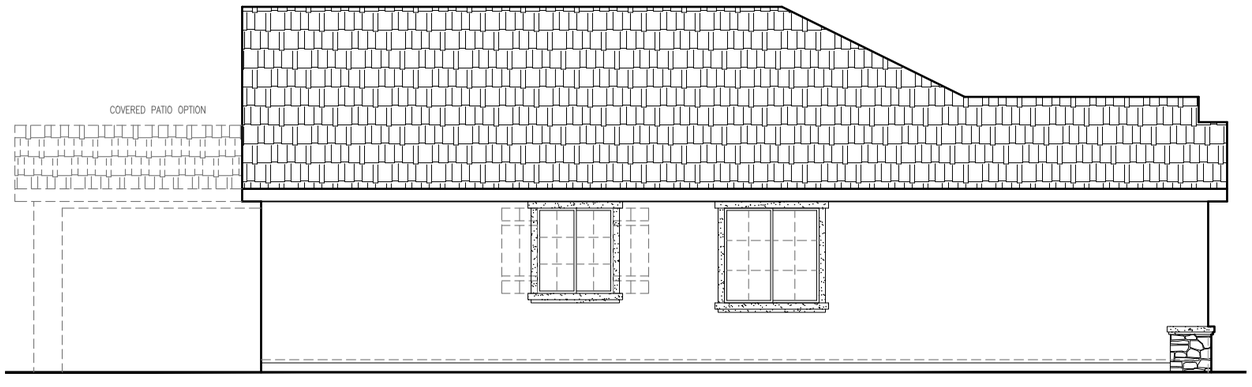


REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

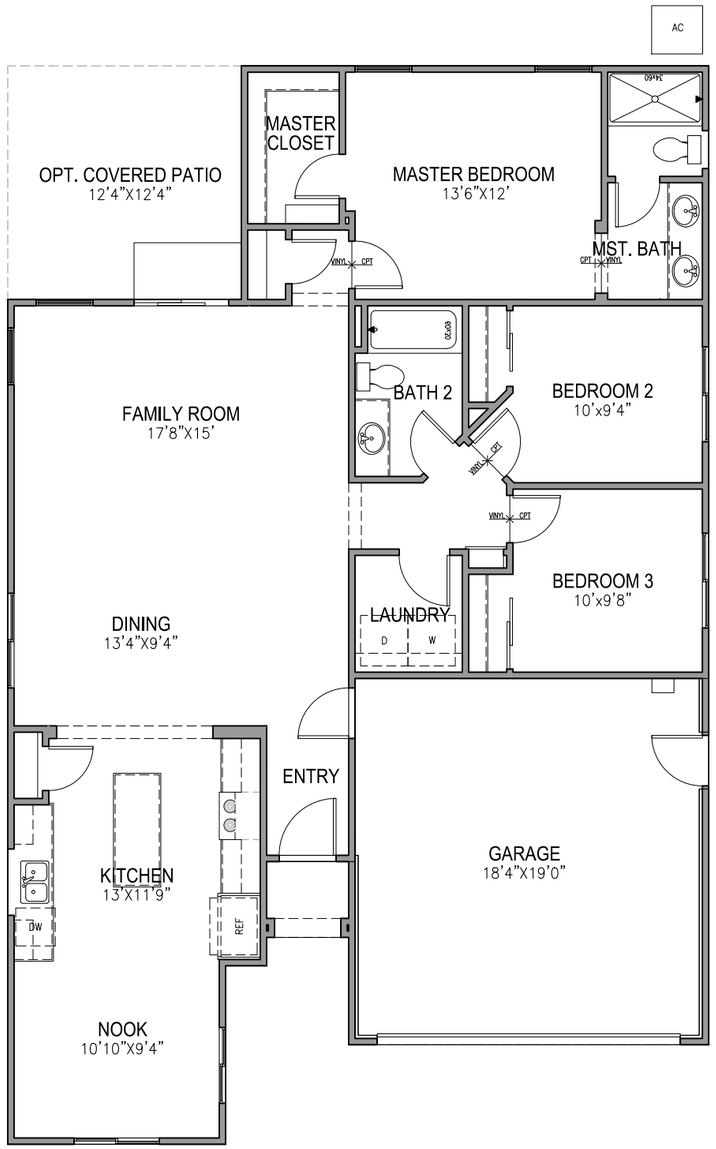


LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

1343 'C' ELEVATIONS

JMC HOMES

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FIRST FLOOR PLAN

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

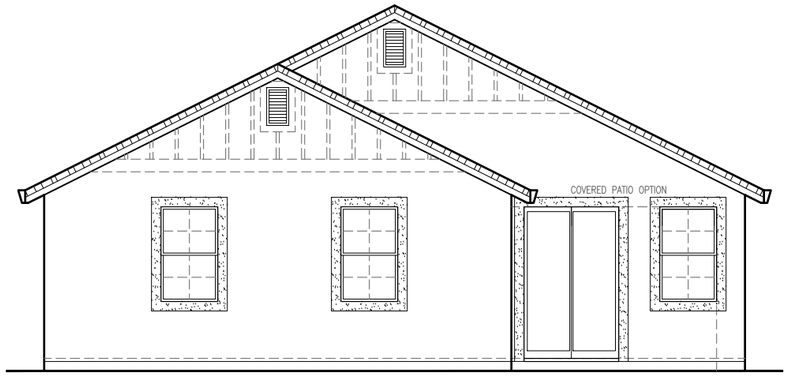
1405 FLOOR PLAN

JMC HOMES

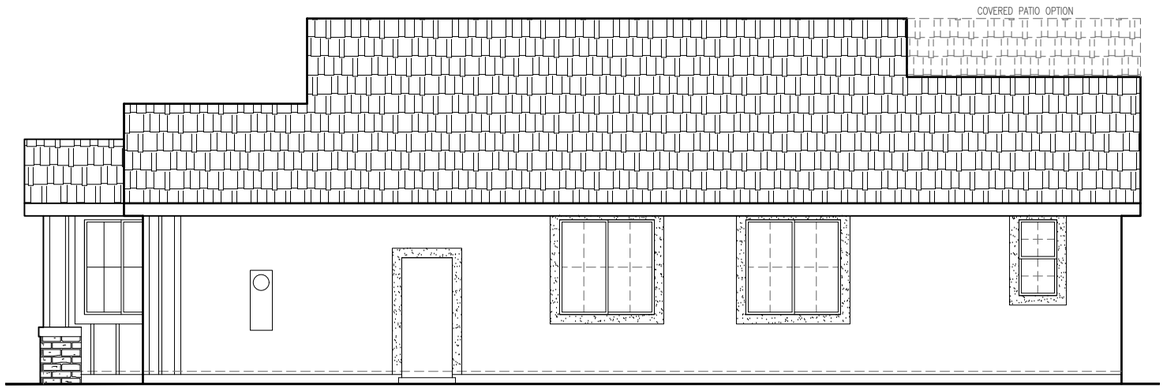
John Mourier Construction Inc.
Roseville, California



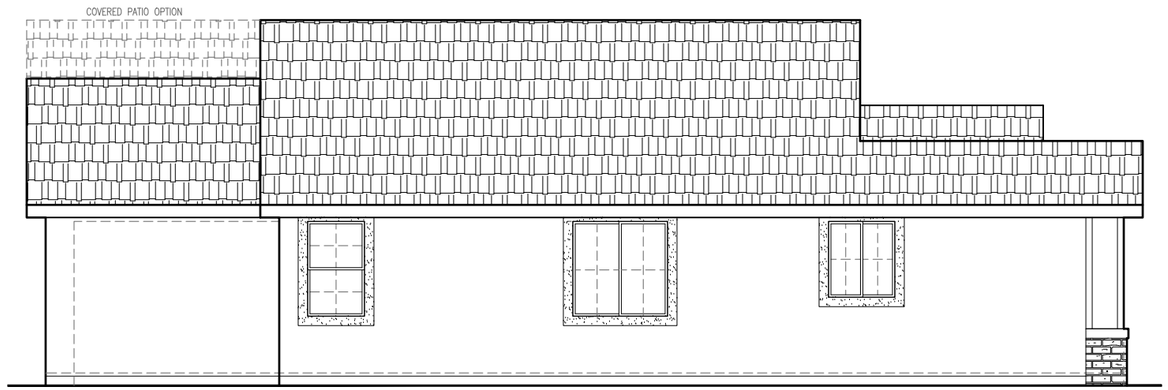
FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

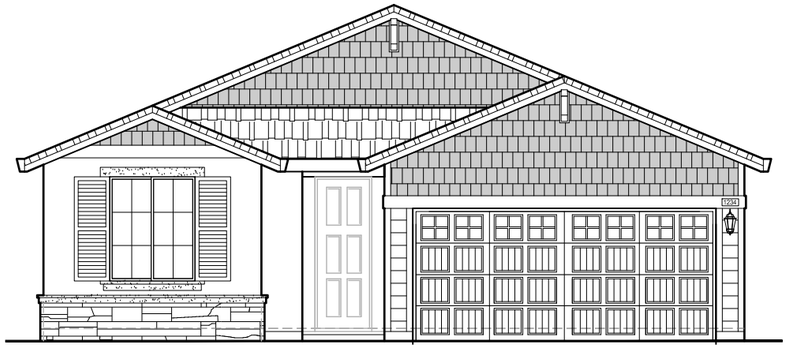


LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"

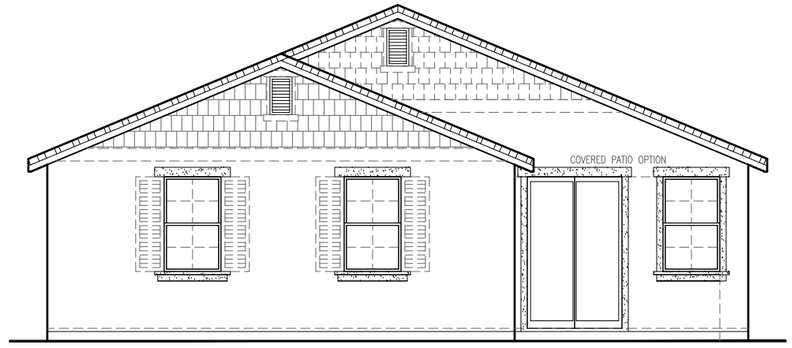
1405 'A' ELEVATIONS

JMC HOMES

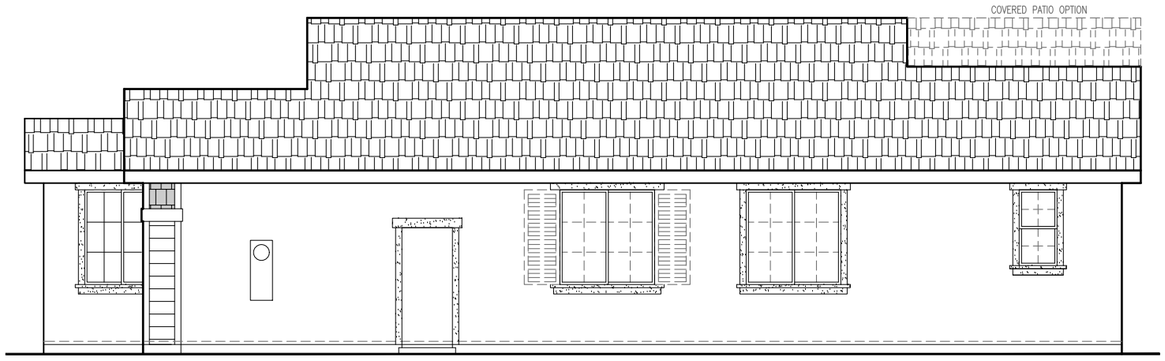
John Mourier Construction Inc.
Roseville, California



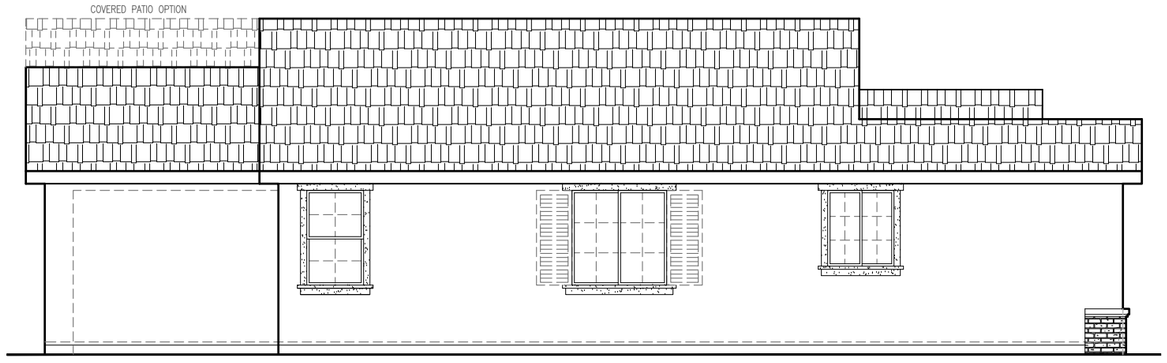
FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

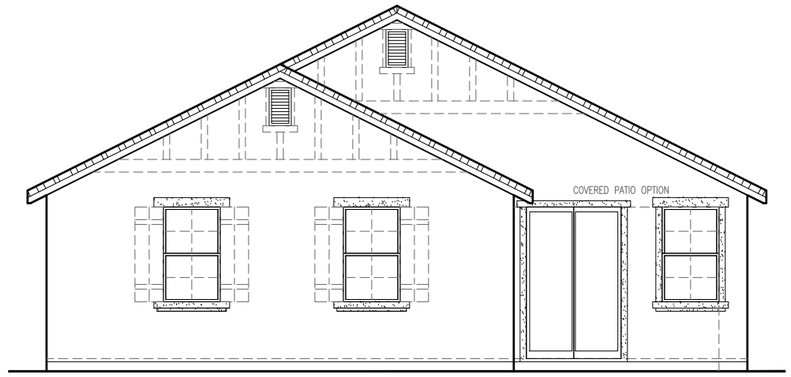
1405 'B' ELEVATIONS

JMC HOMES

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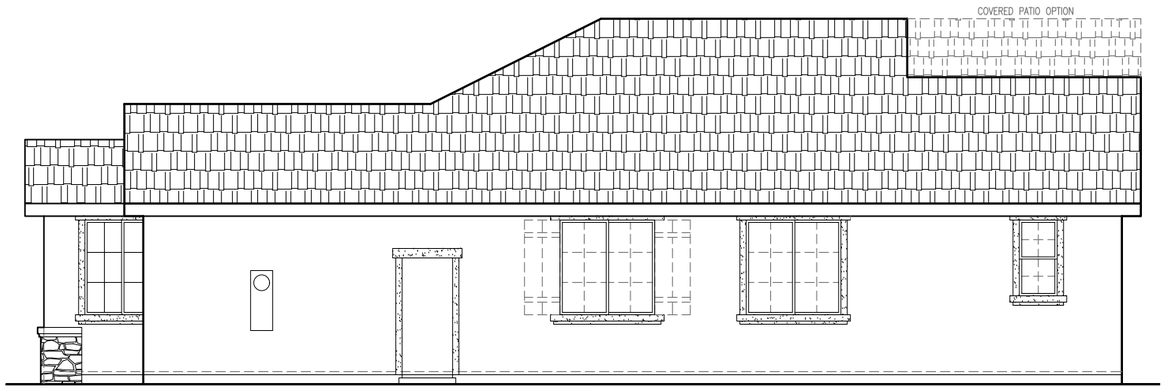


FRONT ELEVATION 'C'
SCALE: 1/4"=1'-0"

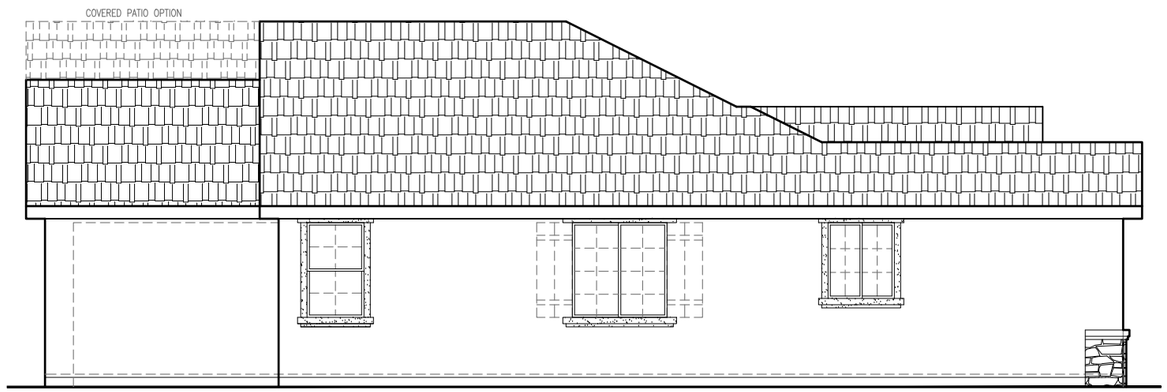


REAR ELEVATION 'C'
SCALE: 1/4"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'C'
SCALE: 1/4"=1'-0"

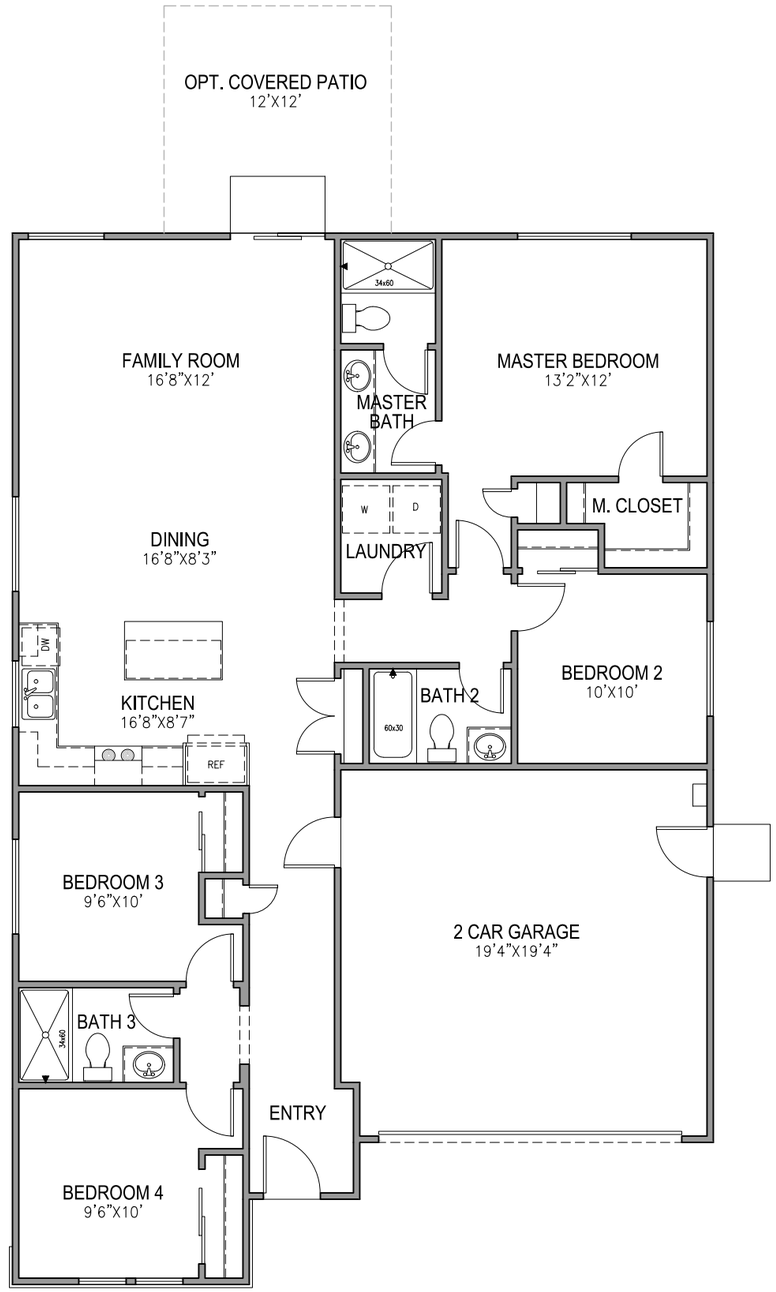


LEFT ELEVATION 'C'
SCALE: 1/4"=1'-0"

1405 'C' ELEVATIONS

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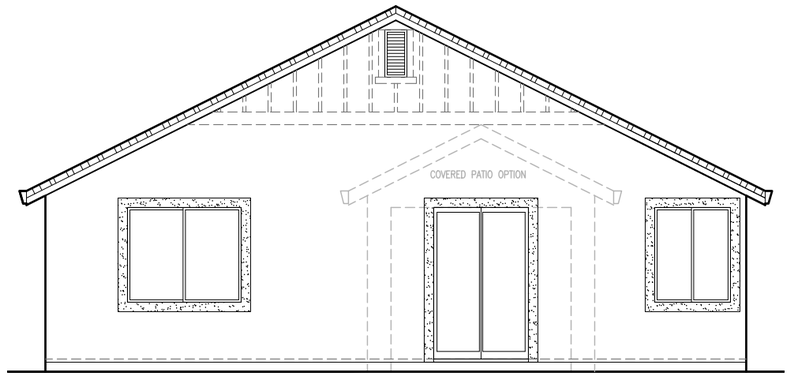
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

