



AGENDA

April 20, 2017

DESIGN COMMITTEE MEETING 4:30 p.m. Civic Center Meeting Rooms 1 & 2 311 Vernon Street Roseville, California

1. ROLL CALL

2. CONSENT CALENDAR

2.1. MINUTES OF MARCH 16, 2017

3. REQUESTS/PRESENTATIONS

3.1. NIPA PCL 50, 19 - PROJECT ONE - 7701 FOOTHILLS BLVD - FILE # PL17-0038

The applicant requests approval of a Design Review Permit to construct a 316,100 sq. ft. distribution center and office with associated site improvements including parking, lighting and landscaping; and, an Administrative Permit for an individual parking reduction to reduce the required parking from 317 to 214 spaces. Applicant: Scott Pedersen, Morton & Pitalo, Inc. Owner: Tim Schaedler, PDC Sacramento LLC. (Wiley)

3.2. EUREKA GATEWAY MOB - NERSP PCL 8 - 1513 EUREKA RD AND 1411 ROCKY RIDGE DR - FILE # PL16-1069

The applicant requests approval of a Design Review Permit to construct an approximately 77,000-square-foot, 3-story medical office building on a 5.7-acre infill property; an Administrative Permit in order to allow a parking reduction; and, a Lot Line Adjustment, as the site includes two parcels, so that the line will not cross the proposed building. Applicant: Phil Titus, LPAS Architecture. Owners: John Pappas, Pappas Gateway LP, a California Limited Partnership. (Hocker)
This item has been moved to be heard at a Special Design Committee Meeting to be held on Wednesday, April 26, 2017 at 4:30 p.m.

4. BOARD MEMBER / COMMISSIONER / STAFF REPORT

5. ORAL COMMUNICATIONS

6. ADJOURNMENT



DESIGN COMMITTEE

Title: MINUTES OF MARCH 16, 2017

Meeting Date: 4/20/2017
Item #: 2.1.

ATTACHMENTS:

Description

March 16, 2017 Draft Minutes



**Design Committee Meeting
March 16, 2017 – 4:30 p.m.
Draft Minutes**

I. ROLL CALL – *Silent*

Committee Members Present

Charles Krafka, Chair
Michael Motroni, Vice-Chair
Daniel Wesp

Committee Members Absent

None

Staff Present

Derek Ogden, Senior Planner
Lauren Hocker, Associate Planner
Marc Stout, City Engineer
Joe Mandell, Sr. Deputy City Attorney
Lisa Carpenter, Recording Secretary

II. CONSENT CALENDAR

Chair Krafka asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

- Clarification was asked on Water Efficient Landscape Ordinance (WELO).

Chair Krafka asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF NOVEMBER 17, 2016

MOTION

Committee Member Wesp made the motion, which was seconded by Committee Member Motroni, to approve the Consent Calendar item as submitted.

The motion passed with the following vote:

Ayes: Krafka, Motroni, Wesp

Noes: None

Abstain: None

III. NEW BUSINESS

A. DOUGLAS RIDGE INDOOR STORAGE FACILITY – 8250 SIERRA COLLEGE BLVD – FILE # PL16-0147

Associate Planner, Lauren Hocker, presented the staff report and responded to questions.

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

Applicant, Karenda MacDonald, Borges Architectural Group, addressed the Committee and responded to questions. She stated he had received a copy of the staff report and was in agreement with staff's recommendations.

No public comments were received on this project.

Committee Discussion:

- Clarification of Lot Line Adjustments and water quality design.

Chair Krafka closed the public hearing and asked for a motion.

MOTION

Committee Member Motroni made the motion, which was seconded by Committee Member Wesp, to adopt the two (2) findings of fact for the Design Review Permit Modification; Approve the Design Review Permit Modification subject to eighty-nine (89) conditions of approval; Adopt the four (4) findings of fact for the Lot Line Adjustment; and, Approve the Lot Line Adjustment subject to eleven (11) conditions of approval.

The motion passed with the following vote:

Ayes: Krafka, Motroni, Wesp

Noes: None

Abstain: None

IV. REPORTS: COMMISSION/STAFF

Committee Members:

- Committee Member Wesp may have an attendance conflict with April's meeting.
- Discussion about water efficient landscaping, design, turf allotment, artificial turf, irrigation and continuity.

Staff:

- Design Committee meetings are scheduled for April and May.
- Alternate Committee Member Caporusso, may be needed to cover Committee Member Wesp's absence at the April meeting.
- Committee Member Wesp, requested that staff address water efficient landscaping at the May Design Committee Meeting.

V. ORAL COMMUNICATION

Chair Krafka opened the Oral Communication. Hearing none, Chair Krafka closed the Oral Communication.

VI. ADJOURNMENT

Chair Krafka asked for a motion to adjourn the meeting.

MOTION

Committee Member Wesp made the motion, which was seconded by Committee Member Motroni, to adjourn the meeting.

The motion passed unanimously at 4:50 p.m.



DESIGN COMMITTEE

Title: NIPA PCL 50, 19 - PROJECT ONE - 7701 FOOTHILLS BLVD - FILE # PL17-0038

Meeting Date: 4/20/2017
Item #: 3.1.

ATTACHMENTS:

Description

Staff Report

Project Aerial

Project Narrative

Exhibits

ITEM III-A: DESIGN REVIEW PERMIT & ADMINISTRATIVE PERMIT – 7701 FOOTHILLS BLVD – NIPA PARCEL 50 – PROJECT ONE – PL17-0038

REQUEST

The applicant requests approval of a Design Review Permit to construct a 316,100 square foot warehouse/distribution center and office with associated site improvements including parking, lighting and landscaping. An Administrative Permit for an individual parking reduction is also proposed to reduce the required parking from 316 to 214 spaces.

Applicant – Scott Pedersen, Morton & Pitalo, Inc.
Owner – Tim Schaedler, PDC Sacramento LLC

SUMMARY RECOMMENDATION

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

- A. Consider the Addendum to the NEC EIR;
- B. Adopt the four (4) findings of fact for the Design Review Permit;
- C. Approve the Design Review Permit with 91 conditions of approval;
- D. Adopt the two (2) findings of fact for the Administrative Permit; and
- E. Approve the Administrative Permit with 2 conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located within the North Industrial Planning Area (NIPA) of the City of Roseville, directly east of Foothills Blvd and north of Pleasant Grove Blvd. The subject parcel totals approximately 20 acres and currently has a General Plan land use and zoning designation of Light Industrial (LI/M1).

On April 25, 1996, the Planning Commission approved a Major Project Permit and Voluntary Merger to allow the expansion of the existing semiconductor facility located to the south. Consistent with that approval, the former property owner (NEC Electronics) merged the three parcels and began construction of the project; however, development of the facility was subsequently halted as the facility for semiconductor manufacturing was not needed at the time. As a result of that construction, a foundation, concrete beams, and internal drive aisles were partially constructed on the subject site. To date, the site has remained vacant and no additional development applications have been submitted until recently.

In December of 2016, a new map was recorded (PL16-0250) which subdivided the site into four parcels. Earlier this year, in March, a Lot Line Adjustment (PL17-0073) was approved to realign the property boundaries of Parcels 3 and 4 to accommodate the proposed development.

PROJECT DESCRIPTION

The current request is to develop a 316,100 square foot building consisting of a 303,800 square foot warehouse distribution center and a 12,300 square foot office. The project will also include 214 parking spaces, a parking area for company trucks, landscaping and lighting, and will be accessed from a newly constructed signalized driveway entrance off of Foothills Blvd. The applicant has indicated that "Project

One” (a user yet to be announced) is a medical supply distributor that transports supplies via private fleet, UPS, and LTL carriers to physician offices, surgery/urgent care centers, long term care centers, rehabilitation centers and patient home care sites. The proposed operations would involve approximately 35 to 50 truck deliveries and 45 to 50 departures each day. The facility will employ up to 166 workers. However, an average shift will include approximately 50 employees. An Administrative Permit to allow a 102 space parking reduction for the facility is also requested with this application.