1504 FLOOR PLAN

JMC HOMES
John Mourier Construction Inc.
Roseville, California

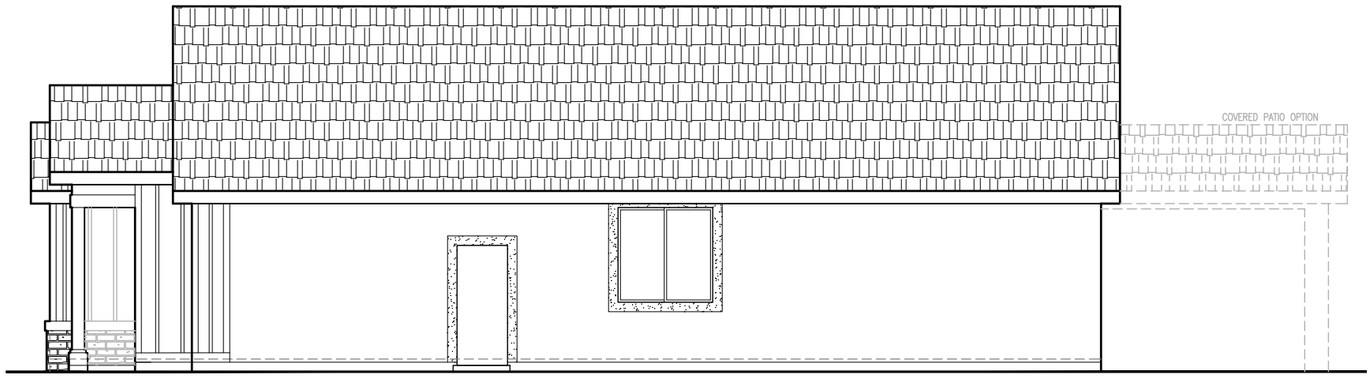


FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"

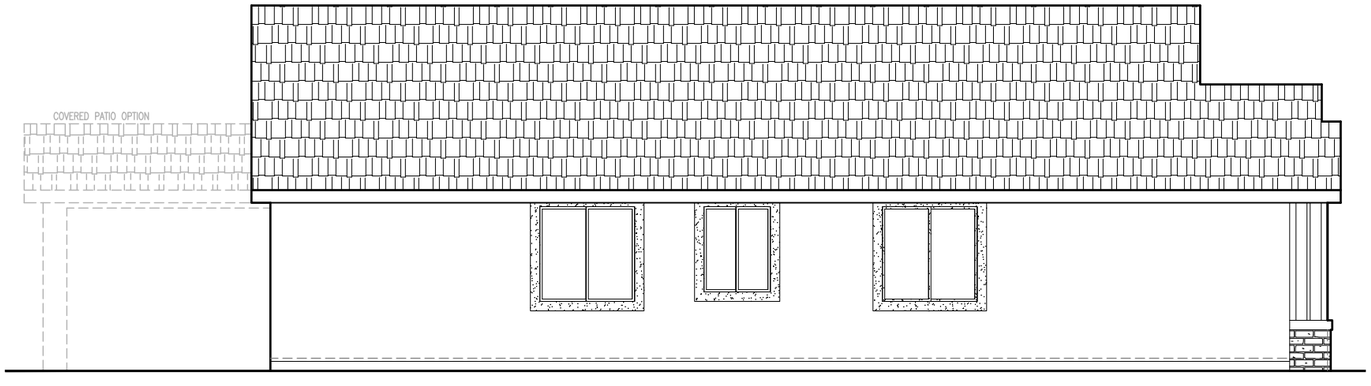


REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

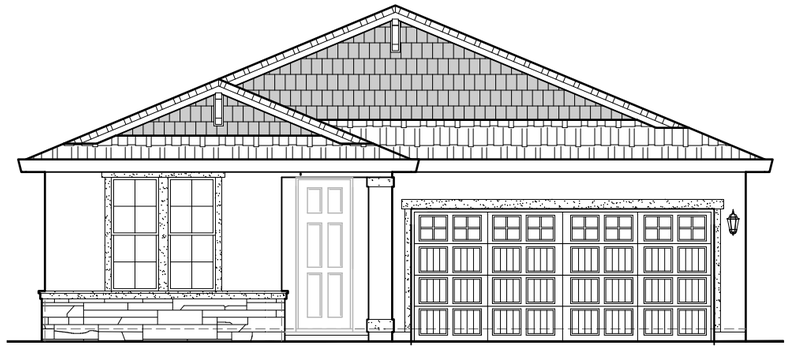


LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"

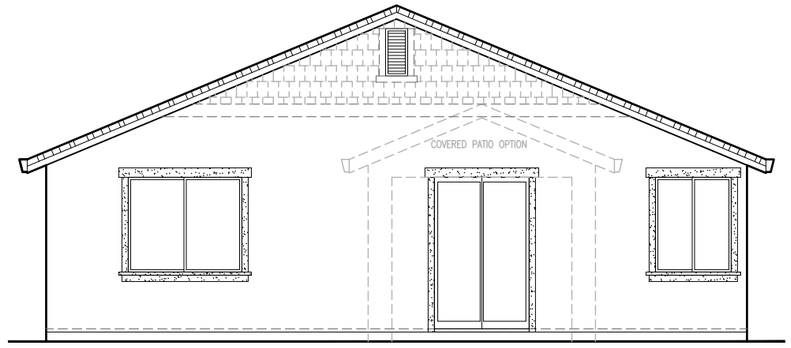
1504 'A' ELEVATIONS

JMC HOMES

John Mourier Construction Inc.
Roseville, California

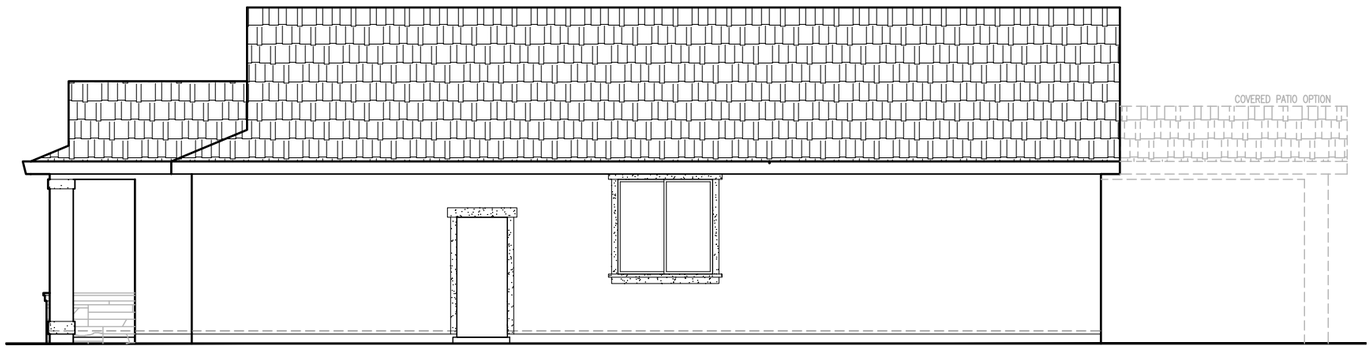


FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"

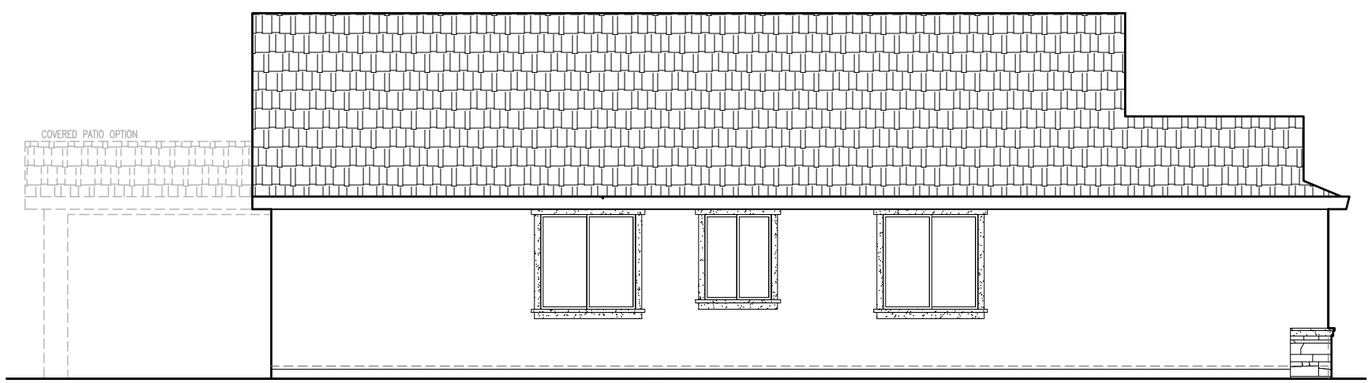


REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

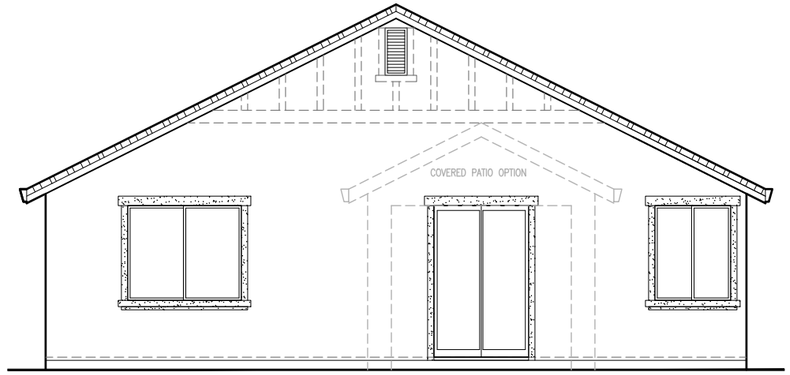
1504 'B' ELEVATIONS

JMC HOMES

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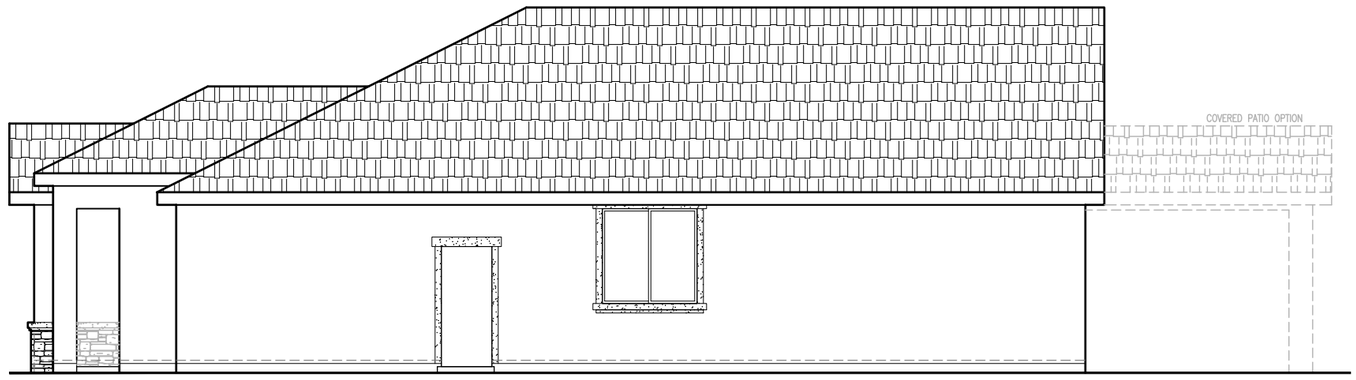


FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"

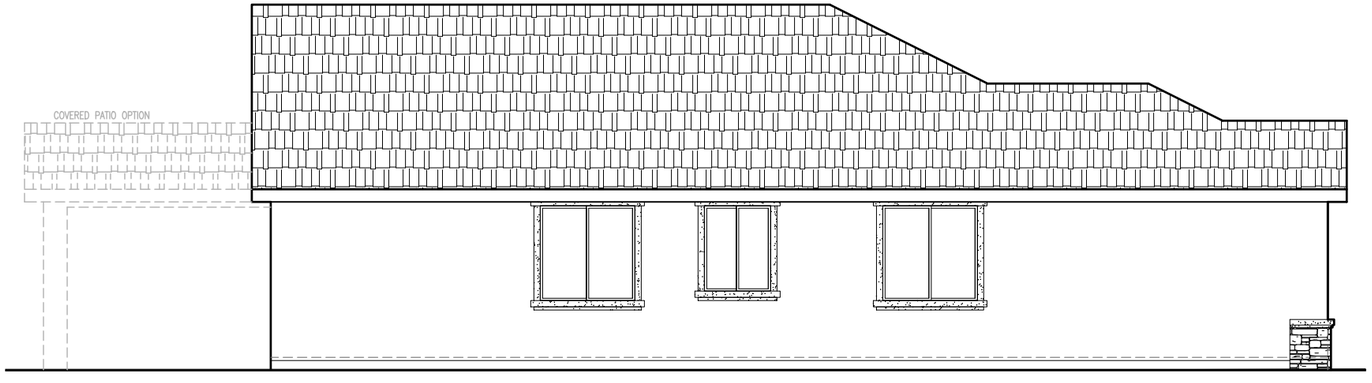


REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

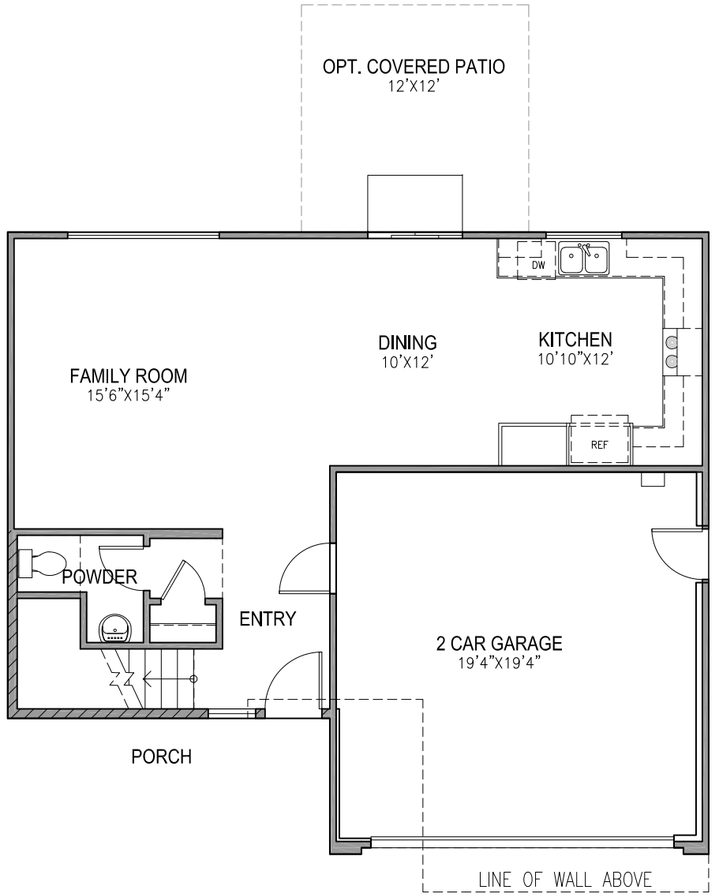


LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

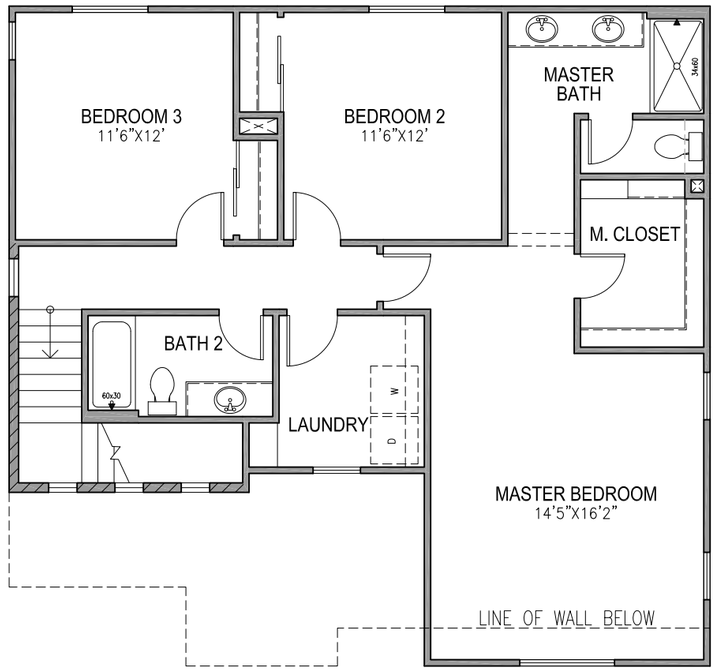
1504 'C' ELEVATIONS

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Roseville, California



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



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

1717 FLOOR PLAN

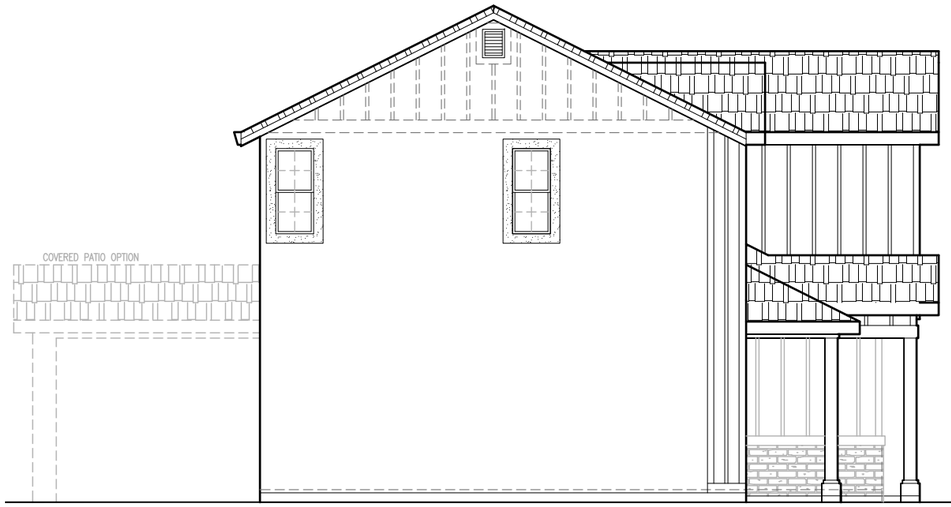
JMC HOMES
John Mourier Construction Inc.
Roseville, California



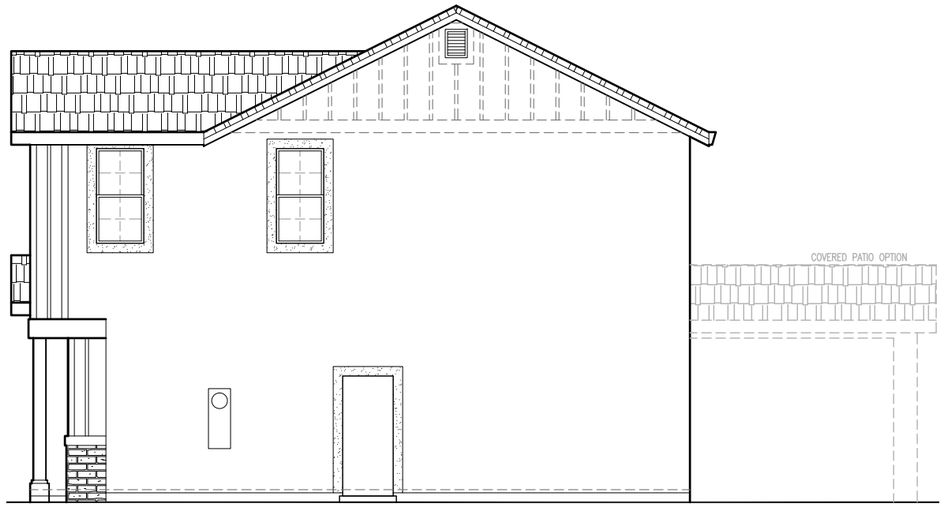
FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

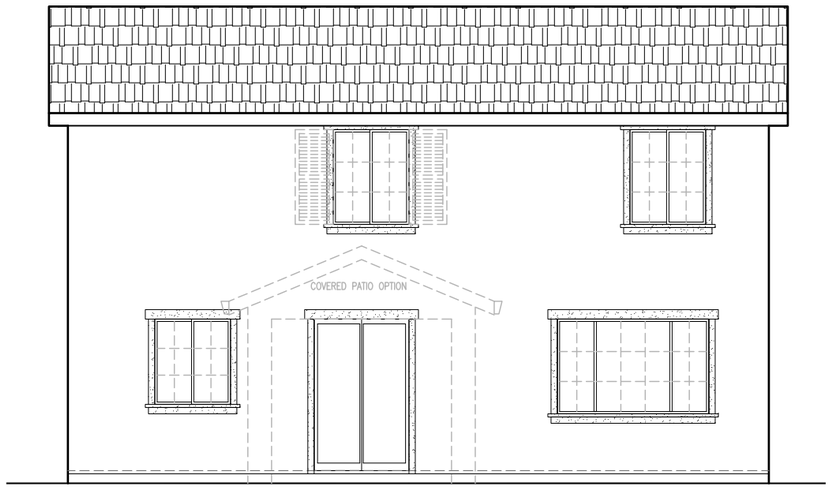
1717 'A' ELEVATIONS

JMC HOMES

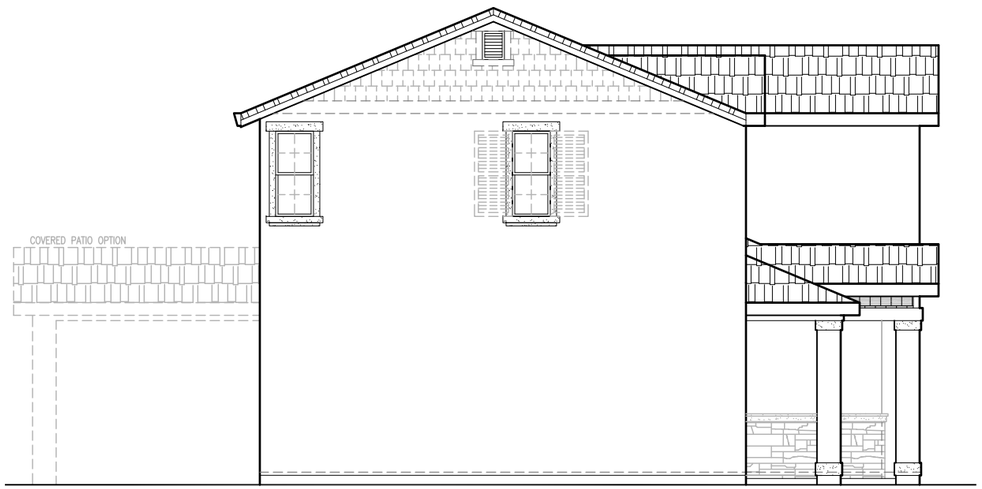
John Mourier Construction Inc.
Roseville, California