SITE INFORMATION

Location: 7701 Foothills Boulevard, APN 017-232-019-000

Roseville Coalition of Neighborhood Associations (RCONA): With the exception of the Long Meadow residential development, the Industrial Area East Neighborhood Association is comprised of industrial properties and is not currently active. However, a notice was mailed to the RCONA Board with information on the proposed project. To date, staff has not been contacted by any interested parties in opposition to the project.

Total Acreage: Approximately 19.8 acres

Site Access: Access to the project site will be provided via one driveway off of Foothills Boulevard directly across from the southern entrance to the HP Enterprise Campus. The driveway will be signalized and will allow full access in and out of the site.

Topography: The site is comprised primarily of flat terrain and is at an elevation of approximately 130 to 145 feet above mean sea level (see Exhibit F). The subject parcel is characterized by non-native annual grasses and has no native oak trees, vernal pools, or seasonal wetlands onsite. A portion of the site has been graded and paved for a building foundation, access road and parking lot area.

Grading: The proposed project area is undeveloped and demolition of the existing concrete and grading work will be necessary to provide for the proposed parking areas, drive aisles, and building pad. Earthwork quantities are estimated to total 68,000 cubic yards of cut and 141,000 cubic yards of fill.

Figure 1: Vicinity Map



ZONING/PLANNING AREA REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	90' minimum	700'
Landscape Setbacks	50' minimum	50'
Building Height Limit	50' for buildings 75' for mechanical equipment and antennas	43'
Lot Coverage	50% maximum	36%
Parking Spaces	316 spaces (Warehouse 1:1000 & Office 1:250 – if exceeds 10% of GSA)	214 spaces*
% compact	30% maximum	none
% of shaded parking	50% (truck parking excluded)	60%

*The applicant requests a 102 space parking reduction, which is analyzed in the Administrative Permit section of this report.

PROJECT DESIGN FEATURES

See attached Addendum to NEC EIR (Exhibit A), Site Plan (Exhibit B), Landscape Plan (Exhibit C), Elevations (Exhibit D), Utility Plan (Exhibit E) and Grading & Drainage Plan (Exhibit F).

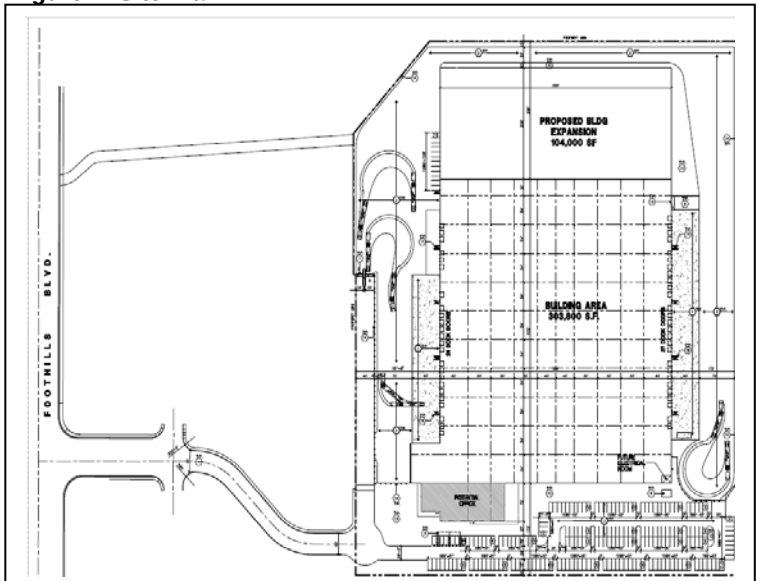
DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance, the City's Community Design Guidelines (CDG) and the North Industrial Design Guidelines. Section 19.78.060(J) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in the Recommendation section of this report. The following sections of evaluation focus on areas of interest and pertinent design issues.

Site Planning & Building Siting: The Project One building will be located approximately 700' from Foothills Blvd and the primary drive aisle and parking lot will be located at the southern portion of the site. To limit views of the building, landscaping will be installed around the perimeter of the parcel and along the street frontage. The applicant is proposing to enhance the existing landscape along Foothills Blvd by providing 200' of landscape on either side of the driveway entrance. Additional landscaping along Foothills Blvd will be required as part of a future phase of the project site, to improve the streetscape and provide a prominent landscape corridor consistent with the North Industrial Design Guidelines (further discussion of the landscape improvements is provided below).

The primary building entrance will be oriented to the south with loading bays located on the east and west sides of the building (27 docks on the east elevation

Figure 2: Site Plan



facing the Union Pacific Rail Road and 24 docks on the west elevation oriented towards Foothills Blvd). Although the bays on the west side of the building will face Foothills Blvd, and the CDG discourage loading areas facing the street, the building will be set back 700' from Foothills Blvd and will not be readily visible from the public right of way. Additionally, perimeter landscaping around the building and along Foothills Blvd will further limit views of the site. Nevertheless, the applicant did explore alternative site layouts and found that the proposed plan allowed for the best site circulation and could accommodate a potential future building expansion to the north.

Green Site Design: Consistent with the Stormwater Quality Design Manual, the project will provide landscape planters of various sizes around the perimeter of the site. Also, three vegetative swales will be constructed to limit surface water and pollutant runoff by maximizing the use of pervious surfaces and vegetative ground cover. The proposed planters and swales will enhance the landscape design by incorporating various landscape materials and reducing the amount of asphalt throughout the site.

Vehicle Access, Circulation, & Parking: The project site will be accessible by one signalized commercial driveway off Foothills Blvd that allows for unrestricted movements into and out of the site. In order to accommodate appropriate onsite vehicular traffic, the internal circulation pattern will consist of a two-way drive aisle around the entire site with restricted gate access located at the southwestern corner of the parcel. The front parking lot will provide 214 spaces for employees (further discussion is provided in the Administrative Permit section of this report) and drive aisles around the northern, eastern, and western perimeter of the site will be provided for delivery truck access. Accessibility requirements will result in a sidewalk being constructed from Foothills Blvd to the project site (adjacent to the roadway) and further pedestrian access will be provided at the front of the building where employees will enter the facility. Due to the location of the parcel being landlocked, a condition has been added requiring a reciprocal access agreement between the subject parcel (Parcel 4) and the adjacent parcel to the west (Parcel 3). Finally, the site will provide connectivity with future projects to accommodate vehicular and pedestrian circulation that is consistent with the CDG, North Industrial Design Guidelines, and the Zoning Ordinance.

Architecture: The building's architecture reflects a functional design that will facilitate the operations of the future warehouse/distribution use and will consist of a concrete tilt-up building with metal awnings, glass, aluminum storefront framing, and metal louvers. Five colors consisting of Elder White, Dorian Grey, Gauntlet Grey, Pantone Orange, and Pantone Blue will be incorporated into the design (see Exhibit D). To provide architectural interest, the proposed design will utilize color banding and vertical/horizontal score lines to break up the building facades. For further visual interest and to allow natural light into the building, several 2 foot by 9 foot windows will be located on each elevation above the mid building score lines. In addition, the office area located at the front of the building will have an anodized window storefront system and feature metal awnings painted Pantone Blue to further emphasize the building frontage.

Figure 3: 3D Rendering



Given the utilitarian nature of the building, staff finds that the design and proposed materials are consistent and complementary to the other developments in the area. Furthermore, the colors, materials, and design of the building meet the intent of the North Industrial Design Guidelines and CDG.