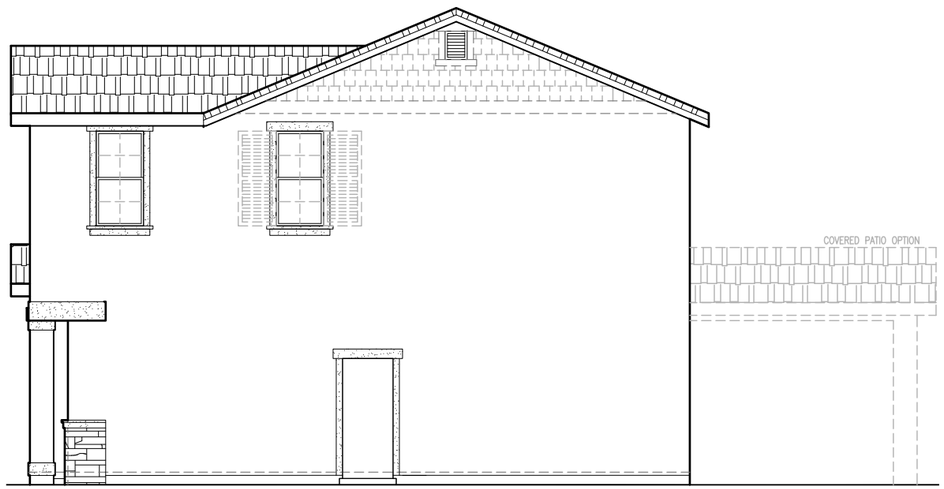
FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

1717 'B' ELEVATIONS

JMC HOMES

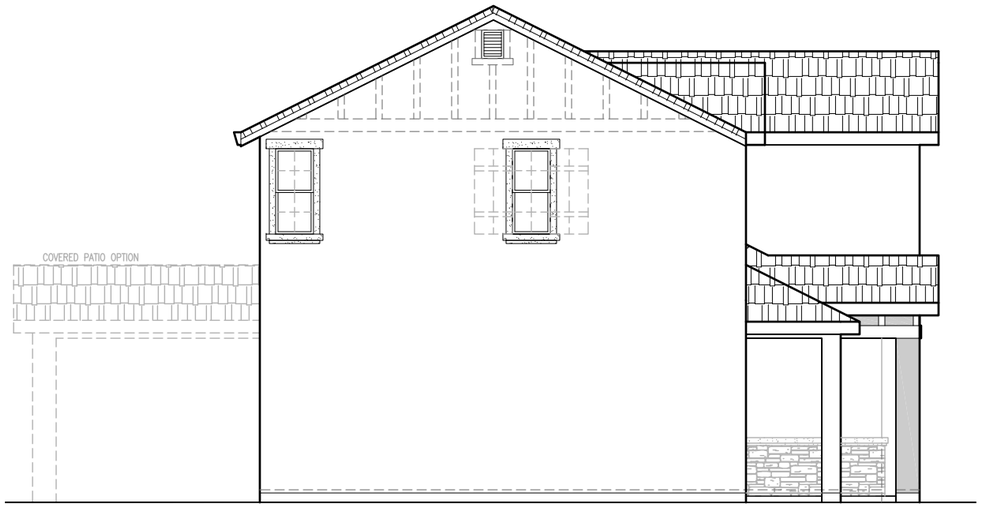
John Mourier Construction Inc.
Roseville, California



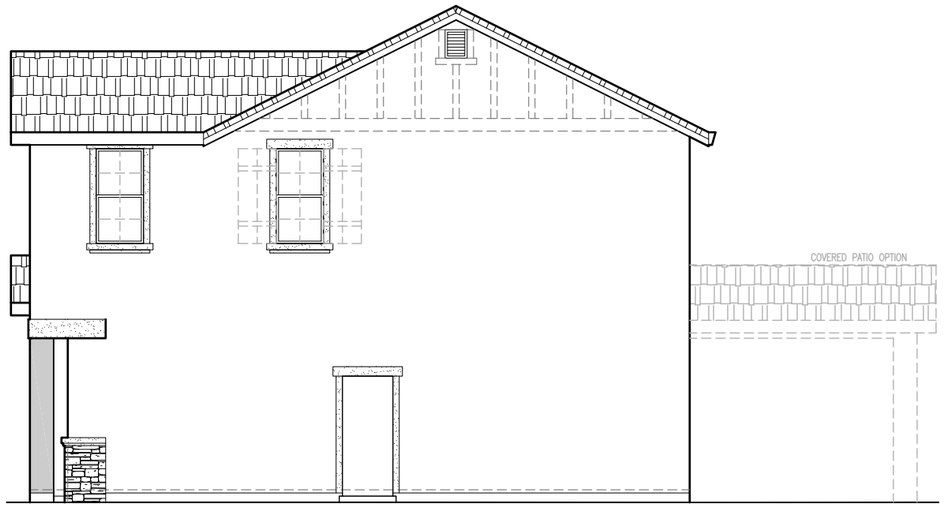
FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



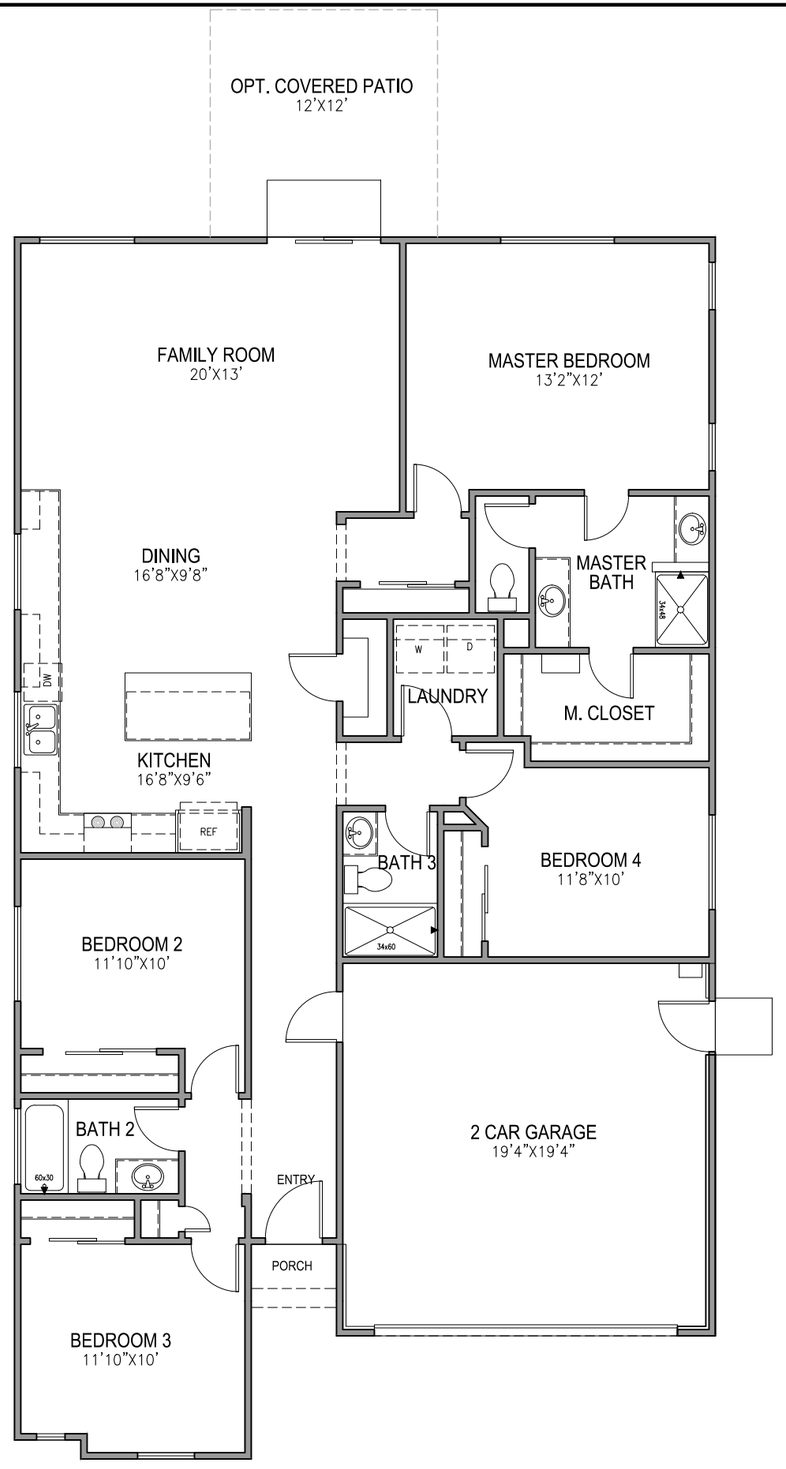
RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

1717 'C' ELEVATIONS

JMC HOMES

John Mourier Construction Inc.
Roseville, California



FIRST FLOOR PLAN

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

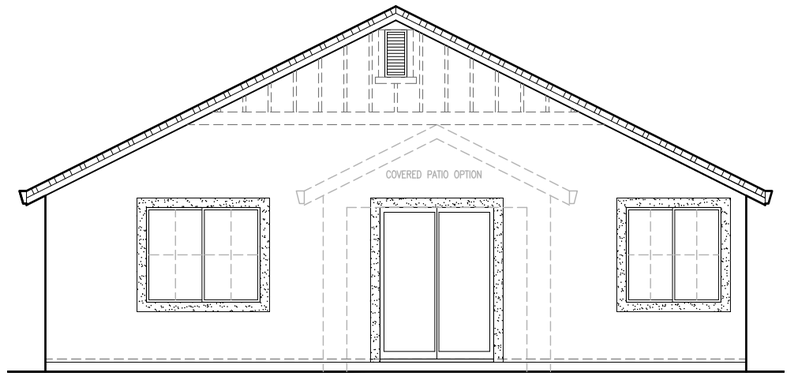
1814 FLOOR PLAN

JMC HOMES

John Mourier Construction Inc.
Roseville, California

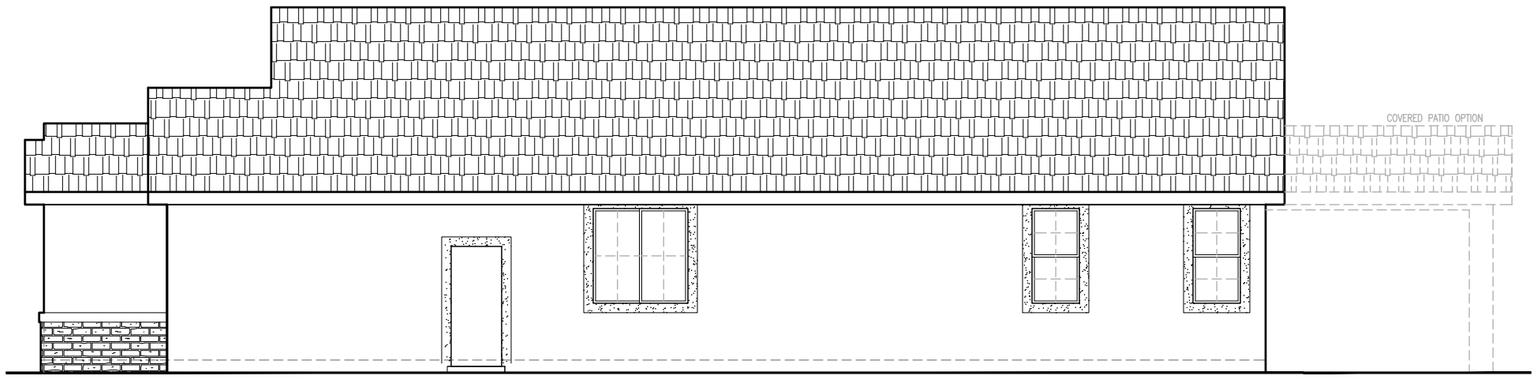


FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"

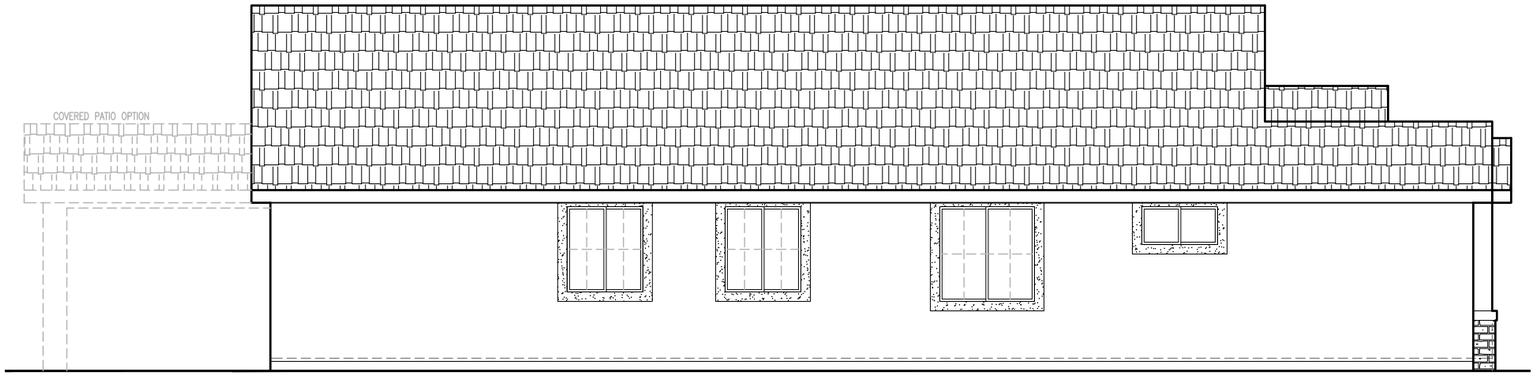


REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"

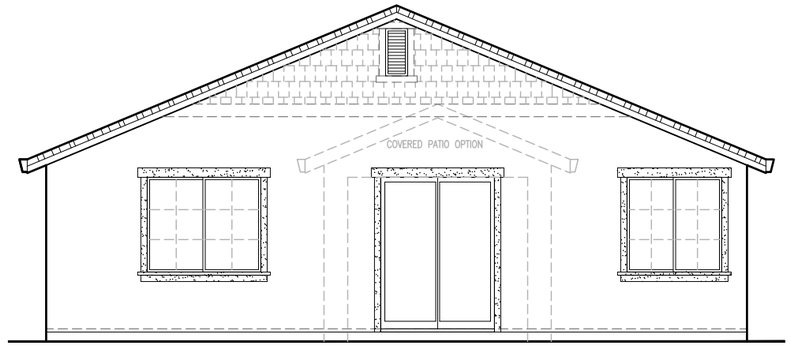
1814 'A' ELEVATIONS

JMC HOMES

John Mourier Construction Inc.
Roseville, California

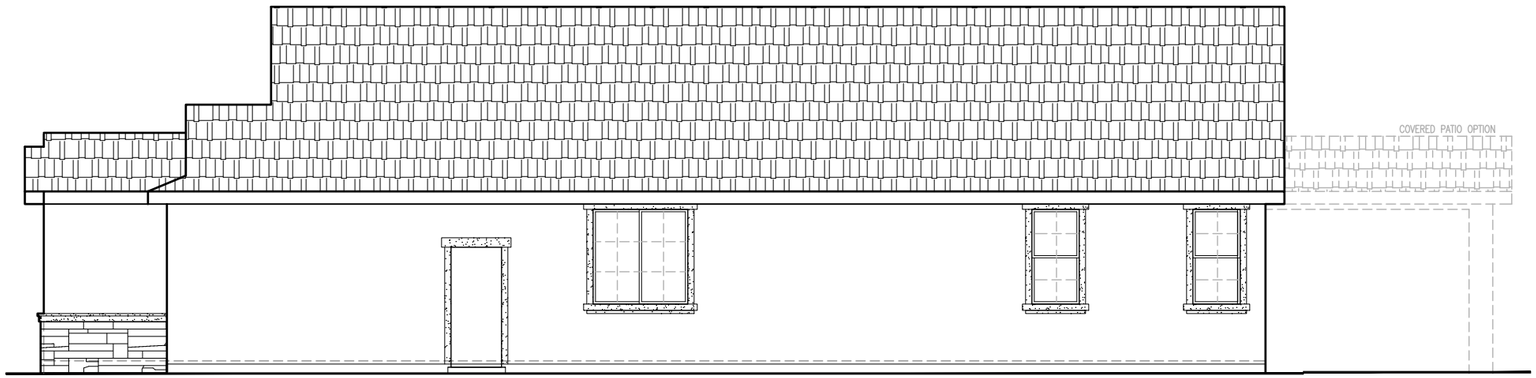


FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"

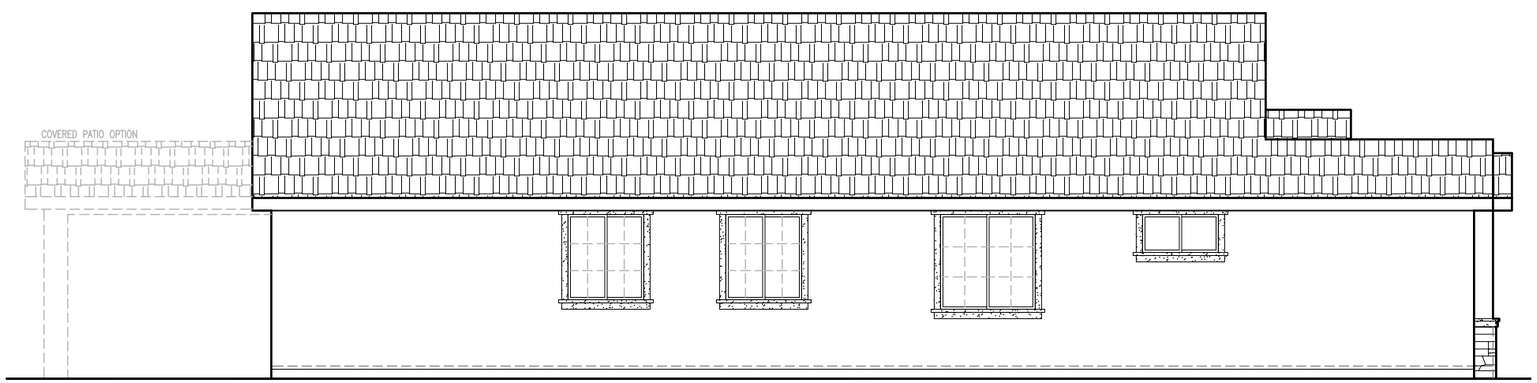


REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

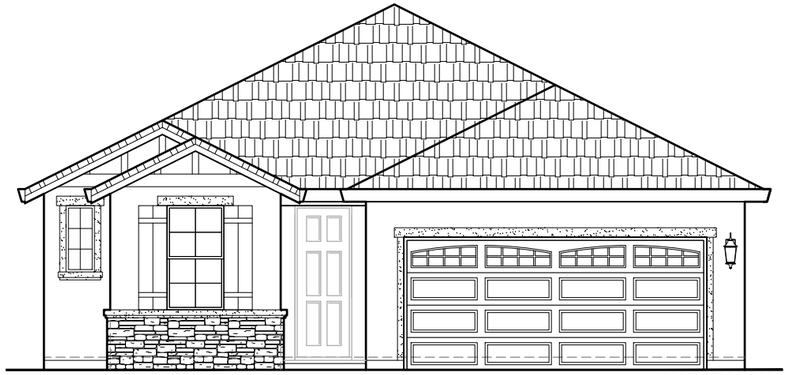


LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

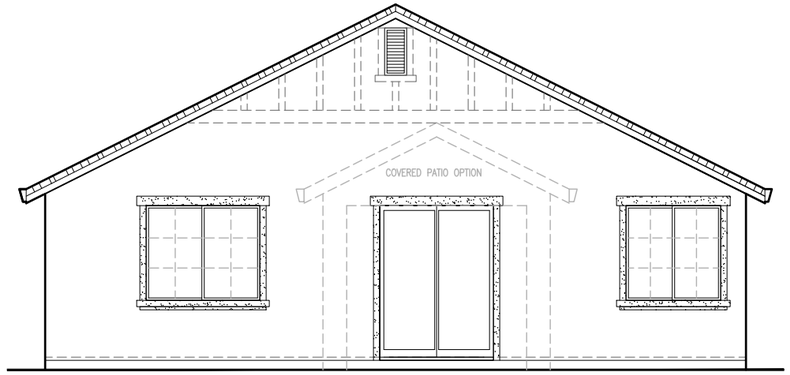
1814 'B' ELEVATIONS

JMC HOMES

John Mourier Construction Inc.
Roseville, California

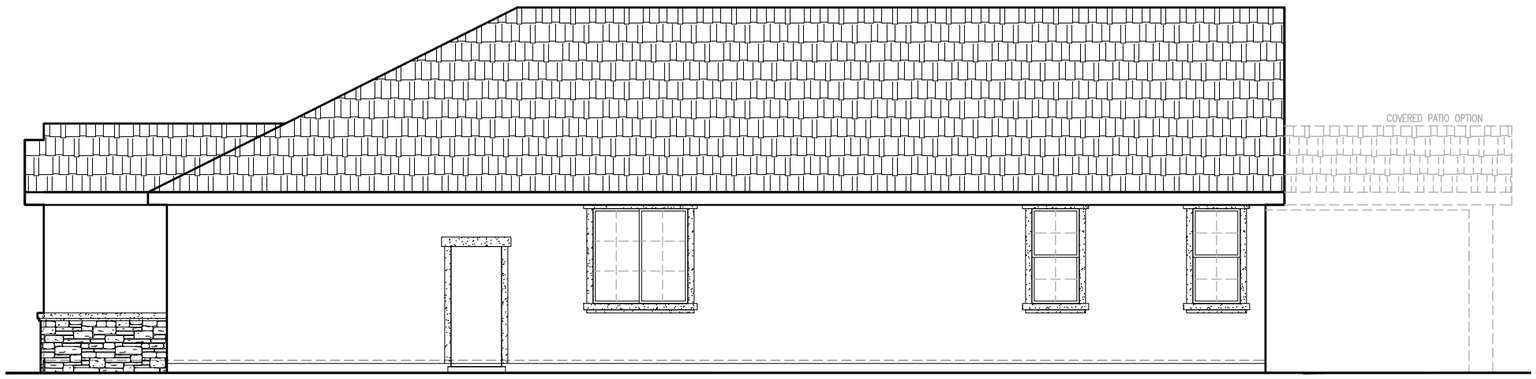


FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"