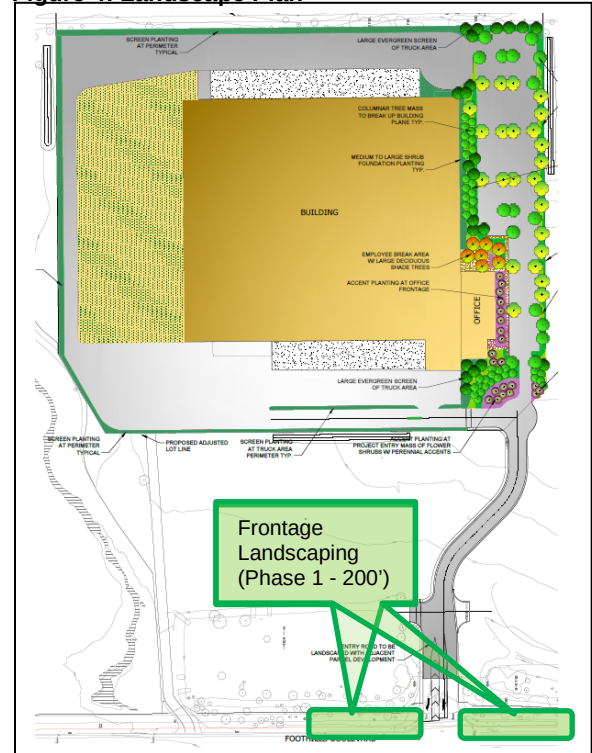
Landscaping: As proposed, a 5 foot to 25 foot wide landscape planter will be located around the perimeter of the site to help screen views of the property from adjacent parcels and roadways. In addition, two rows of landscaping will be provided at the building frontage to help enhance views of the entrance and to provide the required parking lot shade coverage. Several trees consisting of Deodar Cedar, Chinese Pistache, Sycamore, Green Elm, Crape Myrtle and Crimson Spire Oak will be planted throughout the site with a variety of shrubs and groundcover. A seven foot tall black vinyl fence will be located around the northern, eastern and western sides of the site, adjacent to a minimum five foot wide planter. The landscape plans do not specify the type of plant material that will be located in these areas, however, specific tree, plant, and ground cover material will be noted on the improvement plans and will be approved as part of the City's plan check process (see Condition #11).

In addition to the perimeter landscaping, the project will also provide the required 50 foot landscape setback. However, due to the length of the street frontage and the associated cost of the required improvements, development of the frontage will occur over two phases. Phase one will be constructed concurrent with the project and will consist of the installation of landscaping 200 feet to the north and south of the driveway entrance. The proposed landscape plans do not detail the specific plant material, as the ultimate design will be finalized with the improvement plans. Phase two of the frontage improvements will include the establishment of new landscaping located along the remaining portion of Foothills Blvd, measured 700 feet to the south and 1,100 feet to the north. Trees, shrubs and ground cover will be selected from the plant lists provided in the North Industrial Design Guidelines and CDG. Per these documents, it is anticipated that this landscape area will include Deodar Cedar street trees and Aristocrat flowering pear trees as an accent tree, which is consistent with the recent frontage improvements installed with the FedEx project located directly to the north. In addition, an eight foot wide sidewalk will be extended to the north to tie into the existing improvements. The final design and installation of phase two improvements are required take place within two years of the project approval date (prior to April 20, 2019), and Condition #4 has been added requiring that a landscape performance bond be submitted prior to Building Permit issuance to ensure this agreement is upheld.

Design Review Permit Conclusion

Zoning Ordinance Section 19.78.060(B) requires four finding of fact be made in order to approve a Design Review Permit. Based on the analysis contained in this staff report and within the project conditions, the required findings for approval can be made for the proposed Design Review Permit. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

Figure 4: Landscape Plan



ADMINISTRATIVE PERMIT

Section 19.26.030.C.2 of the City of Roseville Zoning Ordinance contains provisions for requesting and evaluating parking reductions. Section 19.26.030, of the Zoning Ordinance lists two criteria that must be met in order to approve a Parking Reduction for an Individual Use.

An applicant may apply for a Parking Reduction for an individual use if the number of parking spaces required for the use, as specified in the Zoning Ordinance, is not applicable because their use functions differently than the generic use type and associated parking standards do not apply. The applicant has the burden of proof for providing documentation substantiating their request. The approving authority shall only approve reduced parking if the following findings, shown in ***bold italics***, are made. Each criteria is listed below followed by an evaluation.

1. Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate.

Project One is a warehouse distribution use that currently operates 20 facilities throughout the nation. Consistent with their operations at other locations, the business will have an average of 50 staff members per shift with the following hours of operation Monday through Friday:

- Receiving Hours 5:00am – 2:30pm (1 – 8 trucks per hour from 5am – 12pm)
- Shipping Hours 10:00am – 10:00pm (8 -10 trucks between 4pm -10pm), (8 line-haul trucks leaving the premises from 8pm – 11pm)
- Inventory hours 12:00am – 5:00am (business closed - no truck traffic)

Based on the operational characteristics of other locations, the peak hours generally occur in the afternoon when a maximum of 83 employees are anticipated to be onsite. The business will have limited customer contact (approximately 5-10 customers per day) for emergency will call orders and will not be open to the general public. As indicated by the floor plan, approximately 12,000 square feet of the space will be designated for offices and general service functions, with the remaining 303,000 square feet being utilized as a warehouse. The warehousing area will contain storage, racking equipment and receptor bins and will primarily be utilized for the processing and handling of materials requiring a small number of staff relative to the building size. As such, the number of staff during any particular shift will total less than 85 employees.

- Shift from 5:00 AM to 1:00 PM = 30% of the total staff = 50 employees
- Shift from 9:00 AM to 5:00 PM = 50% of the total staff = 83 employees
- Shift from 3:00 PM to 11:00 PM = 20% of the total staff = 33 employees

Although the Zoning Ordinance parking standards require 316 spaces for the proposed use (based on 303,800 sq. ft. of industrial space and 12,300 sq. ft. of office space parked at 1 space per 1,000 sq. ft.), the applicant anticipates no more than 214 spaces will be needed during peak times. The Zoning Ordinance allows office space totaling less than ten percent of the gross square footage of a warehouse/distribution use to be parked consistent with the primary use (12,300 sq. ft. / 1,000= 12), which is in line with the anticipated 10-15 staff members that will be in the office space during normal business hours. In addition, the three employee shifts, noted above, will be staggered avoiding a major overlap of employees arriving and departing from the site at the same time. Nevertheless, the proposed number of parking stalls (totaling 214) is sufficient to accommodate a complete overlap of two shifts (133 employees/cars), parking for the office space parked at 1/250 (49 employees/cars)

and the maximum number of customers anticipated to visits the site throughout the day (10 customers/cars). Accordingly, staff anticipates there will be sufficient parking and does not expect the proposed use to result in a demand for parking beyond what is provided. Should any of the operational characteristics change for this use, staff will reevaluate the approval (see Administrative Permit Condition #2).

The applicant has submitted a letter detailing the maximum number of employees, anticipated number of delivery trucks, and the hours of operations which can be accommodated by the proposed 214 parking spaces (see Attachment #2). As such, the applicant feels that the required number of stalls is not applicable because their use functions differently than the typical use type described in the Zoning Ordinance and finds that the spaces provided will be adequate.

2. *Overflow parking will not impact any adjacent use.*

Staff does not anticipate an overflow parking issue at this site, as Project One will primarily operate with 50-60 employees and no more than 1-2 customers per hour. There is no on street parking available in the vicinity of the project or nearby sensitive receptors that would be negatively affected by overflow parking. As such, the proposed amount of parking for the Project One warehouse distribution center is appropriate and will not negatively impact surrounding businesses or property owners. Given this information, staff finds the total number of parking spaces provided (214 spaces) exceeds the maximum number of spaces required by the current operations of the facility and is therefore adequate.

Administrative Permit Conclusion

Based on the hours of operation, the availability of parking, and the nature of the proposed use, staff believes there will be adequate parking to meet the peak demands, and therefore, supports the parking reduction request.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Report, an Addendum to the NEC EIR (SCH # 95112047, certified April 1996) has been prepared to cover the minor technical changes and additions necessary to describe the proposed Project. The Addendum plus the Initial Study are included as Exhibit A of this staff report.

RECOMMENDATION

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

- A. Consider the Addendum to the NEC EIR for the **DESIGN REVIEW PERMIT – 7701 FOOTHILLS BLVD – NIPA PARCEL 50 – PROJECT ONE – PL17-0038**.
- B. Adopt the four (4) findings of fact as stated in the staff report for the **DESIGN REVIEW PERMIT – 7701 FOOTHILLS BLVD – NIPA PARCEL 50 – PROJECT ONE – PL17-0038**.
- C. Approve the **DESIGN REVIEW PERMIT – 7701 FOOTHILLS BLVD – NIPA PARCEL 50 – PROJECT ONE – PL17-0038** subject to ninety-one (91) conditions of approval.
- D. Adopt the two (2) findings of fact as stated in the staff report for the **ADMINISTRATIVE PERMIT – 7701 FOOTHILLS BLVD – NIPA PARCEL 50 – PROJECT ONE – PL17-0038**.

- E. Approve the **ADMINISTRATIVE PERMIT – 7701 FOOTHILLS BLVD – NIPA PARCEL 50 – PROJECT ONE– PL17-0038** subject to two (2) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **April 20, 2017** and if not effectuated shall expire on **April 20, 2019**. Prior to said expiration date, the applicant may apply for an extension of time for no more than one year from **April 20, 2019**. (Planning)
2. The project is approved as shown in Exhibits A–F and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the NEC EIR and associated Addendum. (Planning)
4. Project landscaping shall be constructed 200' along both sides of the existing driveway. Specific details regarding tree type, shrub variety and ground cover will be finalized during plan check, to the satisfaction of the Planning Division. The remaining landscaping located adjacent to Foothills shall be constructed as part of Phase II within two years from the date of occupancy and shall include new trees, shrubs, and ground cover to the satisfaction of the Planning Division. To ensure this work is completed in the agreed upon timeframe, a Landscape Performance Bond shall be posted prior to Building Permit issuance in an amount equal to 150 percent of the estimated total cost of the complete installation of the landscaping. (Planning)
5. The project site shall be addressed as 7901 Foothills Bl. (Business Services)
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, Electric, Parks, Finance)
7. 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)
8. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading, underground utilities and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department – Engineering Land Development Division. (Engineering)
9. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
10. 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)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

11. Parking stalls shall meet, or exceed, the following minimum standards:

- a) All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b) Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c) An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11B of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Chapter 11B. (Building)
12. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
13. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Design Committee, including all conditions of approval. (Planning)
14. The project Landscape Plans shall comply with the following:
- a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
 - b) The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d) The landscape plan shall comply with the Landscape Guidelines for the North Industrial Planning Area and the City of Roseville Water Efficient Landscape ordinance. (Planning)

- e) All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
- 15. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
- 16. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
- 17. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
- 18. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the Building Division of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
- 19. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. This shall include, but not be limited to, the proposed shared driveway on Roseville Parkway. (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. A standard bus shelter pad shall be installed on northbound Foothills Boulevard near the north end of proposed Parcel 3. (Public Works)
- 22. 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. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on northbound Foothills Boulevard near the north end of proposed Parcel 3 (shelter number 307) (Public Works, Alternative Transportation)

23. The applicant shall dedicate a separate easement to the City of Roseville for the future bus stop on northbound Foothills Boulevard on the north end of the proposed parcel 3.
24. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
25. The applicant shall dedicate an Easement for bus shelter maintenance and transit use. A separate document shall be drafted for approval and acceptance of the City of Roseville, and recorded at the County Recorder's Office. (Alternative Transportation, Engineering)
26. A traffic signal shall be constructed at the intersection of Foothills Blvd and the project's driveway access. Developer shall enter into a Reimbursement Agreement with the City to receive the eligible reimbursement for all signal work. (Engineering)
27. The existing project driveway shall be restriped to include a 22 ft. ingress lane, a 14 ft. left turn lane, a striped or hardscaped median and a 12 ft. right turn lane. (Engineering)
28. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
29. Prior to the issuance of a grading permit, a hydraulic study shall be submitted and approved by the Engineering Division verifying the 100-year storm event flows through the site. The hydraulic study shall include all tributary flow to the site and demonstrate that all proposed and existing building pads have adequate freeboard, as well as confirming that the 100-year storm event can adequately be conveyed under Foothills Blvd. (Engineering)
30. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
31. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require relocation as a result of the construction of turn lanes and/or driveways. (Engineering)
32. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
33. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. Any existing public facilities damaged during the

course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)

34. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD, Planning)
35. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD, Planning)
36. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD, Planning)
37. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee, if applicable, for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
38. The project shall be addressed in a manner consistent with the City of Roseville Addressing Guidelines. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Planning Division of the Development Services Department for building/suite addressing. (Planning)
39. 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)
40. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
41. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
42. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless

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

- b) Water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c) All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
43. 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)
44. If any chemicals are to be discharged into the sewer, please contact Environmental Utilities. (Environmental Utilities)
45. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
46. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
47. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
48. 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)
49. 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)
50. This project shall not reduce the responsibilities of the owner(s) or future owners of these parcels from maintaining all on-site fire systems including all underground water lines. Private underground fire lines that serve multiple buildings and/or parcels shall be part of the reciprocal easement agreement. There shall be a clear language regarding maintenance and common easements agreement for service in the CCRs. A service company shall be obtained to maintain all on-site fire protection systems as noted in the conditions of approval. (Fire)
51. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)
52. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are

submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)

53. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review. Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
54. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
55. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2013 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)
56. This building shall be designed with fire department access doors every 100 lineal feet in accordance with Chapter 32 of the California Fire Code. (Fire)
57. Use, increase of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact Steve Anderson of our Hazardous Materials Division within the Fire Department at (916) 774-5821 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
58. According to the California Fire Code, all gates/fences/barricades shall obtain a permit for conformance to the City of Roseville's Fire Department Access Standard and the CFC. Plans shall be submitted for approval prior to installation. If applicable, all manual gates shall be secured with a Knox pad lock or daisy chain with such lock. **The owner or there representative shall contact KNOX Company, <http://www.knoxbox.com/>, to order your specific padlock for the City of Roseville.** (Fire)
59. If high-pile storage is involved as part of the construction of this occupancy, a separate fire permit shall be obtained from the fire department in accordance with the California Fire Code. Plans shall be submitted for approval prior to installation. (Fire)
60. Electronically opened perimeter access gates located across fire apparatus access roads shall be provided with a Model #3502 electronic override switch manufactured by the KNOX Company of Irvine, California. Said switch shall interface with the key pad at the entry gate to provide fire apparatus access to the site in accordance with Section 902 of the Roseville Fire Code. In addition, add the following note to the drawing; **"The owner or there representative shall contact KNOX Company, <http://www.knoxbox.com/> , to order your specific key switch for the City of Roseville. An acceptance test of the Knox access system shall be witnessed by the Fire Department prior to Final Approval of the project."**

61. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials in accordance with Section 510 of the California Fire Code.