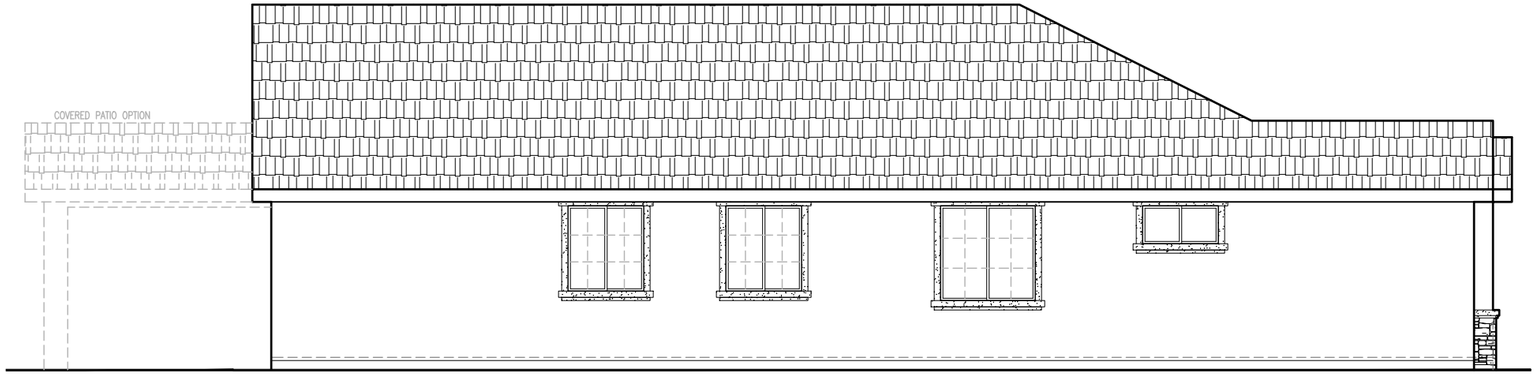


REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

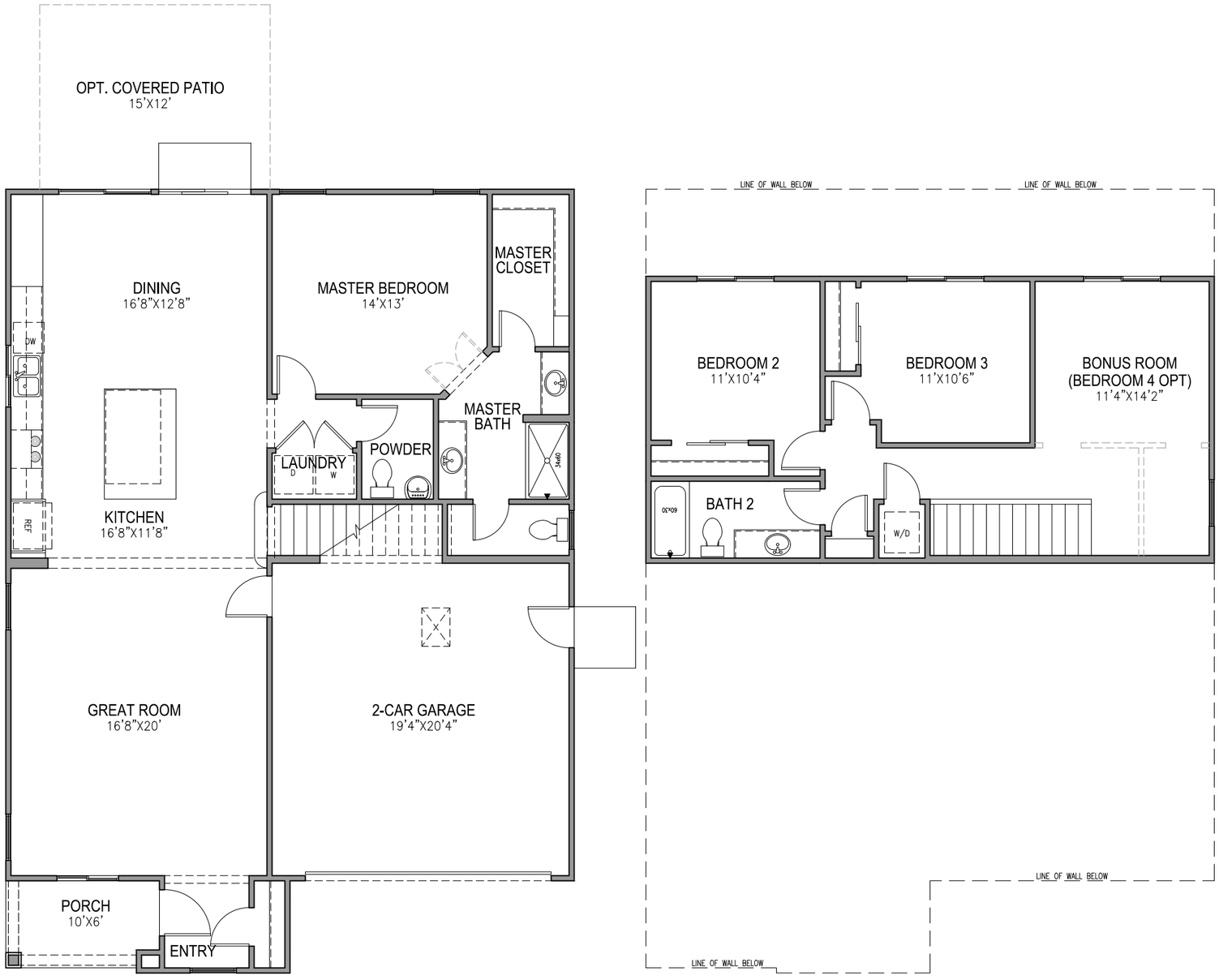


LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

1814 'C' ELEVATIONS

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Roseville, California



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

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

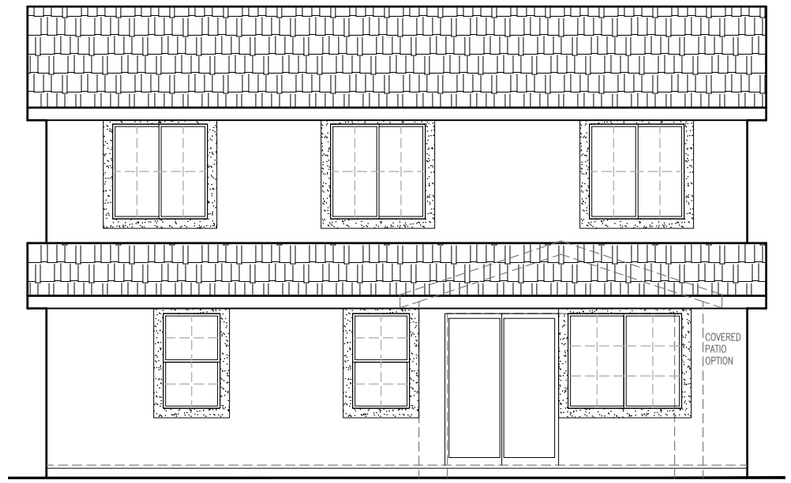
1964 FLOOR PLAN

JMC HOMES

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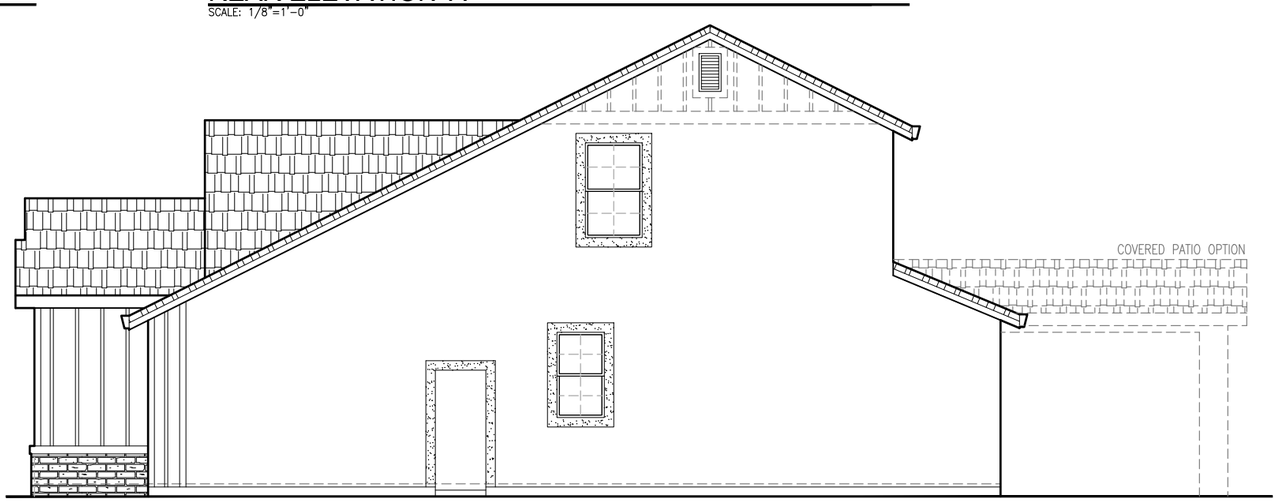


FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"

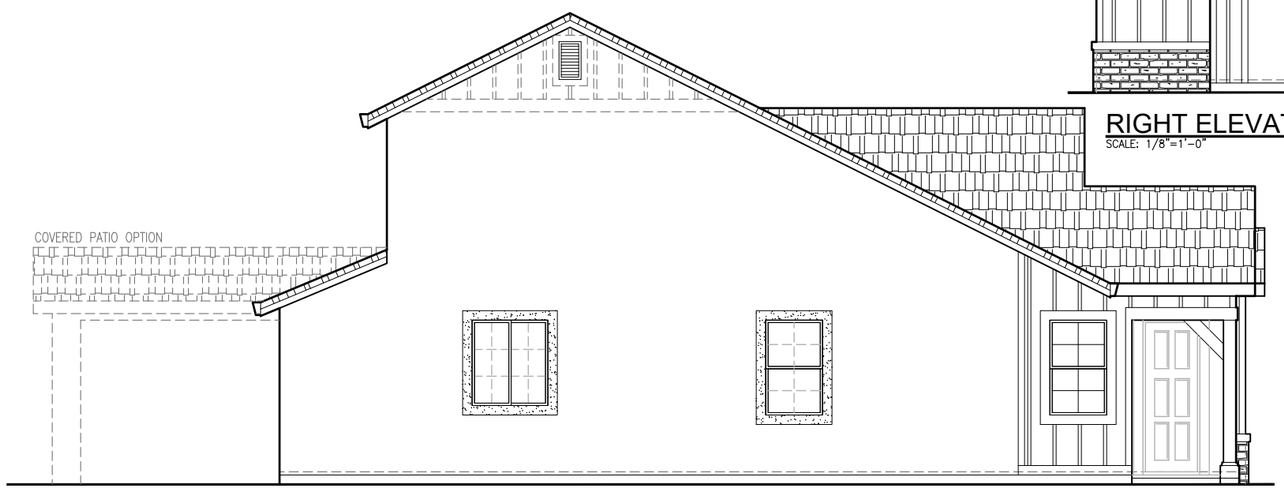


REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"

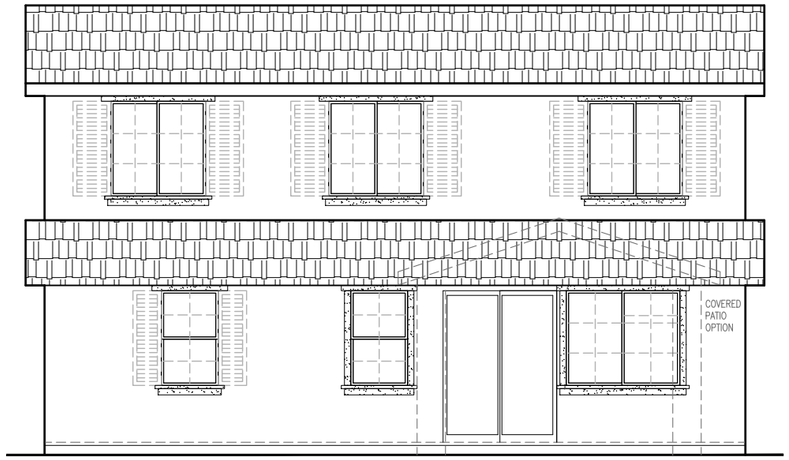
1964 'A' ELEVATIONS

JMC HOMES

John Mourier Construction Inc.
Roseville, California

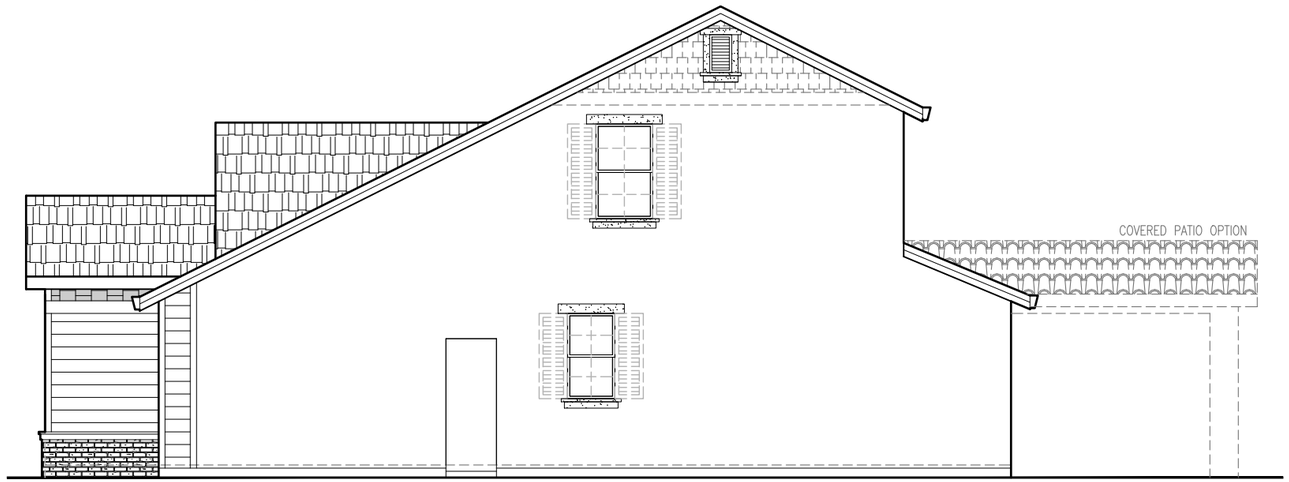


FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"

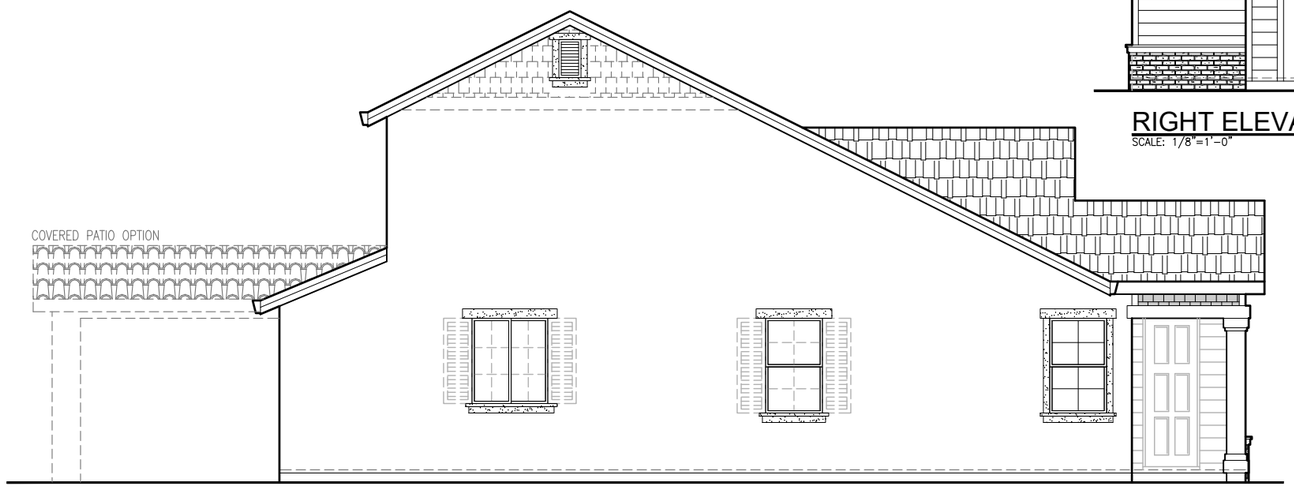


REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

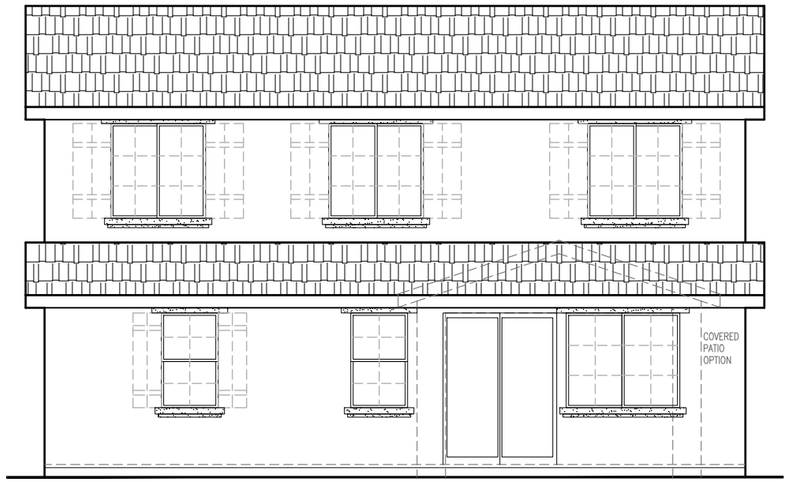
1964 'B' ELEVATIONS

JMC HOMES

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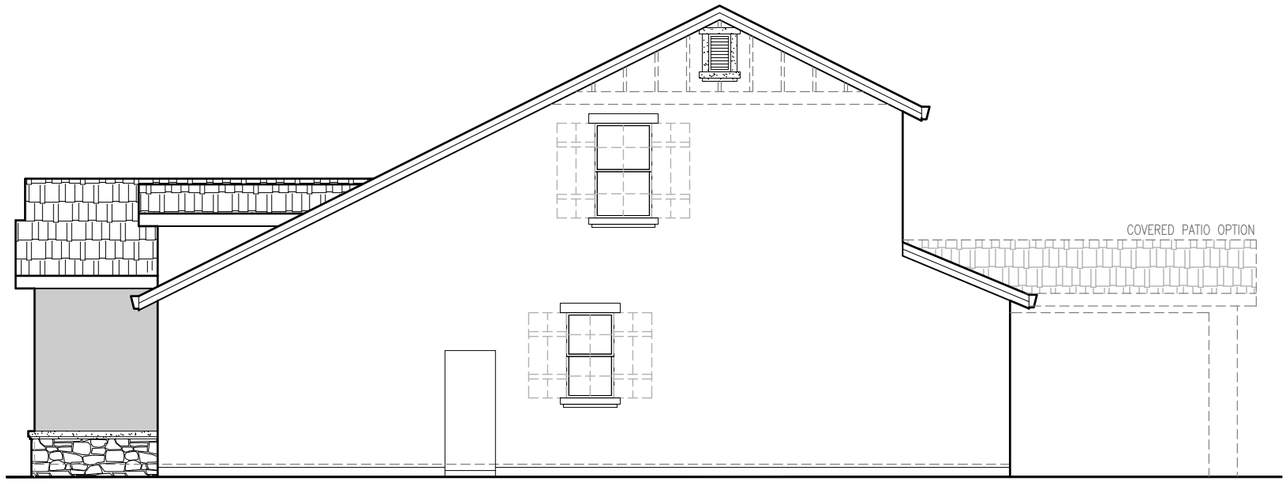


FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"