Adequate radio coverage shall include all of the following:

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

62. 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 (Electric)

63. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)

64. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)

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

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

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

- a) There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
- b) For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
- c) The control valves and the water meter shall be physically unobstructed.
- d) The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

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

- a) A 25' PUE along the south side of the roadway leading into the site, and continue along the southern boundary of parcel 4.
- b) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- c) Public Drainage Easements shall be dedicated in for the conveyance of public stormdrain water through the project site. (Electric, Engineering, Environmental Utilities)

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

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

- a) The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
- b) The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
- c) The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)

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

71. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
72. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
73. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
74. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
75. 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)
76. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
77. 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)
78. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a) Locate the metered service panel on the outside of the building.
 - b) Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
79. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
80. 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:

81. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
82. 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)

83. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
84. 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)
85. 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)
86. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
87. 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)
88. 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)
89. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
90. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)
91. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include 10 copies of the following:
 - a) A description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic (e.g. fencing, etc.);

- b) A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
- c) Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT

- 1. This Administrative Permit is approved based on the operating information contained in Attachment 2 & Exhibit B. Should the operation of the use referred to as Project One change, the Planning Division shall be notified, as additional permit approvals may be required. (Planning)
- 2. Should the use referred to as Project One vacate the building, this parking reduction shall no longer be valid. (Planning)

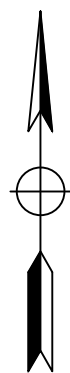
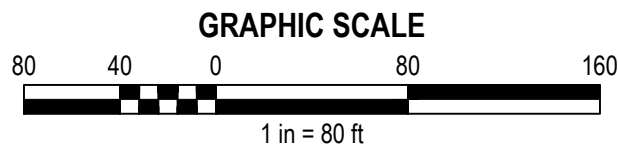
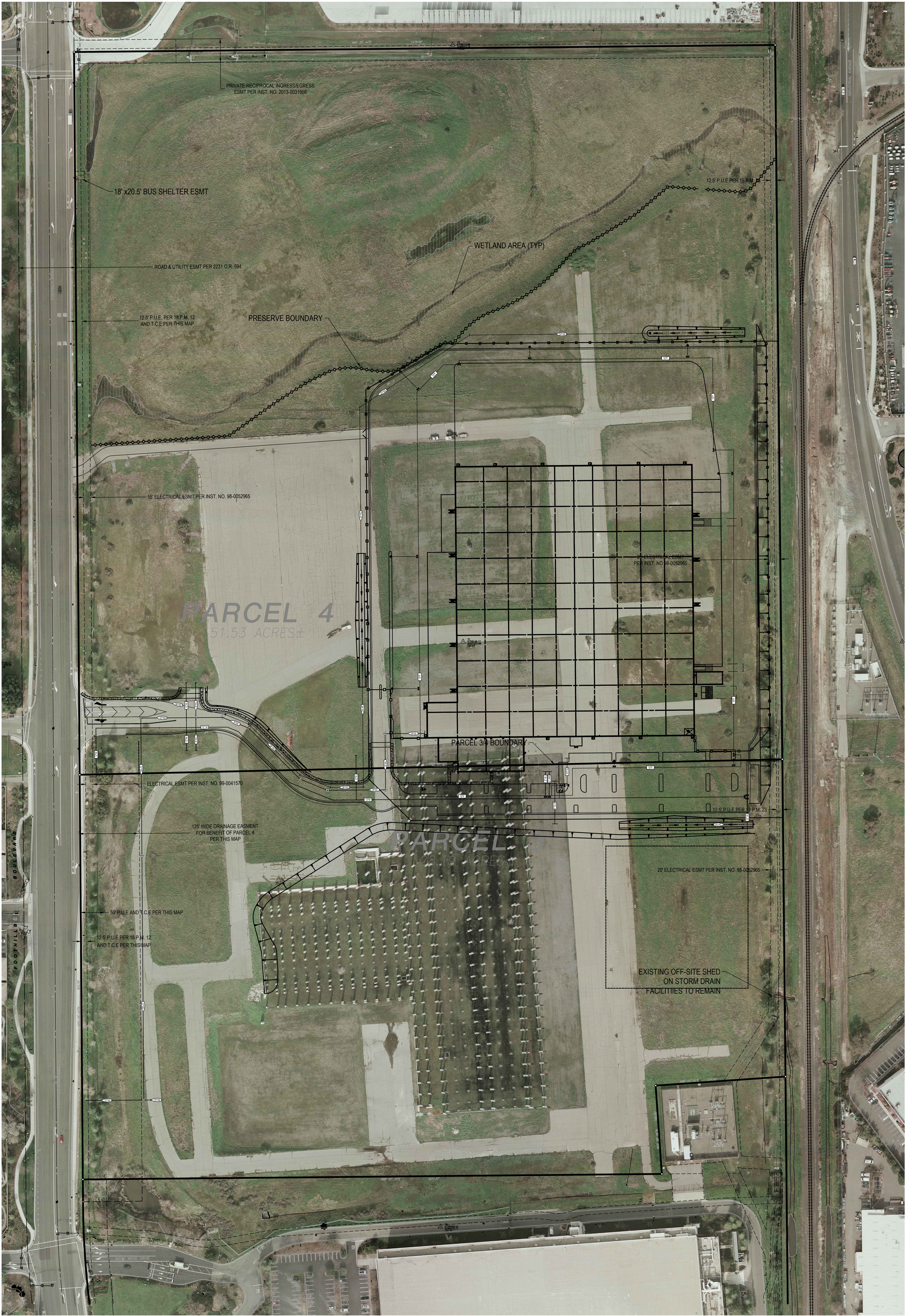
Attachments

- 1. Project Aerial
- 2. Project Narrative

Exhibits

- A. Addendum to the NEC EIR
- B. Site Plan
- C. Landscape Plan
- D. Color Elevations
- E. Utilities Plan
- F. Grading/Drainage Plan

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

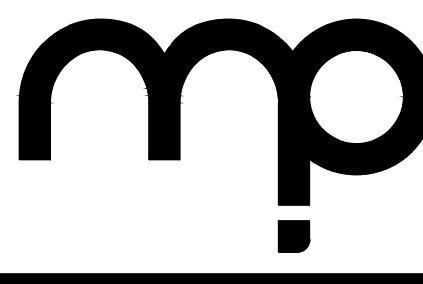


REVISIONS					
NO.	DESCRIPTION	APPROVED BY	DATE	APPROVED BY	DATE

SCALE:
HORIZ. 1" = 100'
VERT. 1" = N/A

BENCH MARK

COMPUTED JJ
DESIGNED SSM
DRAWN MS
PROJ. ENGR. SMP



MORTON & PITALO, INC.
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DRP EXHIBIT
PROJECT ONE
7701 FOOTHILLS BLVD-PARCEL 3 (& 4)
PROJECT AERIAL
ROSEVILLE, CALIFORNIA

DATE MARCH 9, 2017
SHEET 2
OF 8

JOB NO. 16-0048-01

Project One Business Narrative

Project One is a distributor of medical supplies that are transported via private fleet, UPS, and LTL carriers. Our customers consist of physician offices, surgery/urgent care centers, long term care centers, rehabilitation centers and patient home care. On occasion we do have will call orders for our customers that have an emergency and need product ASAP. ***We are not a store front and the general public cannot come in and place orders.***

Hours of operation:

Receiving Hours 5:00am – 2:30pm (Estimated 1 – 8 trucks per hour from 5am – 12pm)

Shipping Hours 10:00am – 10:00pm (Estimated **8 -10 trucks in total** between 4pm -10pm), (our 8 Line-hauls are estimated to leave the premises from 8pm – 11pm)

Inventory hours 12:00am – 7:30am (there is no truck traffic for this department)

Transportation:

Our private fleet on property consists of the following –

- 10 - delivery vans (leave early AM, return in the afternoon)
- 8 - 26' box trucks (leave early AM, return in the afternoon)
- 10 – tractor trailers (these vehicles leave during the evening hours and return in the morning)

Employee information:

Total Employee Count when facility is operational is 166.