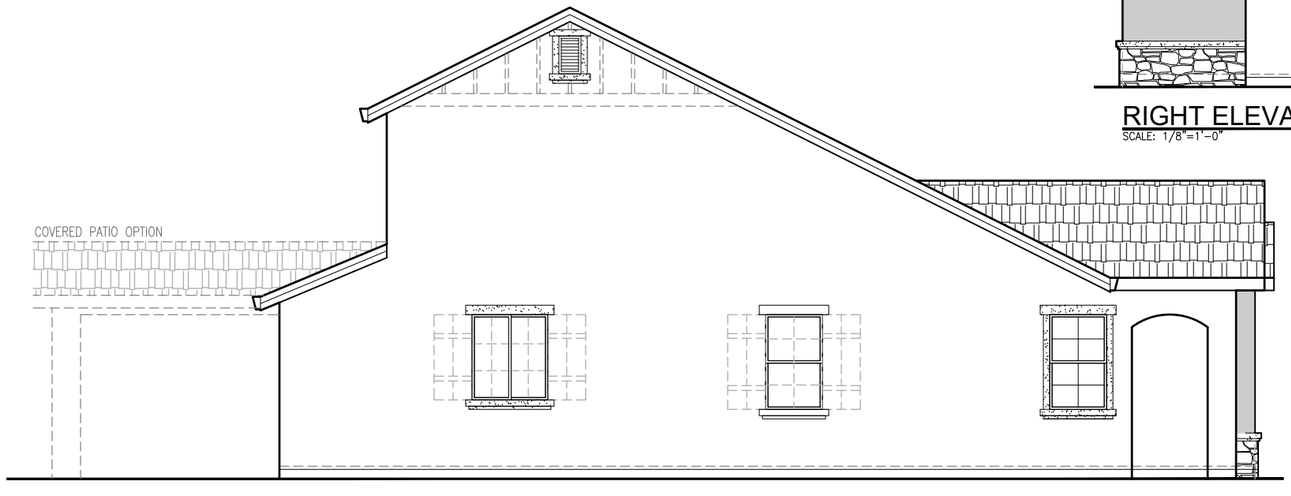


REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

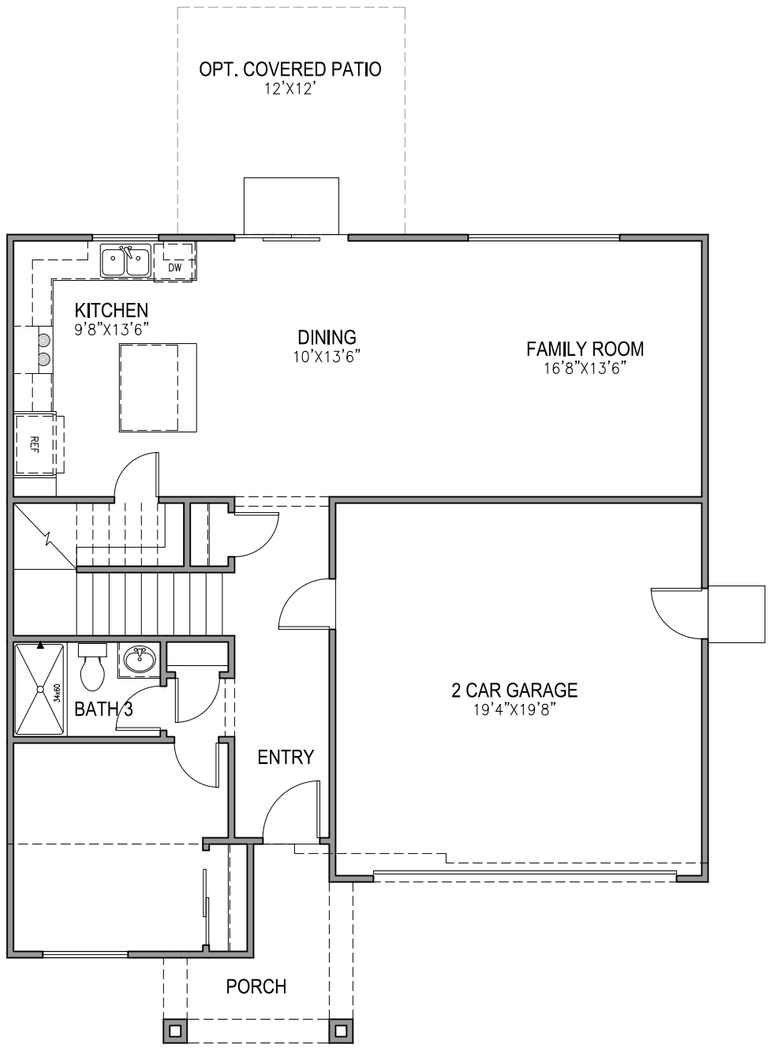


LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

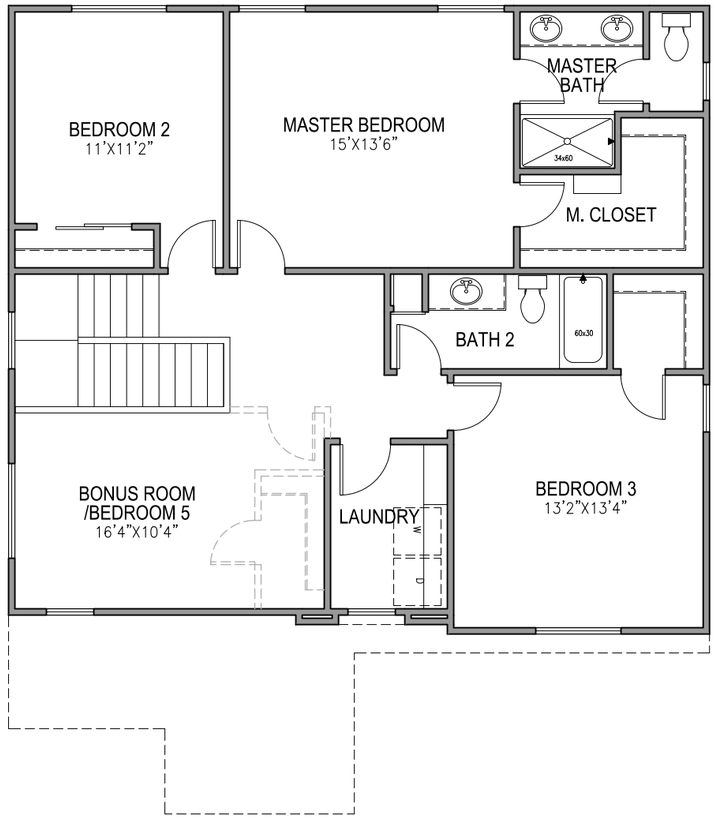
1964 'C' ELEVATIONS

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



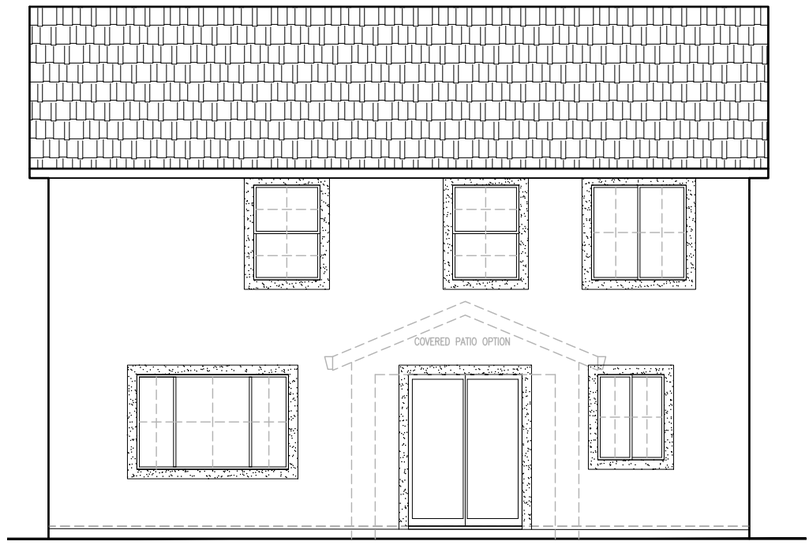
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

2051 FLOOR PLAN

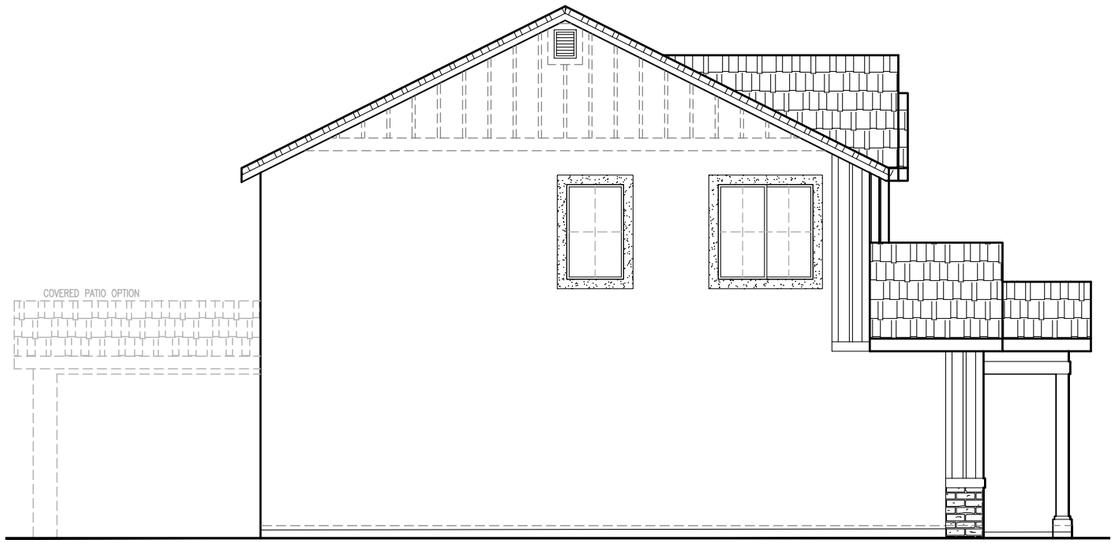
JMC HOMES
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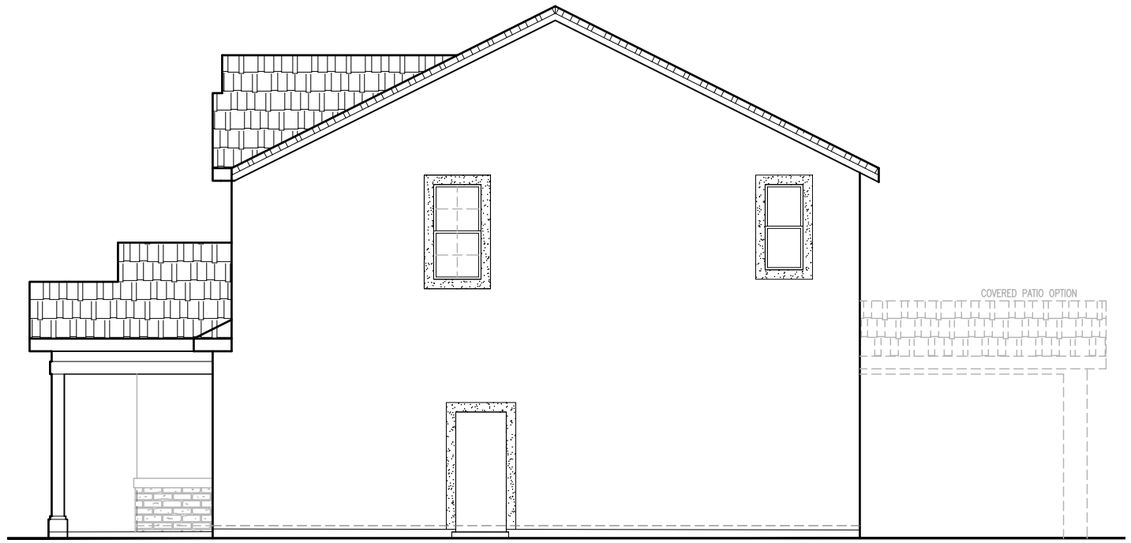
FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

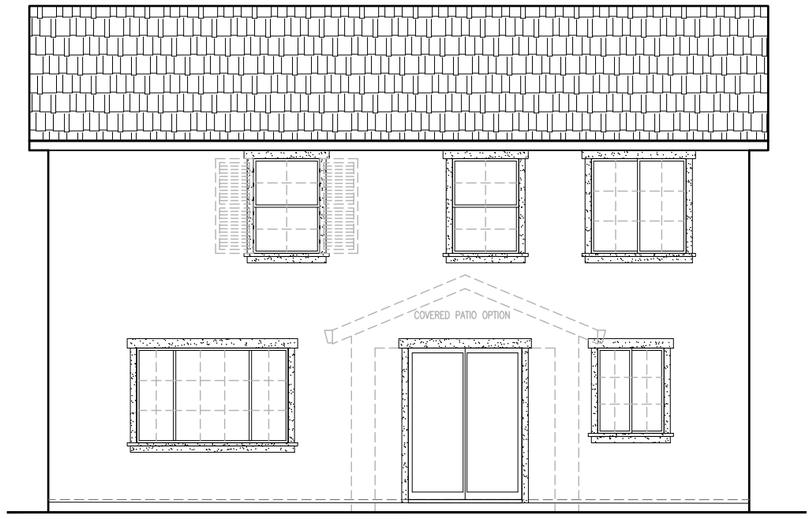
2051 'A' ELEVATIONS

JMC HOMES

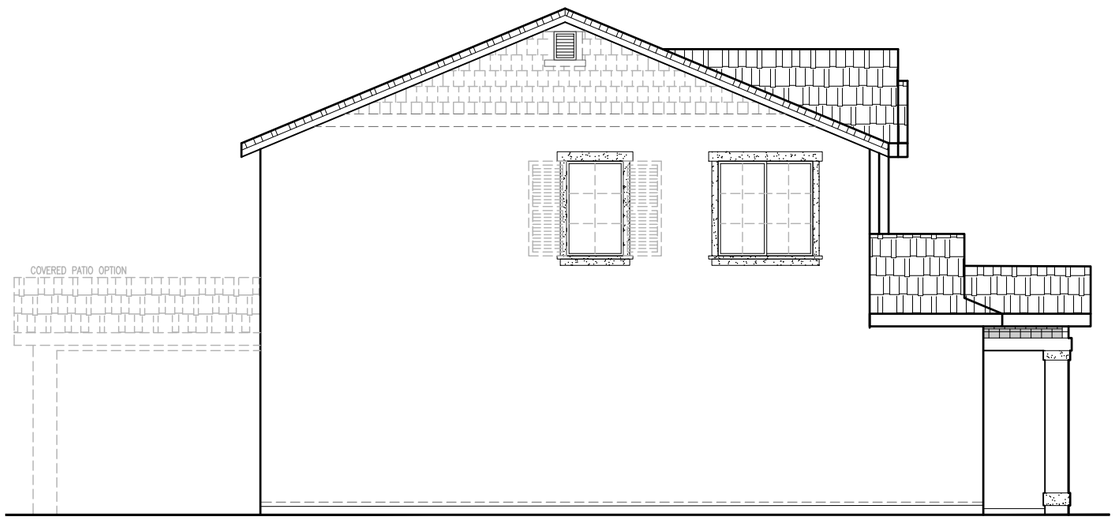
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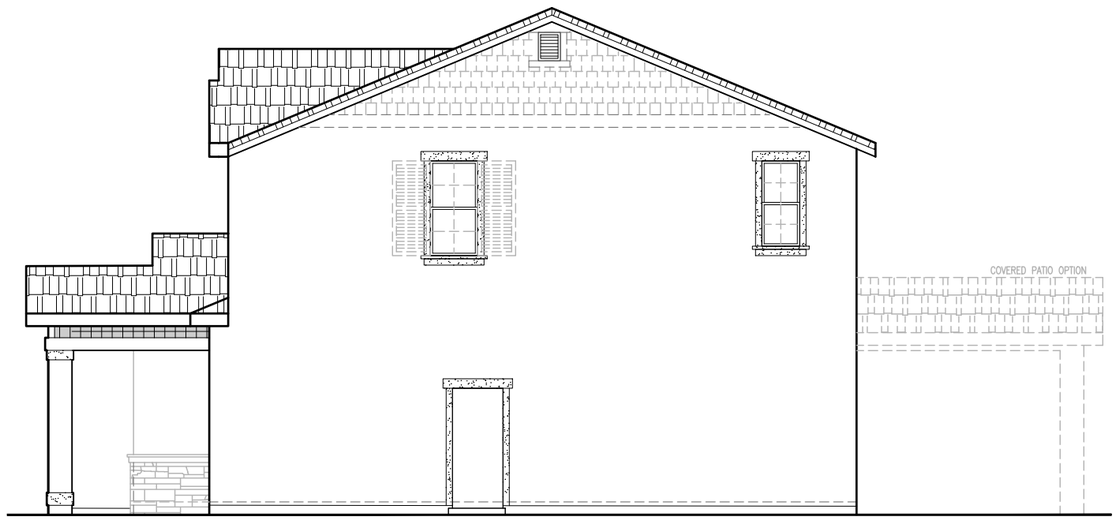
FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

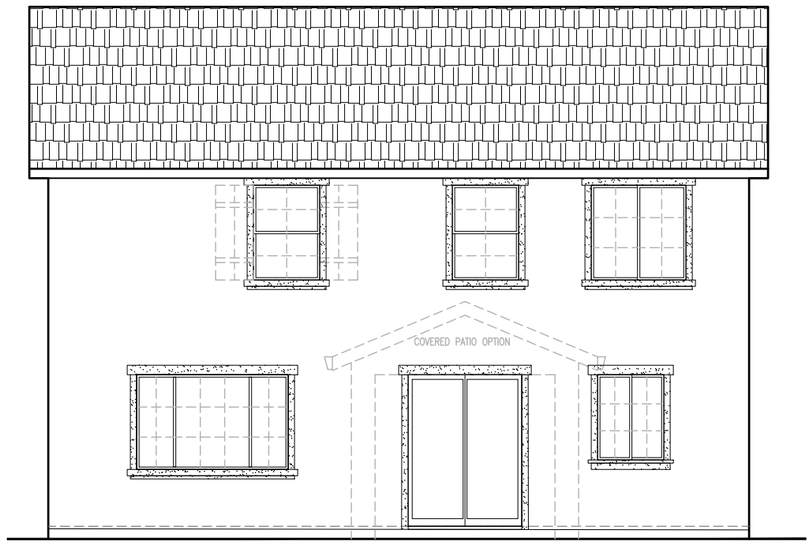
2051 'B' ELEVATIONS

JMC HOMES

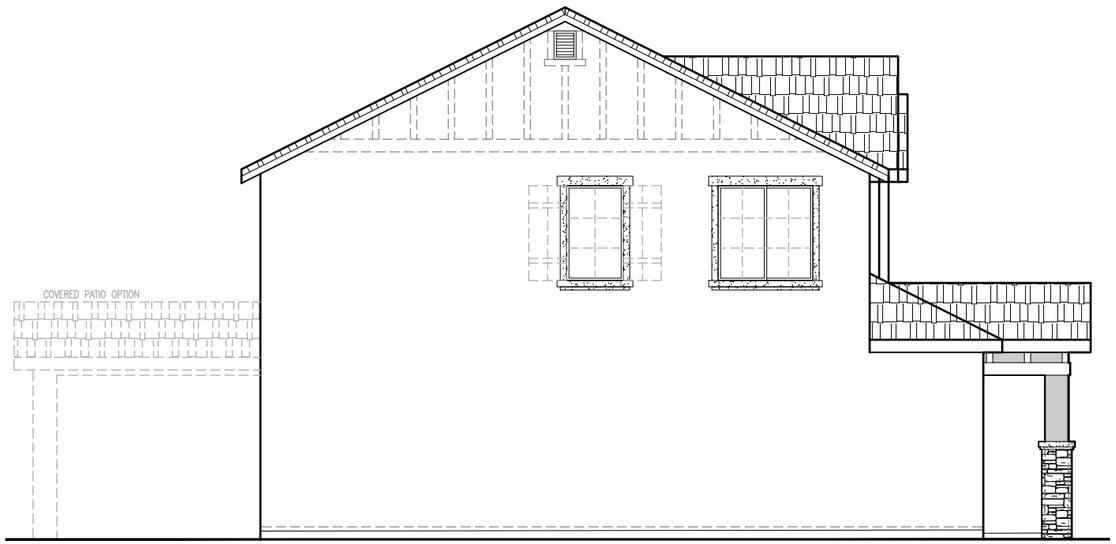
John Mourier Construction Inc.
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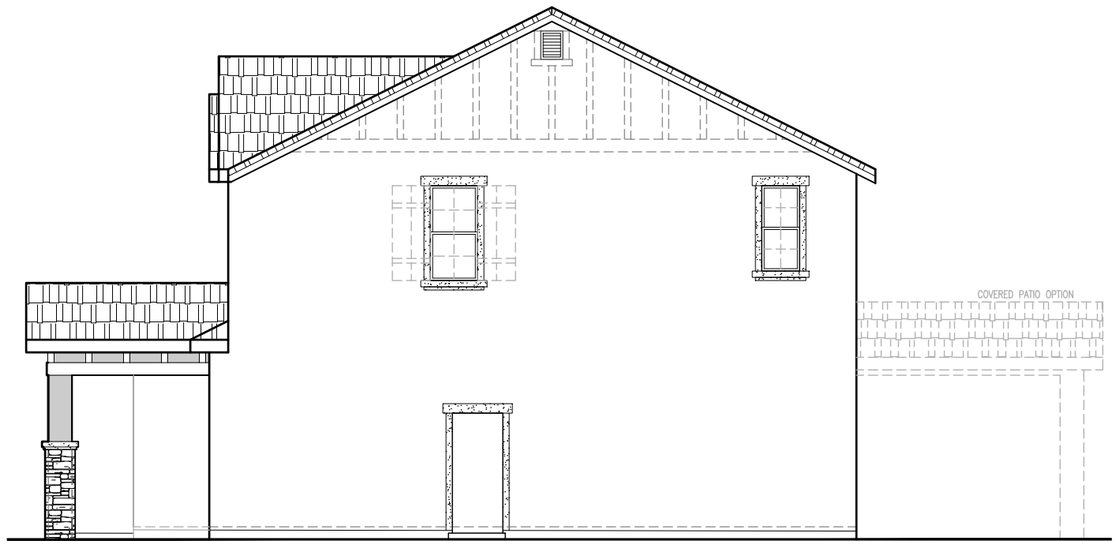
FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