- Shift from 5:00 AM to 1:00 PM = 30% of the total = 50
- Shift from 9:00 AM to 5:00 PM = 50% of the total = 83
- Shift from 3:00 PM to 12:00 AM = 20% of the total = 33

ADDENDUM TO THE NEC SEMICONDUCTOR MANUFACTURING FACILITY FINAL EIR

(SCH # 95112047, ADOPTED: APRIL 1996) & INITIAL STUDY

Project Title/File Number:	NIPA PCL 50, Project One; PL17-0038
Project Location:	7701 Foothills Boulevard
Project Description:	The project includes a Design Review Permit to construct a 316,100 square foot warehouse/distribution center and office with associated site improvements including parking, lighting and landscaping. In addition, an Administrative Permit for an individual parking reduction is proposed to reduce the required parking from 316 to 214 spaces.
Project Applicant:	Scott Pedersen, Morton & Pitalo Inc.
Property Owner:	Tim Schaedler, PDC Sacramento, LLC
Lead Agency Contact:	Wayne Wiley, Associate Planner (916) 774-5272

An Addendum to a previously certified and adopted Final Environmental Impact Report (FEIR) 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 FEIR 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 FEIR for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

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PROJECT DESCRIPTION

Project Location

The project site is located at 7701 Foothills Boulevard, within the southwestern portion of the North Industrial Plan Area (NIPA), north of Pleasant Grove Boulevard between Foothills Boulevards and Industrial Avenue (see Figure 1).

Background

The NIPA, while not a specific plan, was designated in the City's General Plan in 1983 for general and light industrial uses. The area consists of 2,046 gross acres west of Washington Boulevard and north of the Northwest Roseville Specific Plan. This area was intended to provide a major employment/industrial center for the region and was anticipated to accommodate approximately 5,196 residents and provide 31,346 jobs at build-out. While no specific plan was approved for this area, it was assumed for the purposes of the General Plan program-level EIR analysis that the subject land would ultimately develop with an industrial user.

Figure 1: Project Location



In April 1996, a FEIR (SCH# 95112047) was certified for the NEC Semiconductor Manufacturing Facility Expansion Project, which included an expansion of the existing facility by 750,000 square feet of industrial tech space that would be constructed over a three-parcel, 80 acre site. The EIR at that time, analyzed a variety of impacts associated with the expansion project (related to Land Use, Transportation & Circulation, Visual Resources, Hydrology and Water Quality, Air Quality, Biological Resources, etc.); however the project was never completed and construction was halted after the foundation, concrete beams, and internal drive aisles were partially constructed. At this time, a new project (referenced as "Project One") is proposed within the area covered by the previous EIR and within the project scope analyzed with the NEC Expansion Project.

Environmental Setting

The project site is partially developed with approximately $\frac{3}{4}$ of the site having been previously graded with portions of the graded area paved. Vegetation on the site is primarily around the perimeter and is located on the western perimeter adjacent to Foothills Boulevard, south of the existing driveway into the site, and along the east boundary adjacent to the Union Pacific Rail Road right of way. Vegetation is comprised of landscape plantings that are generally grouped by species, and is dominated by relatively flat topography supporting non-native annual grasslands. No native oak trees are present on the site. An intermittent drainage channel traverses the parcel to the north and there are also seasonal depressions and other features; these features were delineated as wetlands as part of the previous project analysis, but are not within the current project area.

Proposed Project

Design Review Permit – A Design Review Permit for the construction of a 316,100 square foot warehouse / distribution center with 214 parking spaces, site lighting, and landscaping is proposed with this project. Development

of the 19.8 acre property would occur in one phase, while project frontage landscaping located along Foothills Boulevard, will be developed over two phases.

Administrative Permit (Parking Reduction) – As part of this project a parking reduction for an individual use is also proposed. The request is to allow a reduction in the required number of parking spaces for the proposed warehouse / distribution use from 316 spaces to 214. A justification letter and description of the proposed operation is included as Exhibit D for reference.

PURPOSE AND SCOPE OF ADDENDUM

As discussed in the Background section, development of the project area was covered by a FEIR adopted in April 1996, which itself tiered from the Roseville General Plan EIR and the North Industrial Design Guidelines. For this reason, the FEIR and this Addendum both reference the General Plan policies and North Industrial Design Guidelines. A copy of the General Plan Policies and North Industrial Design Guidelines are available for review within the Planning Division at 311 Vernon Street, Roseville, CA and is also available online at www.roseville.ca.us (selecting Planning from the Departments dropdown, Planning Documents).

In addition, for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, CEQA Guidelines section 15183, allows a lead agency to rely on previously adopted development policies or standards as mitigation for the environmental effects, when the standards have been adopted by the City, with findings based on substantial evidence, that the policies or standards will substantially mitigate environmental effects, unless substantial new information shows otherwise (CEQA Guidelines §15183(f)). In April 2008, the City of Roseville adopted Findings of Fact related to the mitigating policies and standards, and adopting the City of Roseville CEQA implementing procedures for the preparation, processing, and review of environmental documents (Resolution 08-172). These findings are applicable to the following regulations and ordinances, which include standards and policies that are uniformly applied throughout the City, and will substantially mitigate specified environmental effects of future projects:

- City of Roseville CEQA Implementing Procedures
- City of Roseville General Plan Policies
- City of Roseville Zoning Ordinance (RMC Title 19)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee (Resolution 2008-02)
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee (Resolution 09-05)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- City of Roseville Improvement Standards (Resolution 02-37)
- City of Roseville Construction Standards (Resolution 01-208)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Subdivision Ordinance (RMC Title 18)
- Community Design Guidelines (Resolution 95-347)
- North Industrial Planning Area Guidelines (Resolution 92-226)
- Long Meadow Mitigated Negative Declaration (certified April 7, 2004)

The City's Mitigating Policies and Standards are referenced, where applicable, in the Initial Study Checklist. The City of Roseville has adopted CEQA Findings and these Mitigating Policies and Standards will substantially mitigate specified environmental impacts of the future project.

The analyses below rely on the FEIR analysis with minor supplements or technical updates where appropriate. Most of the project impacts remain identical to the impacts of the NEC Expansion, and in many cases less than anticipated.

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, 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; or (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; or (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If “no,” then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A “yes” response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If “none” is

indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS

Discussion

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

Mitigation Measures

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

Conclusions

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

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	Section 4.3	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. Substantially degrade the existing visual character or quality of the site and its surroundings?	Same	No	No	No	MM V-A
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	MM V-B & V-C
Discussion: The primary aesthetic disruption is due to grading and development of the 19.8 acre site, which converts the landscape from a natural setting with vegetation to an urbanized area (industrial development). This impact was already a consequence of the NEC Expansion Project analyzed in the FEIR, and would not be changed by the proposed project. In addition, lighting effects were noted as potentially significant but reduced to a less than significant level with mitigation. Finally, the Findings of Fact for the CEQA Implementing Procedures (discussed in the EIR) indicate that compliance with the Zoning Ordinance (e.g. building height, setbacks, etc), Subdivision Ordinance (RMC Ch. 18), Community Design Guidelines (Resolution 95-347), and North Industrial Design Guidelines will prevent significant impacts related to construction of buildings in urban settings. Mitigation Measures: FEIR Mitigation Measure V-A requires landscaping at the project site entrance in accordance with the City's Community Design Guidelines and North Industrial Design Guidelines. Additionally, Mitigation Measures V-B and V-C which require the site to utilize cut-off shields for site lighting and to direct nighttime illumination away from residential viewers, still apply.					

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?	Section 4.1	No	No	No	None
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: Per the FEIR, the project is not used for farmland or grazing and development of the site would be consistent with the General Plan land use designation and zoning. Further, no agricultural resources are present on the site and the property does not have an agricultural zoning designation. The site is not considered forest land and the project will not result in the loss of forest land. Therefore, the proposed development would have no impact on agricultural resources. The proposed project is consistent with the original development and therefore additional analysis is not warranted. Mitigation Measures: None					

III. Air Quality and 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) Conflict with or obstruct implementation of the applicable air quality plan?	Section 4.6	No	No	No	None
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Same	No	No	No	MM A-A & A-B
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	Same	No	No	No	MM A-C
d) Expose sensitive receptors to substantial pollutant concentrations?	Same	No	No	No	None
e) Create objectionable odors affecting a substantial number of people?	Same	No	No	No	None
f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Same	No	No	No	MM A-C
g) 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 proposed construction impacts of the current project fall within the scope of the FEIR analysis, and are consistent with the findings of the NEC Expansion Project as noted below.