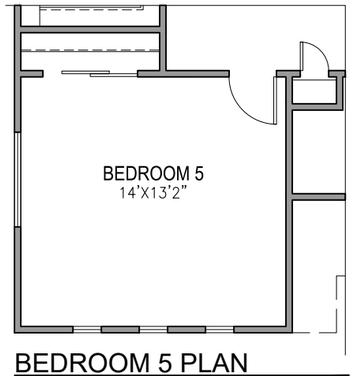
RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

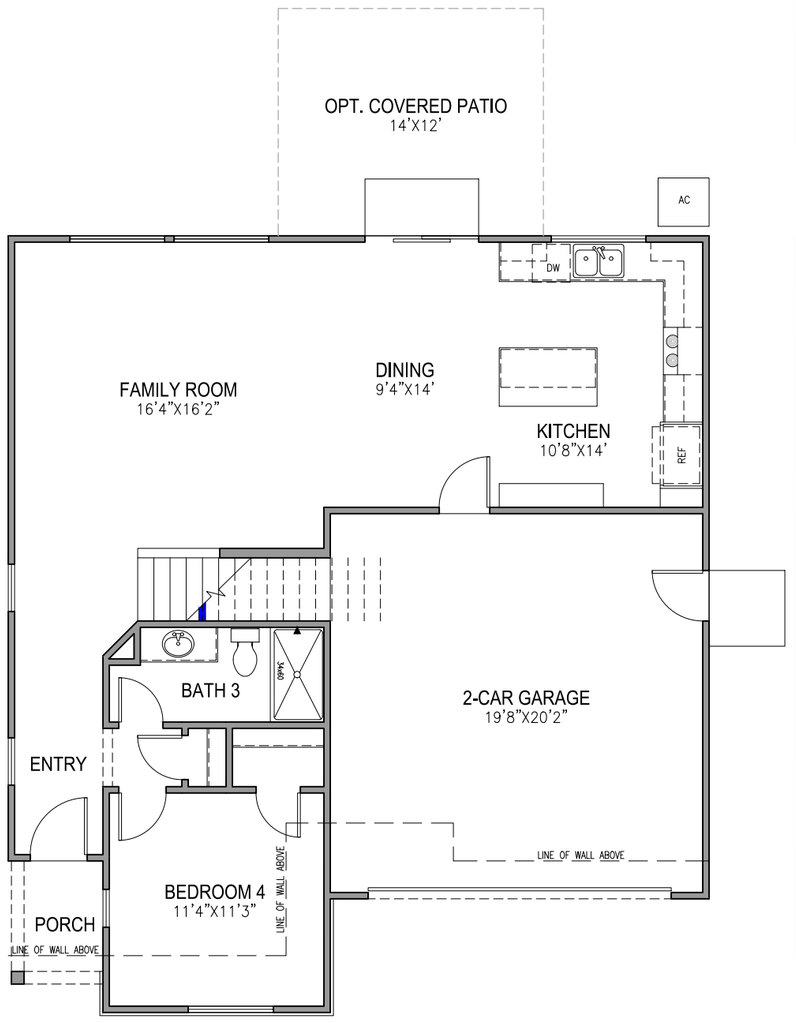
2051 'C' ELEVATIONS

JMC HOMES

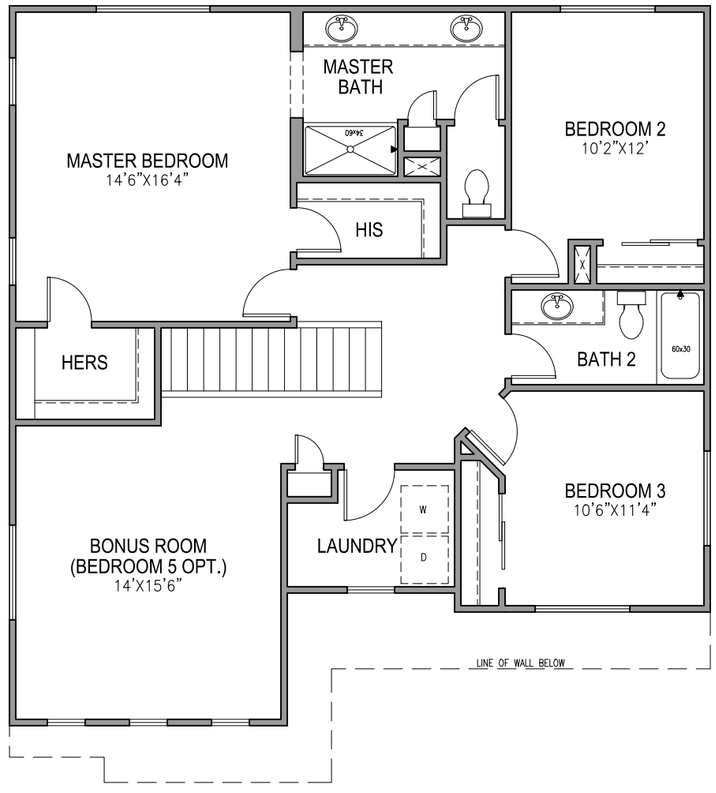
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BEDROOM 5 PLAN
SCALE: 1/8"=1'-0"



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



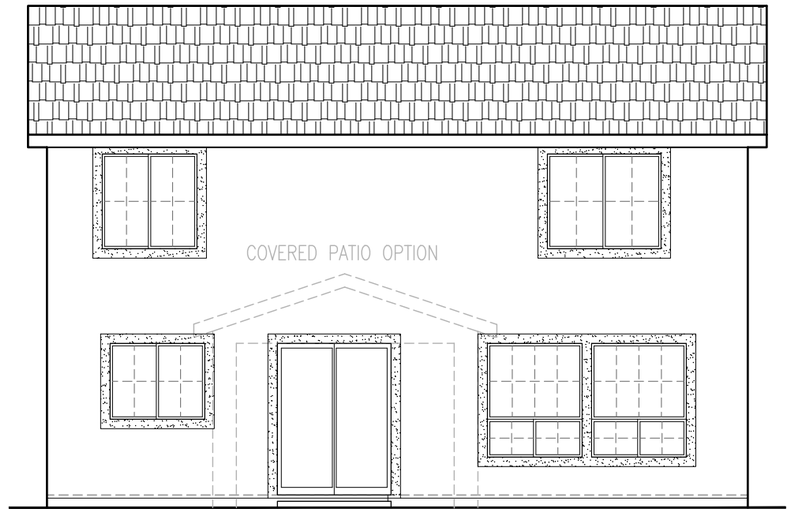
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

2184 FLOOR PLAN

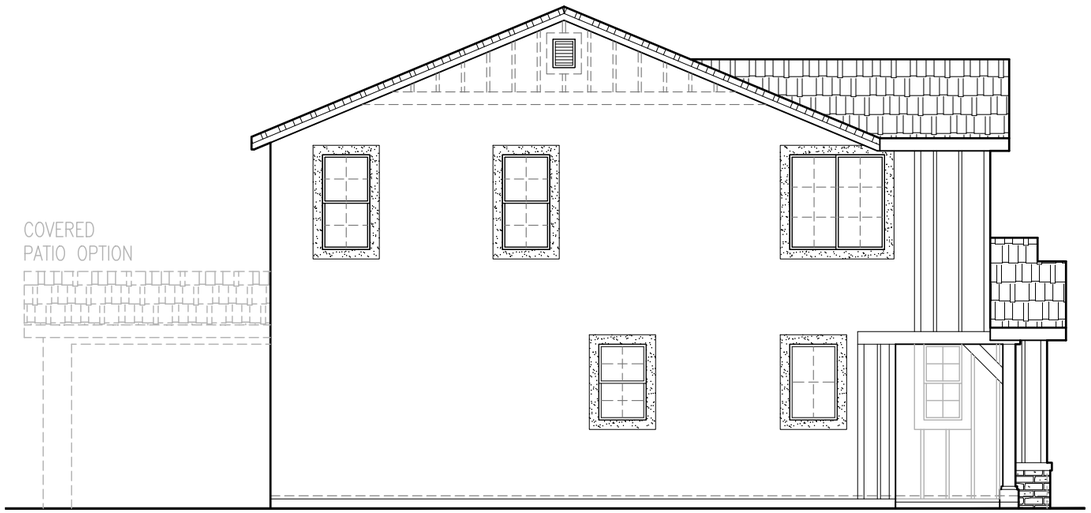
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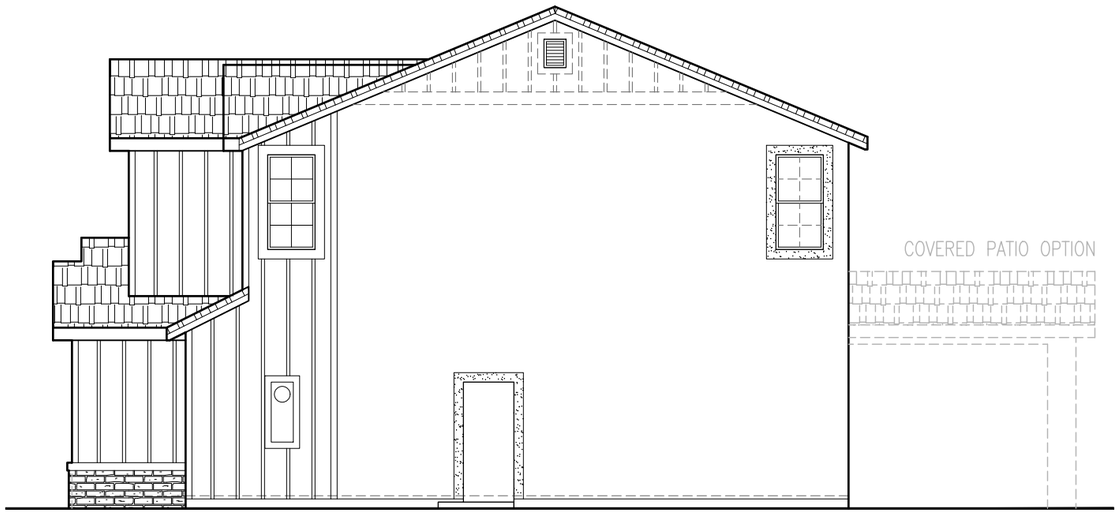
FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

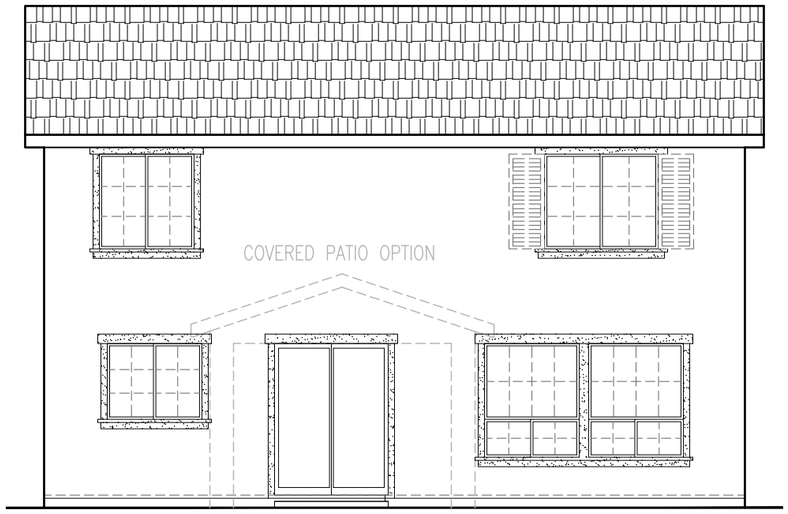
2184 'A' ELEVATIONS

JMC HOMES

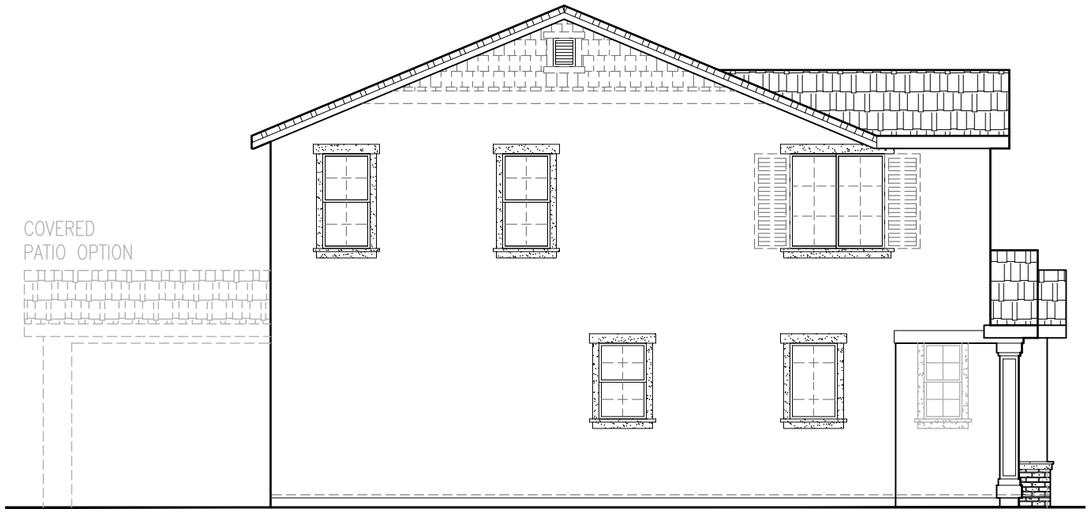
John Mourier Construction Inc.
Roseville, California



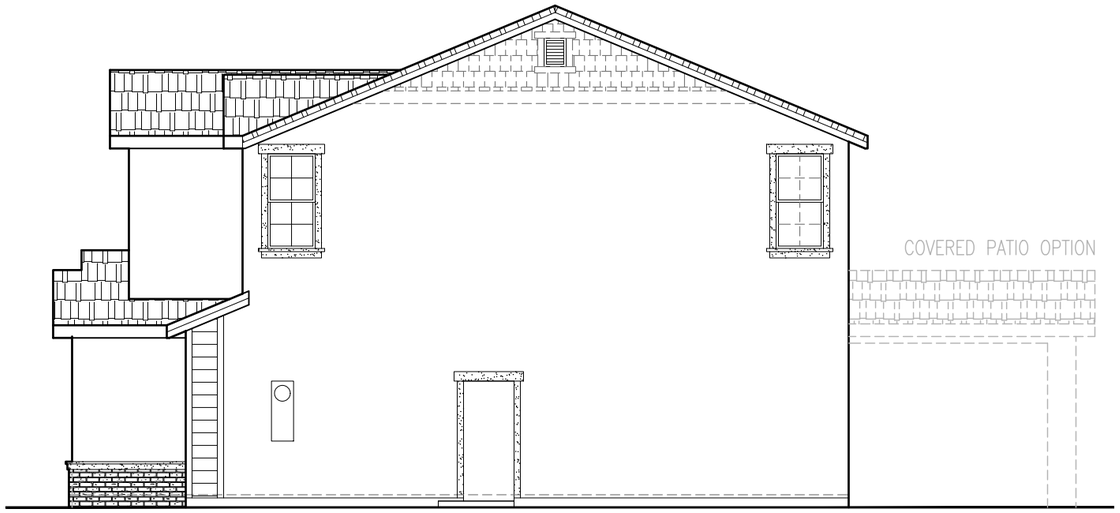
FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

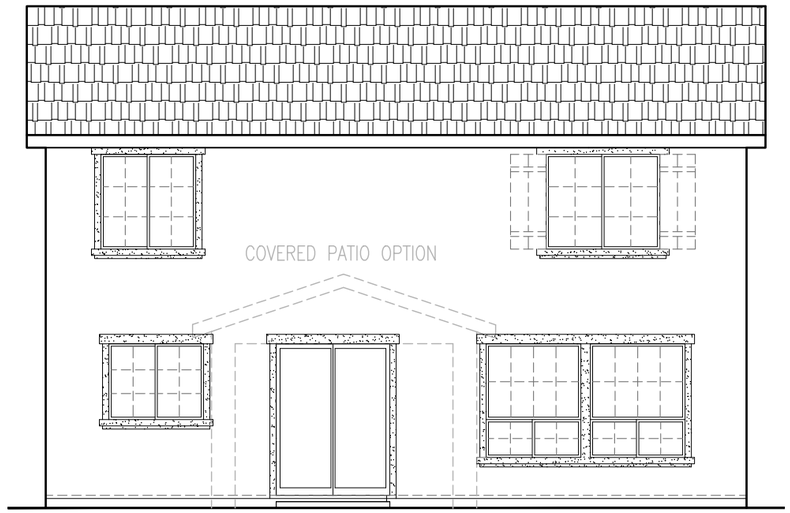
SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

2184 'B' ELEVATIONS

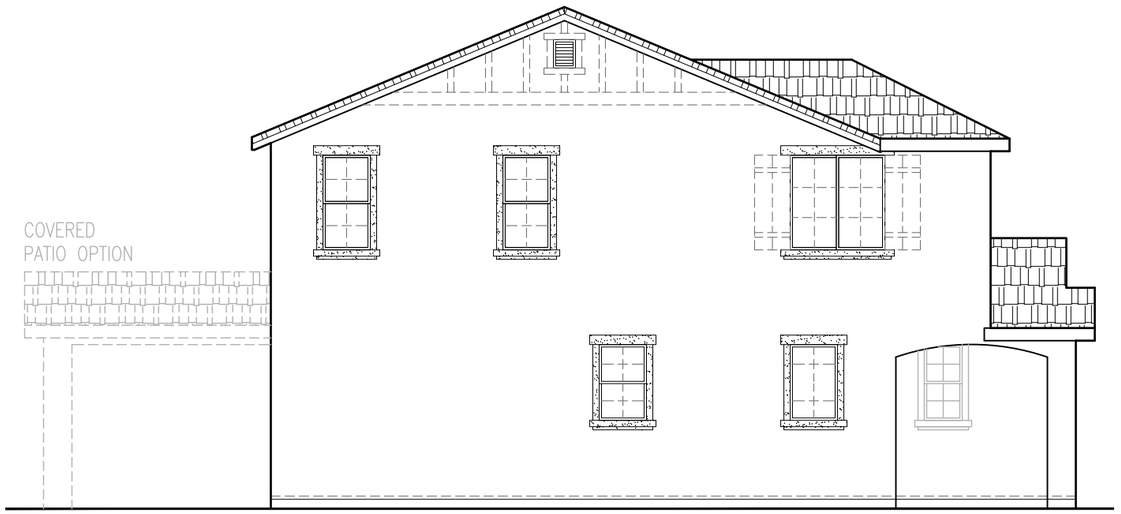
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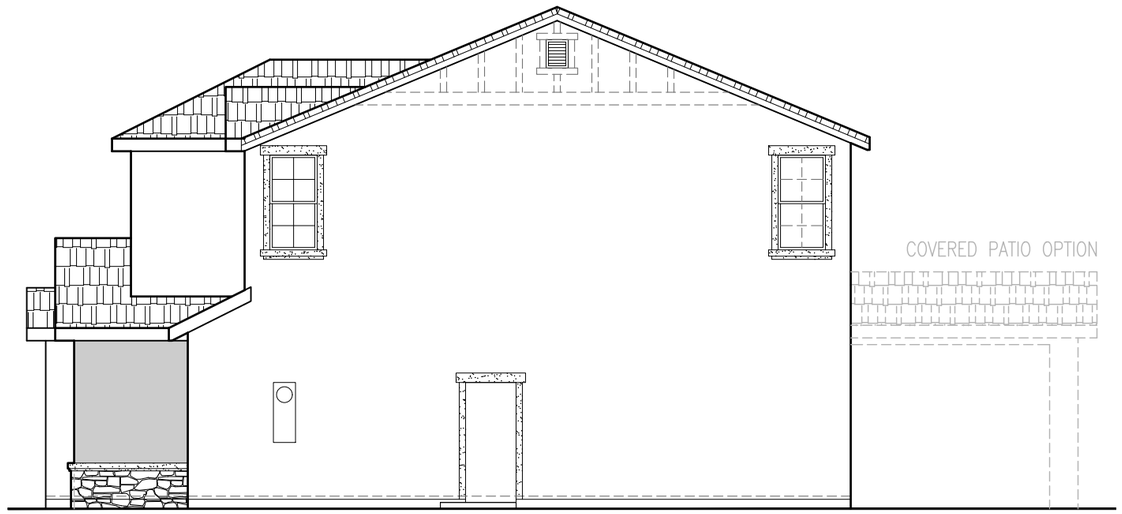
FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



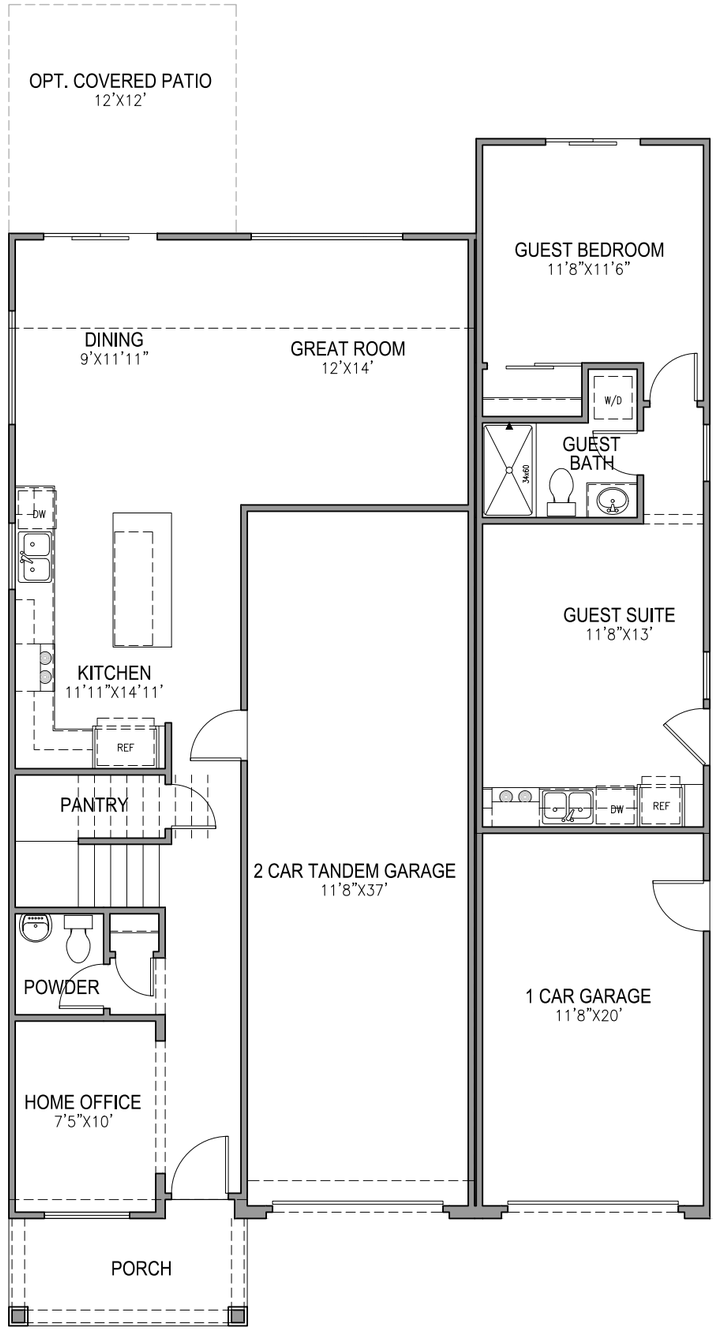
RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

2184 'C' ELEVATIONS

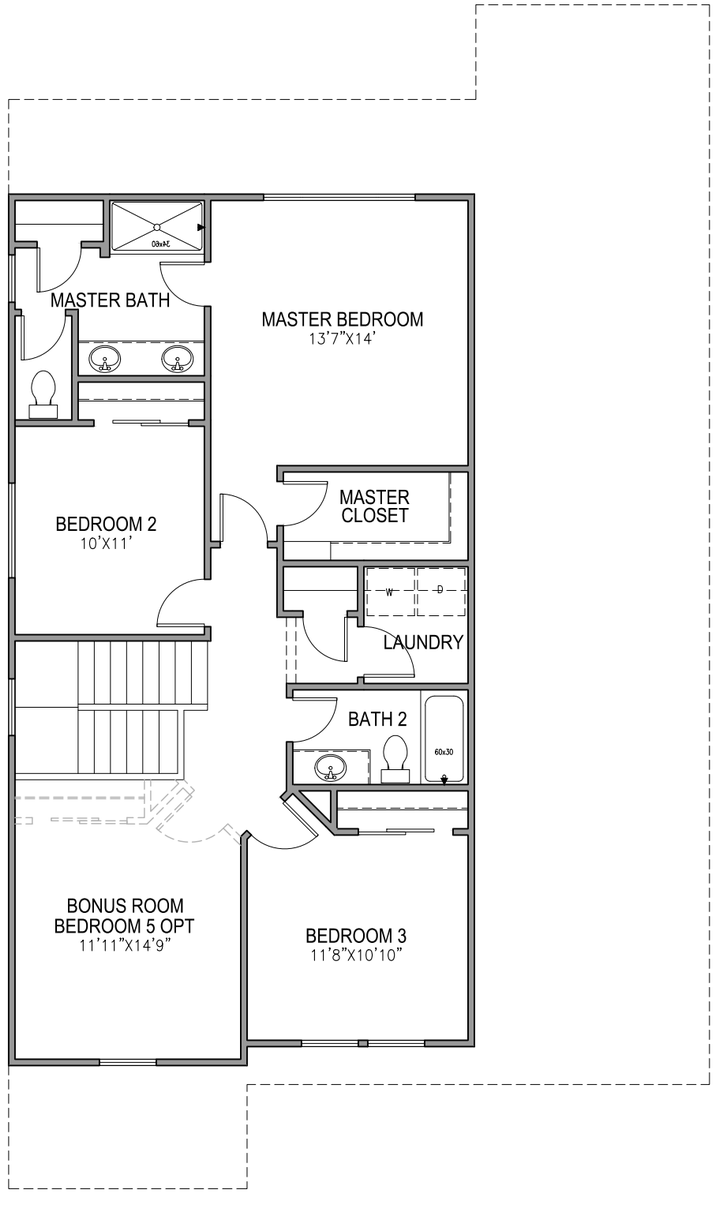
JMC HOMES

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FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

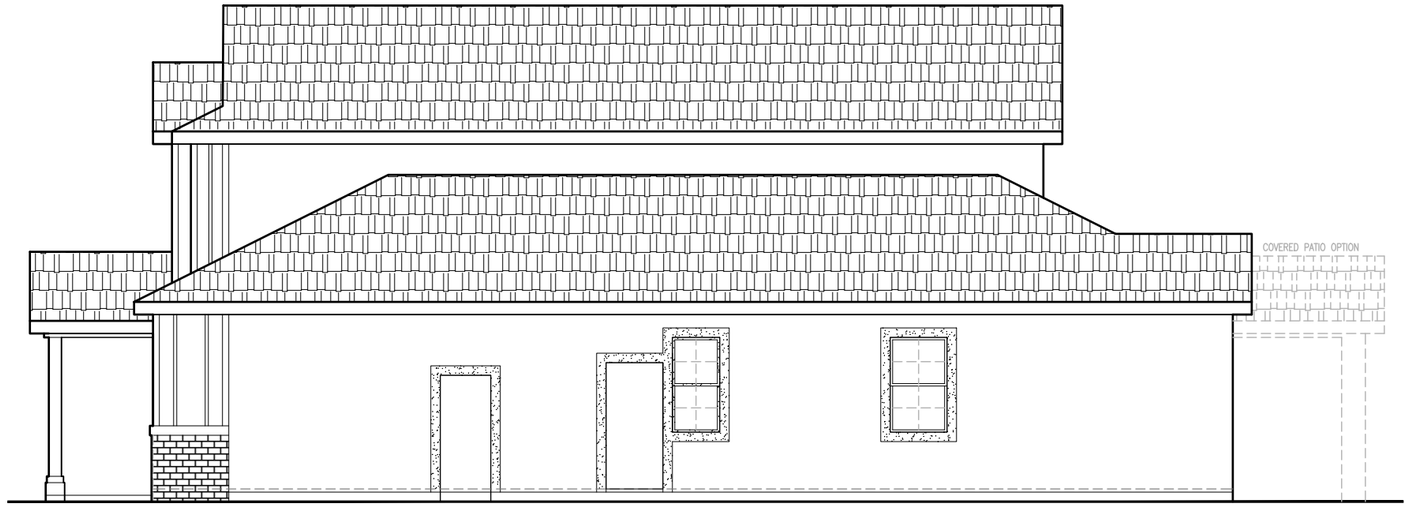
2340 FLOOR PLAN

JMC HOMES

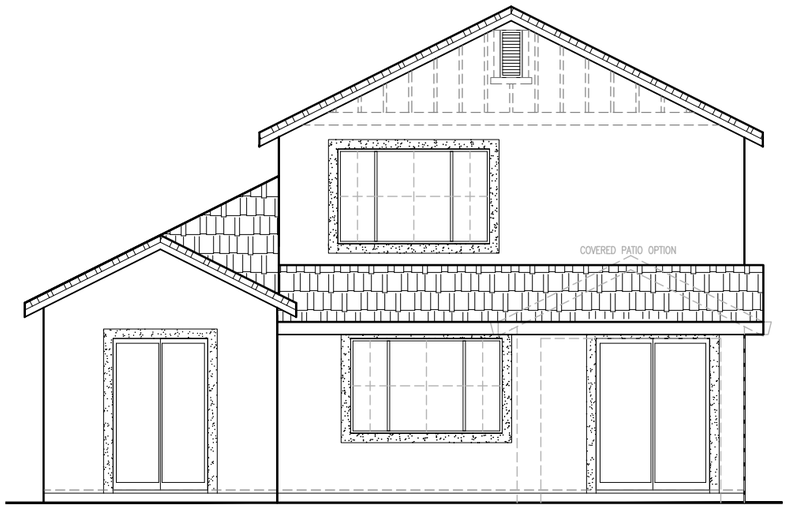
John Mourier Construction Inc.
Roseville, California



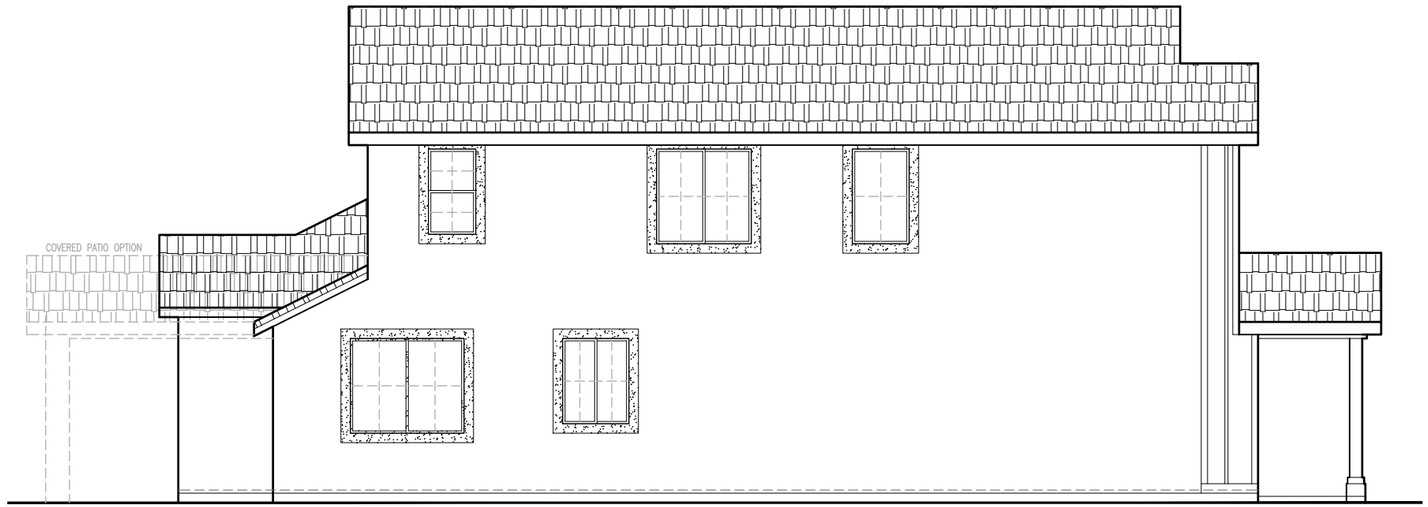
FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

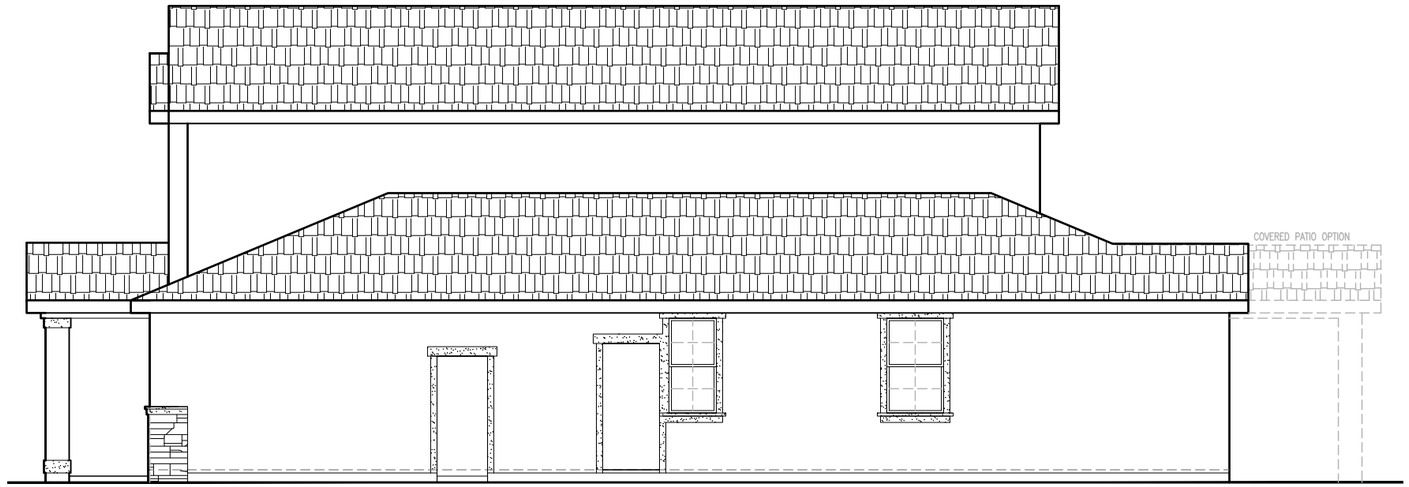
2340 'A' ELEVATIONS

JMC HOMES

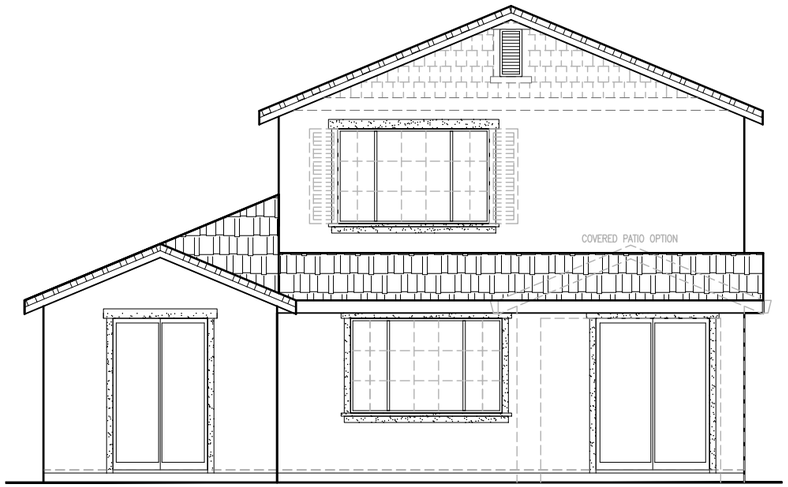
John Mourier Construction Inc.
Roseville, California



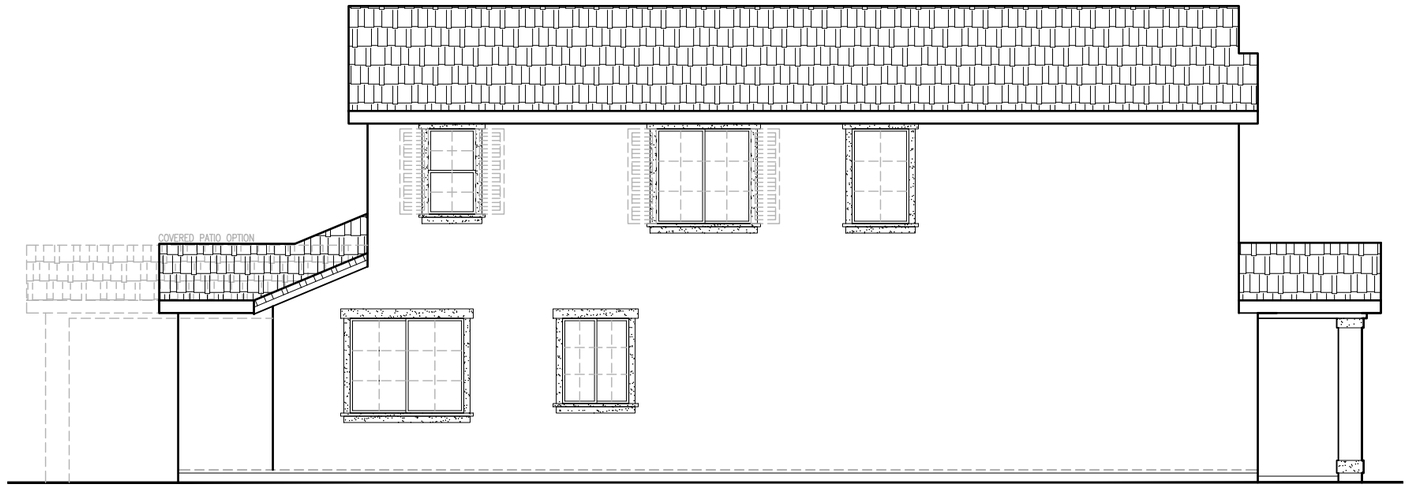
FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

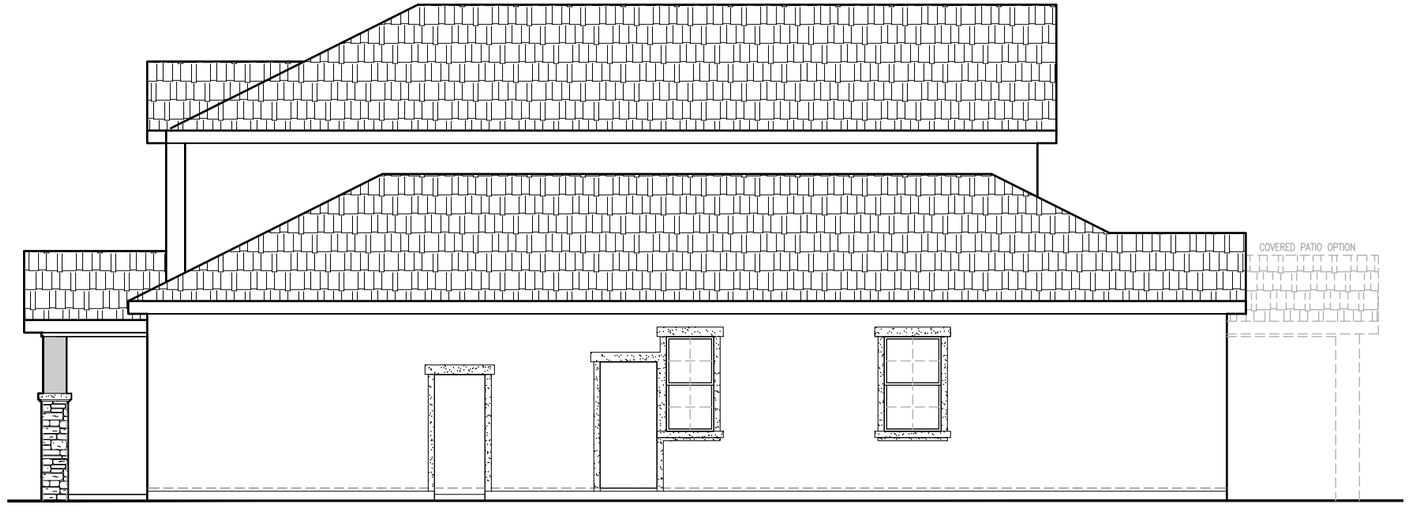
2340 'B' ELEVATIONS

JMC HOMES

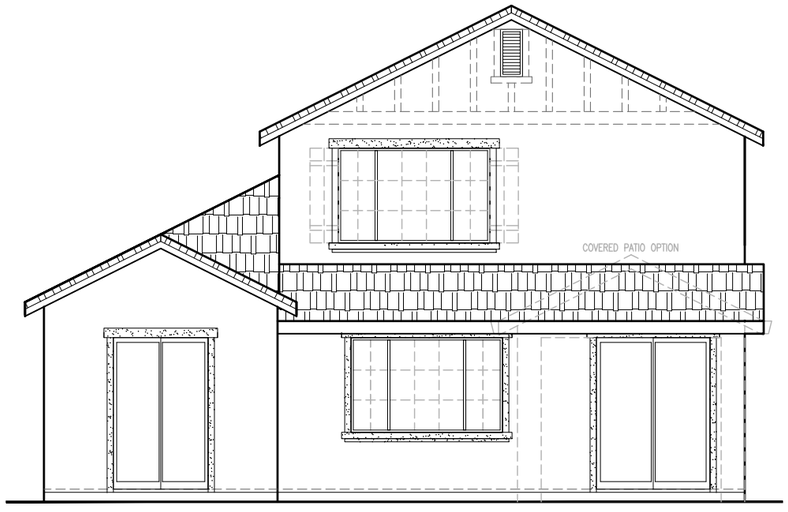
John Mourier Construction Inc.
Roseville, California