Air Quality

The PCAPCD-recommended significance threshold for reactive organic gases (ROG), nitrogen oxides (NO_x) is 82 pounds daily during construction and 55 pounds daily during operation, and for particulate matter (PM) is 82 pounds per day during both construction and operation. Updated air

quality modeling was prepared using the California Emissions Estimator Model version 2016.3.1, to ensure that the proposed project fell within the scope of the prior analysis. As shown in Attachment B, project emissions are below the current significance thresholds during both the construction phase and operational phase, and impacts remain less than significant. Mitigation from the prior document remains applicable.

Greenhouse Gases

The prior analysis did not address greenhouse gases, as it was not deemed necessary at the time. To ensure that the project would not cause a new, previously-unidentified impact, modeling was completed using California Emissions Estimator Model version 2016.3.1. The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to AB 32 reduction goals, and has adopted thresholds of significance which take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold. Any project emitting less than 1,100 metric tons of carbon dioxide equivalents per year (MT CO₂e/yr) during construction or operation results in less than significant impacts. The PCAPCD considers any project with emissions greater than the bright-line cap of 10,000 MT CO₂e/yr to have significant impacts. For projects exceeding the de minimum threshold but below the bright-line threshold, comparison to the appropriate efficiency threshold is recommended. The significance thresholds are shown in Table 1 below. As shown in Attachment 1, the project will result in annual emissions of approximately 1,835 MT CO₂e/yr, with construction totals of approximately 790 MT CO₂e. Amortizing the construction emissions over the estimated 20-year lifespan of the project, operational emissions would total 1,875 MT CO₂e/yr. This exceeds the de minimis thresholds and is below the bright-line threshold, so the efficiency threshold applies. With a projects size of 316,000 square feet, the project will result in 5.9 MT CO₂e/ksf, which is well below the established significance threshold. Project impacts related to greenhouse gases are less than significant, and no new impacts would occur.

Table 1: GHG Significance Thresholds

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

Mitigation Measures: Mitigation Measures MM A-A (Dust Control Plan), MM A-B (Construction employee trip reduction), MM A-C (install stationary source controls) from the FEIR were found to be applicable to the proposed project.

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?	Section 4.9	No	No	No	MM B-A & B-B
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	MM B-A & B-B
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Same	No	No	No	None
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	None
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
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Discussion: Approximately two-thirds of the property was rough-graded in association with the NEC Expansion Project and no biological resources were found to be present on the property at that time (specific to the current project site); therefore, it is not anticipated that the proposed project will result in any impact to biological resources. The previous project covered a larger area which anticipated impacts to wetlands, however, the proposed project site will not impact these areas and therefore does not require analysis related to Army Corps of Engineers Nationwide Permit, California Department of Fish and Wildlife Streambed Alteration Agreement, and other technical work which had been contemplated with the previous EIR.

As noted previously, the site is disturbed due to previous rough grading and partial development, and is covered primarily with non-native grasses. The subject site does not include any endangered, threatened, rare, special status, candidate, or sensitive plant or animal species and does not include any wetland habitat (specific to the current project site). Nor is there an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or similar local, regional or state plan that covers the project area.

The FEIR made the determination that there would be a loss of grassland habitat due to grading and conversion to various urban uses, but due to historic grazing and dry farming, it is not expected that the loss of the remaining non-native grassland located onsite would be a significant impact to botanical resources.

In conclusion, the proposed project is substantially consistent with the buildout assumptions in the FEIR and would not increase the severity of already identified significant biological impacts. As such, there would be no new significant impacts to biological resources not previously identified in the NEC FEIR. 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 biological resources.

Mitigation Measures: Mitigation Measure B-A restricts worker and equipment access to limit temporary wildlife disturbance during construction to only the areas where development will take place. However, Measure B-B requiring the applicant to obtain a 1603 streambed Alteration Agreement with CDFG for the construction of a sewer alignment across Pleasant Grove does not pertain to this project and the associated scope of work.

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	Section 4.10	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	Yes (MM C-A & C-B)
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Same	No	No	No	Yes (MM C-A & C-B)
d) Disturb any human remains, including those interred outside of formal cemeteries?	Same	No	No	No	Yes (MM C-A & C-B)

Discussion: The EIR discussed the potential for subsurface remains or deposits to be found on the site, and included two mitigation measures requiring a cessation of work should any item of cultural interest be found. While it is anticipated that there will be no significant impacts to cultural resources, there is always a potential that unknown prehistoric or historic cultural or paleontological resources could be uncovered during project construction. Because it is possible that some such unearthed cultural resources might qualify as “historical resources” or “unique archeological resources” that cannot feasibly be avoided, the EIR conservatively concluded that impacts to such resources were potentially significant but could be mitigated to less than significant with the Mitigation Measures C-A and C-B.

The proposed use is substantially consistent with the build out assumptions in the NEC Expansion EIR and would not increase the severity of already identified potentially significant impacts; therefore, there would be no new significant impacts not previously identified in the EIR to cultural or paleontological 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 cultural, historic or paleontological resources.

Mitigation Measures: Mitigation Measure C-A (monitor earth moving activities) and C-B (cease work and consult in with archeologist) remain applicable to the proposed project.

VI. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	Section 4.4	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	Yes (MM G-A)
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	Yes (MM G-A & G-B)
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	Yes (MM G-B)

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
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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. Because the risk associated with rupture of a known earthquake fault or seismic related ground failure to new structures is low, the FEIR determined this impact to be less than significant.

Landslides typically occur where soils on steep slopes become saturated or where natural or manmade conditions have taken away supporting structures and vegetation. The project site is relatively flat, with no existing and proposed slopes steep enough to present a hazard during development or upon completion of the project. In addition, during construction, measures would be incorporated to shore slopes and prevent potential earth movement. Therefore, the FEIR found impacts associated with landslides to be less than significant.

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

Soils on the site have a high shrink-swell potential. A soil report is required with the submittal of the improvement plans. The City of Roseville Building Division will review construction plans before a building permit is issued and the Engineering Division will review and approve all rough grading plans to ensure that all grading and structures would withstand shrink-swell potentials and earthquake activity in this area.

The City's General Plan Policy requires new development to connect to the City's sanitary sewer system. The City's Environmental Utilities Department has reviewed the project and determined that City's sanitary sewer system can accommodate the project. No septic tanks will be permitted as part of the project. Therefore, no impact to soils relative to supporting use of septic tanks would occur.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of impacts identified in the NEC FEIR; therefore, there would be no new impacts not previously identified in the NEC FEIR to geologic conditions. 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 geology.

Mitigation Measures: Mitigation Measure G-A (Comply with the City of Roseville Improvement Standards) and G-B (Comply with the conclusions of geotechnical investigation) remain applicable for the proposed project.

VII. 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?	Section 4.11	No	No	No	None
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Same	No	No	No	None
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-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 for people residing or working in the project area?	Same	No	No	No	None

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?	Same	No	No	No	None
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Same	No	No	No	None
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Same	No	No	No	None

Discussion: The FEIR noted that the original operation of the NEC Expansion project would increase the amount of chemicals and gases stored at the project site, however, it was not expected to result in a need for new or substantially altered services and the impact was considered less than significant. These conclusions still fit for the proposed project, which is within the same development footprint and will contain a use that utilizes less hazardous materials (i.e. Semiconductor Manufacturing Facility vs. Warehouse Distribution Facility).