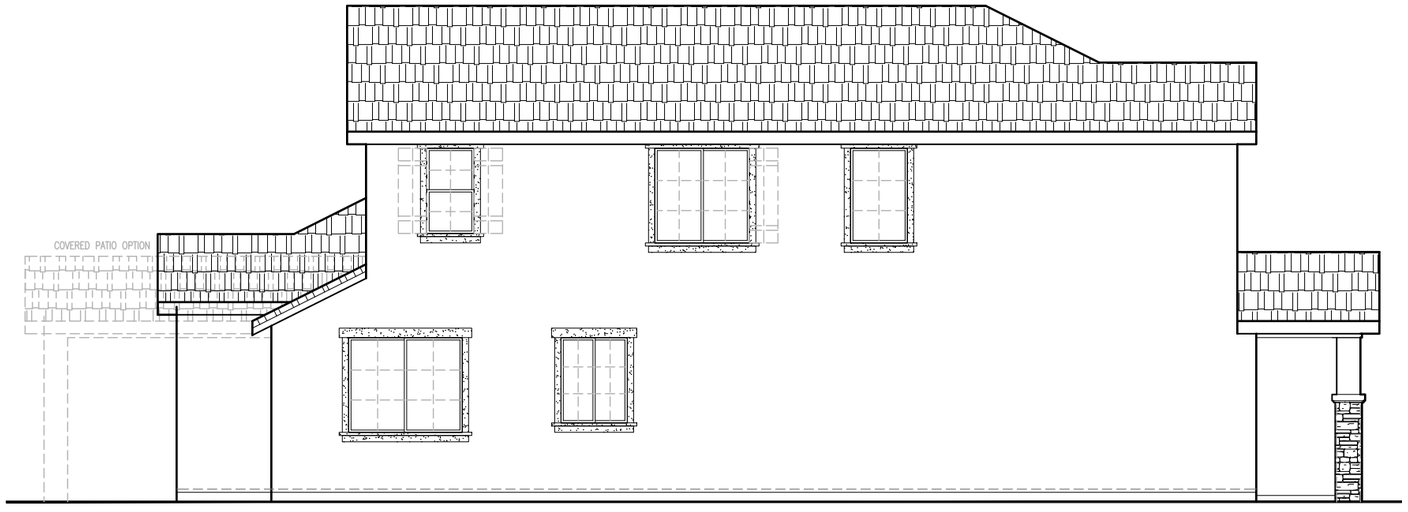
FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

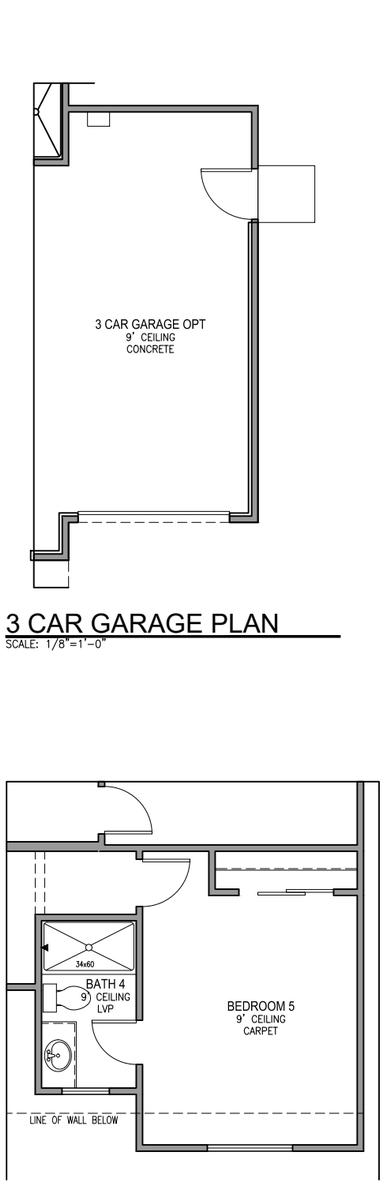
SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

2340 'C' ELEVATIONS

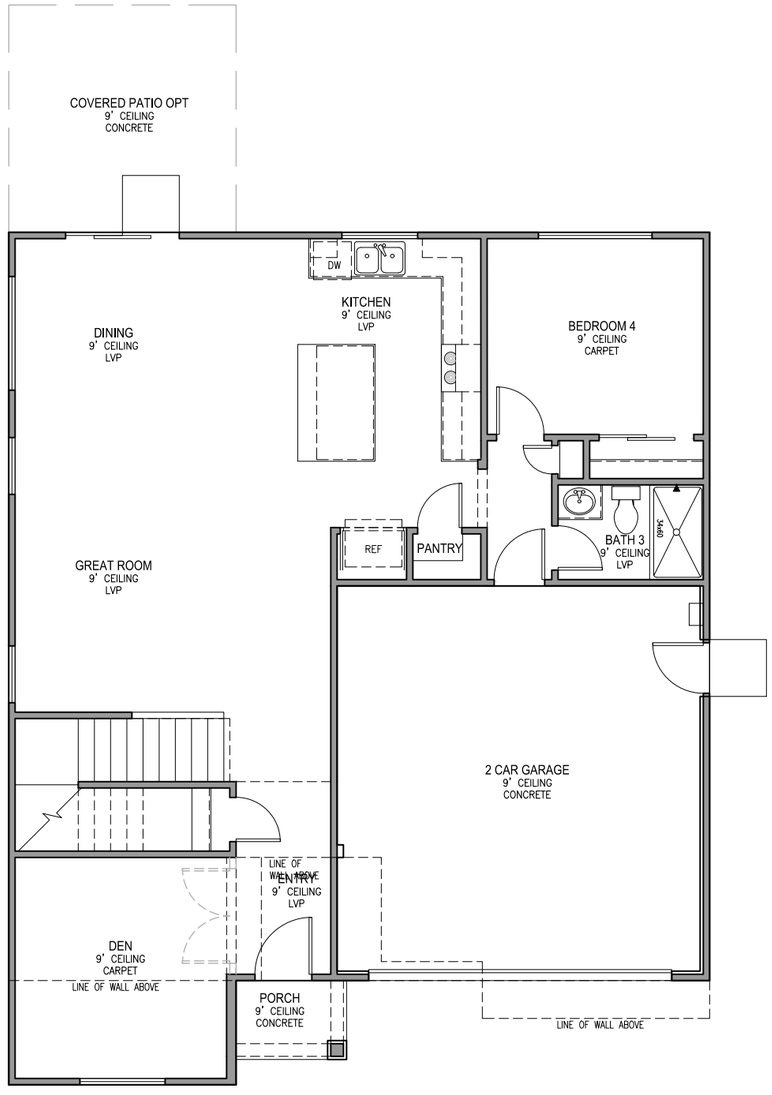
JMC HOMES

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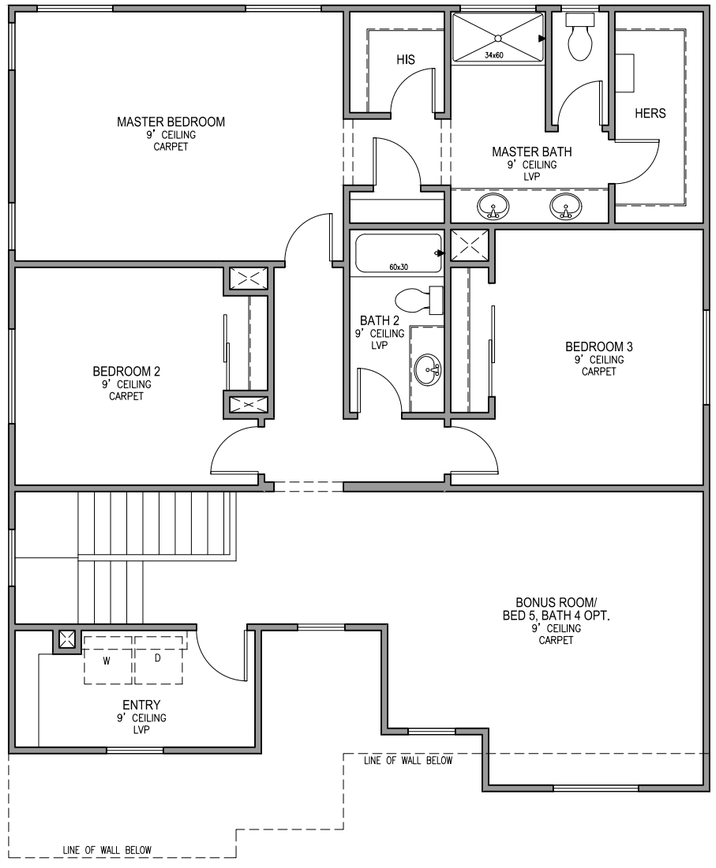
3 CAR GARAGE PLAN
SCALE: 1/8"=1'-0"



BEDROOM 5 PLAN
SCALE: 1/8"=1'-0"



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



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

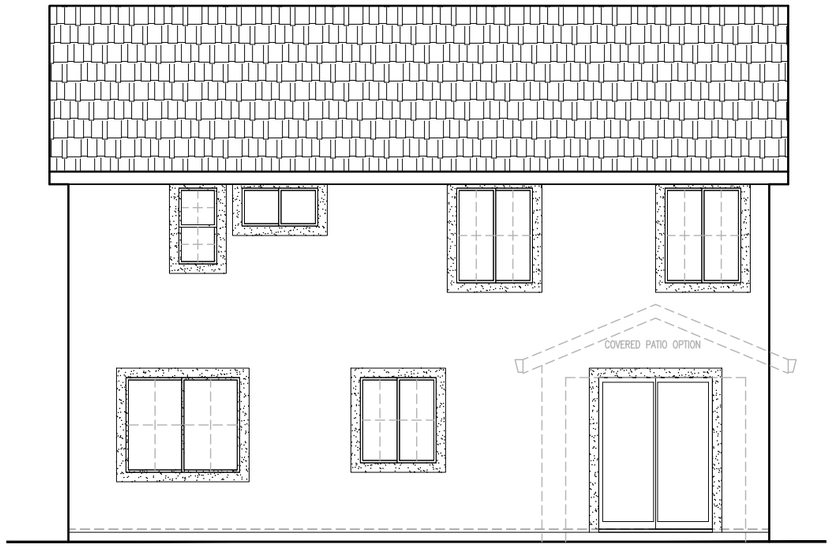
2492 FLOOR PLAN

JMC HOMES

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Roseville, California



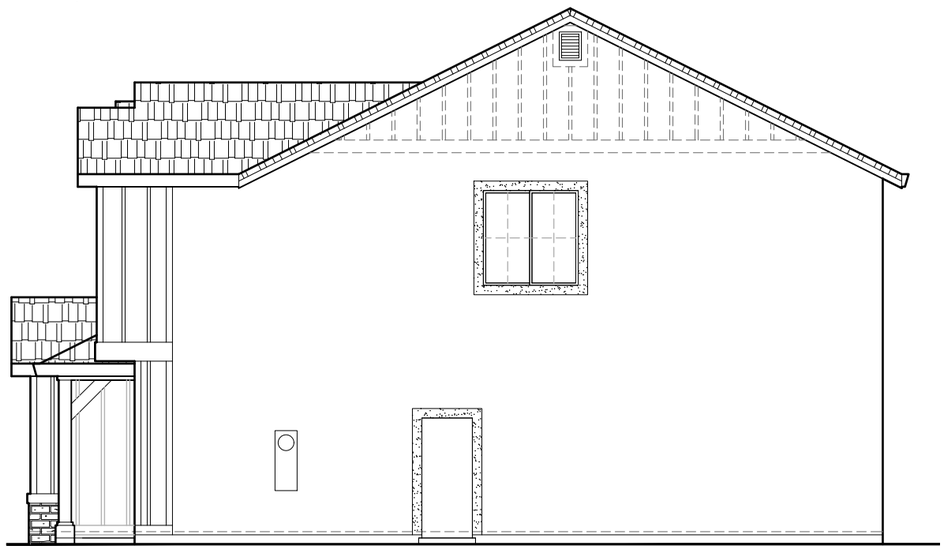
FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

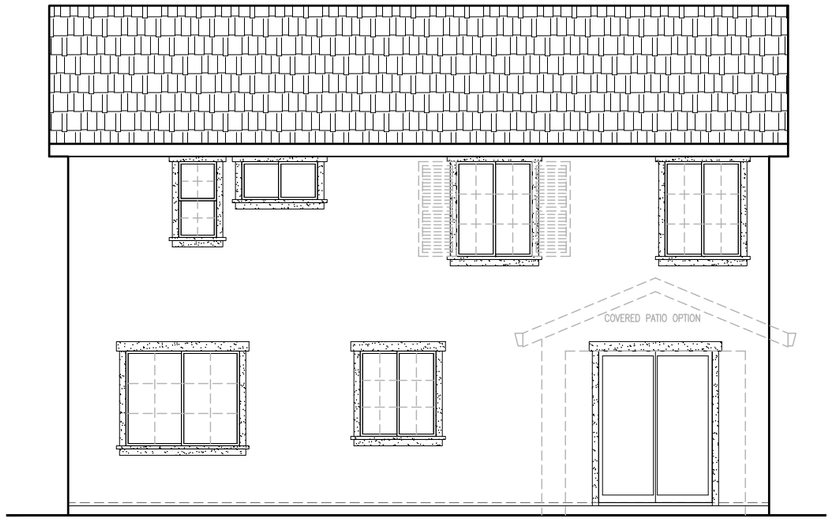
2492 'A' ELEVATIONS

JMC HOMES

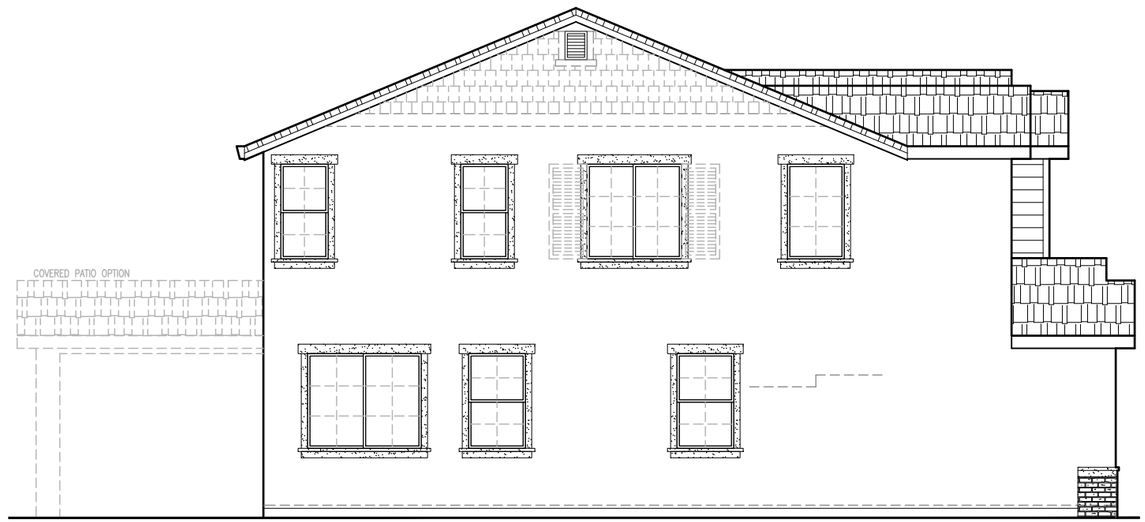
John Mourier Construction Inc.
Roseville, California



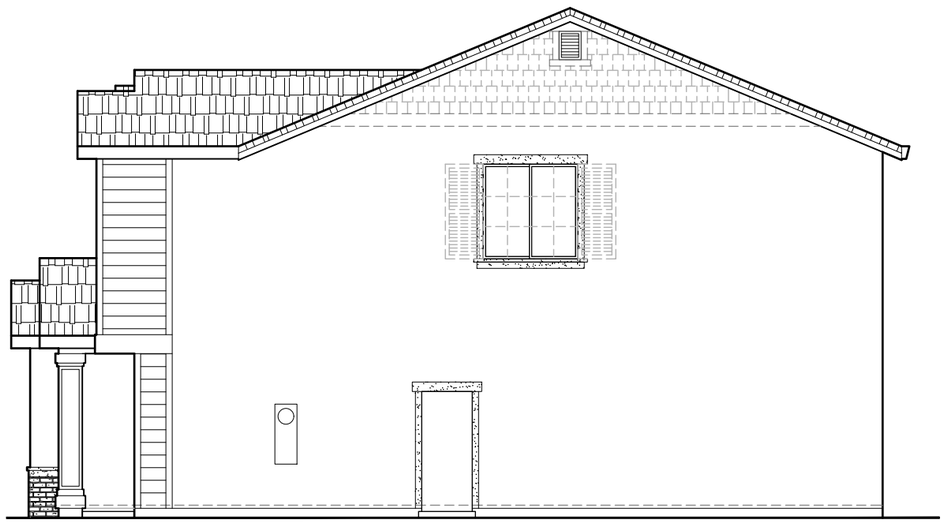
FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

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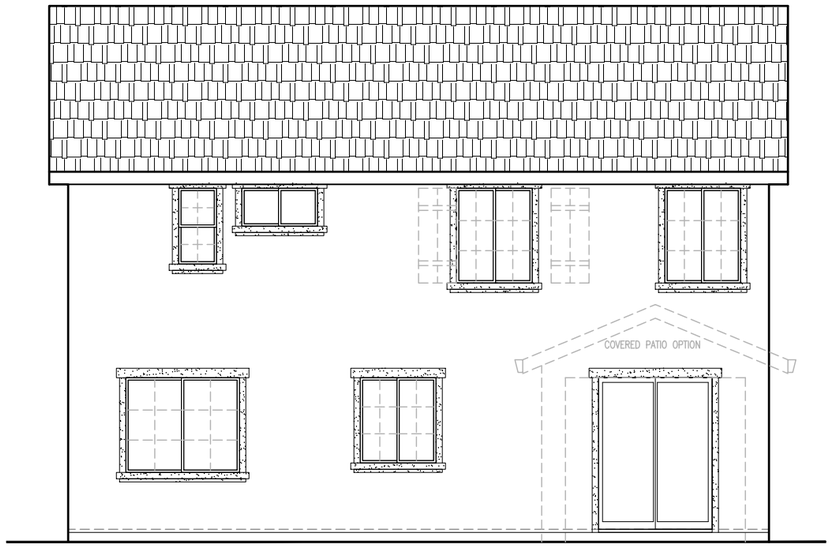
2492 'B' ELEVATIONS

JMC HOMES

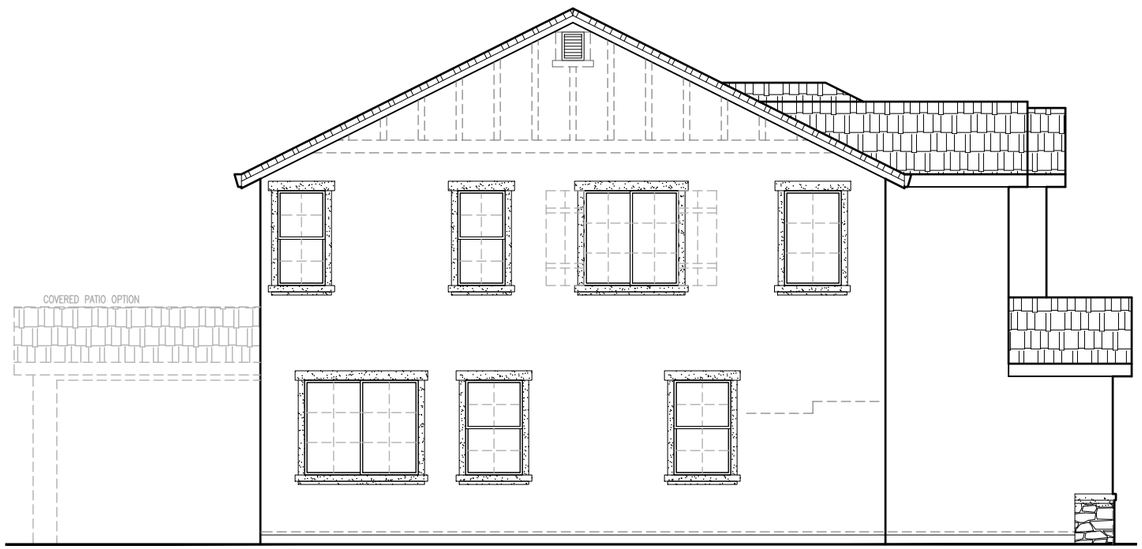
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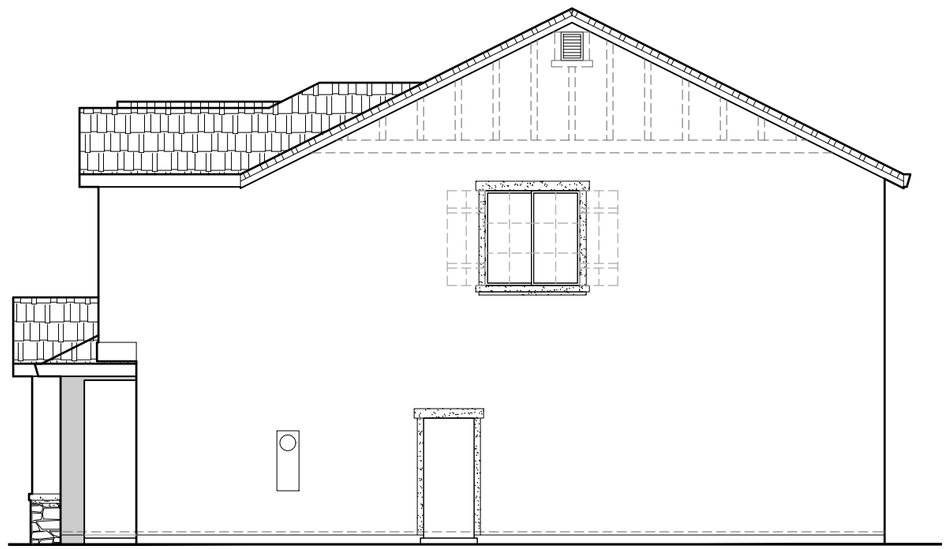
FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

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2492 'C' ELEVATIONS

JMC HOMES

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