Additionally, the California Health and Safety Code, and local City Ordinances, regulate the handling, storage and transportation of hazardous and toxic materials. The California Health and Safety Codes require a Risk Management and Prevention Program (RMPP) for those uses that handle specified quantities of toxic and /or hazardous materials. Also, businesses that handle toxic or hazardous materials are required to complete a Hazardous Materials Management program (HMMP). Furthermore, all business owners must file a site-specific business plan with the City Fire Department before a new building or tenant space is occupied. All plans would specify what to do in the event of an accident, and which transportation routes would be used. It is not known at this time if any hazardous materials will be used or stored onsite; however, any potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels with implementation of the HMMP and business plan requirements

Mitigation Measures: None Required.

VIII. 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?	Section 4.5	No	No	No	None
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	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, in a manner which would result in substantial erosion or siltation on or off-site?	Same	No	No	No	None
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	Same	No	No	No	None
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?	Same	No	No	No	MM H-A & G-A
f) Otherwise substantially degrade water quality?	Same	No	No	No	MM G-A

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Same	No	No	No	None
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	Same	No	No	No	None
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Same	No	No	No	None
j) Inundation by seiche, tsunami, or mudflow?	Same	No	No	No	None

Discussion: As noted in the FEIR, the City's Drainage and Stormwater Master Plan demonstrates that increases in impervious surfaces would be the result of buildout, but would be offset by proposed drainage facilities and stormwater improvements. The project would offset increases in peak flow, no development would occur within the 100-year floodplain area, and no homes are located within the project area. With regard to stormwater 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 these 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.

Mitigation Measures: Mitigation Measure MM H-A was included to ensure onsite detention facilities are adequate to govern the rate of runoff from the site and MMs G-A R-A is required for compliance with the City's Improvement Standards and stormwater quality standards, including preparation of a Stormwater Pollution Prevention Plan. These measures remain applicable to the proposed project. However, MMs H-C, H-D, and H-E do not apply as there is no potential for reduced surface water quality resulting from chemical spills and accidental releases.

IX. 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?	Section 4.1	No	No	No	None
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Same	No	No	No	None
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Same	No	No	No	None
Discussion: The EIR concluded that the original 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. The FEIR concluded that all impacts of the NEC Expansion would be less than significant. The current project involves another industrial type of use (that is also principally permitted) within a smaller development footprint, therefore, these conclusions remain appropriate for the proposed project. Mitigation Measures: None					

X. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Section 4.4	No	No	No	None
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Same	No	No	No	None
Discussion: The EIR did not identify significant mineral resources in the area. This conclusion remains appropriate for this Project. Mitigation Measures: None required.					

XI. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exposer of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Section 4.7	No	No	No	MM N-A, N-B, & N-C
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	Same	No	No	No	MM N-A
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Same	No	No	No	None
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	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 expose people residing or working in the project area to excessive noise levels?	Same	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Same	No	No	No	None

Discussion: Construction noise in general was discussed and addressed via mitigation in the NEC Expansion EIR. It was determined that short term noise impacts as a result of construction could generate noise inconsistent with the City's General Plan Noise Standards, however mitigation was sufficient to reduce this impact to less than significant levels. As currently proposed, the project includes a similar use type within the same development footprint, so the conclusions and mitigation of the EIR remain appropriate for the project.

Mitigation Measures: Mitigation Measures MM N-A (construction of landscaping), N-B (Compliance with the City's Noise Ordinance), and N-C (restricted access to the project site from the north during construction) were applied in the FEIR. These mitigation measures remain applicable to the proposed project however due to the location of the proposed development access to the site will only be provided from the northern portion of the area, therefore the condition requiring access at this location is not needed.

XII. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Section 4.8	No	No	No	None
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Same	No	No	No	None
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Same	No	No	No	None

Discussion: The NEC EIR anticipated a minor increase in population related to the temporary workforce and employees of the facility. The assumption was that an increase of 3,850 people (based on 1,250 new employees with an average family size of 3.08 persons) would result in an insignificant increase in the population and the impacts therefore would be less than significant. As proposed, the current project will

generate fewer workers (approximately 100-150) and thus, the project falls within the scope of the previously identified impacts, and even lowers the impacts in certain respects. Additionally, there are no existing houses on the project site, so no displacement of housing or people would occur.

Mitigation Measures: None required.

XIII. 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?	Section 4.12	No	No	No	None
b) Police protection?	Same	No	No	No	None
c) Schools?	Same	No	No	No	None
d) Parks?	Same	No	No	No	None
e) Other public facilities?	Same	No	No	No	None
Discussion: The FEIR concluded that fire and police protection services would not be negatively affected by the project, and that it is not anticipated that demand for these services would require new or altered services. Furthermore, the General Plan EIR has indicated that the policies of the General Plan are adequate to mitigate any potential impacts to fire and police services related to commercial development. Moreover, the applicant for this project is required to pay school impact fees ("Sterling Fees") at a rate determined by the local school districts.					

School fees will be collected prior to the issuance of building permits, consistent with City requirements. The proposed project falls within the scope of the EIR analysis, and the conclusions remain appropriate for this project.

Mitigation Measures: None required.

XIV. 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?	Section 4.12	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 NEC Expansion Project FEIR did not analyze recreational impacts related to parks. However, as noted in the Population and Housing section of this document, any population increase and associated impact on existing facilities, as a result of this project, would be negligible. As a non-residential development project, the proposal is not expected to generate any significant additional demand for recreation opportunities or impact existing or proposed recreational facilities in Roseville. Therefore, impacts to park facilities are considered less than significant. Mitigation Measures: None required.					

XV. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Section 4.2	No	No	No	MM T-C
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	Same	No	No	No	None
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Same	No	No	No	None
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Same	No	No	No	None
e) Result in inadequate emergency access?	Same	No	No	No	None

f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	Same	No	No	No	None
Discussion: The FEIR discusses and describes short-term traffic impacts and provides mitigation measures restricting access and parking for construction related traffic and requiring a signalized entrance off of Foothills Blvd. The FEIR indicates that increased traffic volumes during construction could be improved to acceptable levels with mitigation. The proposed project is consistent with the analysis previously prepared and an updated traffic study was not required. Additionally, based on the smaller building size and the type of building construction, fewer construction employees will be required for the development of the Project One site (the original FEIR expected as many as 2,500 construction workers, which would be significantly more than required for the current project). Accordingly, with the construction of Project One there will be no need to restrict parking and access for construction workers. Mitigation Measures: MM T-A restricting access for construction related traffic and T-B restricting parking for construction related traffic are no longer necessary to impose on individual projects, as the construction impacts will be less than originally anticipated. However, MM T-C requiring a signalized entrance to the proposed project still apply and this will be constructed by the City as a CIP project.					

XVI. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Section 4.12	No	No	No	None
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Same	No	No	No	MM CS-A
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Same	No	No	No	None
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Same	No	No	No	None
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	Same	No	No	No	None
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Same	No	No	No	None
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Same	No	No	No	None

Discussion: The current project is smaller in size and is a less intensive use than what was originally analyzed with the NEC Expansion, which will result in a lower water demand. In light of this, staff did not request an updated water analysis, as the project falls within the scope of the prior analyses of the FEIR.

Further, development of the project area will require the construction of water lines and sewer lines and facilities, but these were previously identified as part of the original project. The infrastructure layout has been updated for the proposed project simply to reflect shifts in line locations resulting from shifts in the development. None of these shifts change the impacts of the proposed project as compared to the EIR, as the lines will be located within easements along roadways and in other locations (across lots) which will already be subject to construction disturbance.

Unlike water demand, wastewater generation is based on broad land use categories and therefore the wastewater generation of the project is consistent with the analysis of the EIR. However, the previous EIR noted that the existing sewer line servicing the area did not have sufficient capacity to receive wastewater at the proposed rate of discharge and new sewage conveyance facilities would be required. Presently, the project plans to construct separate utilities for the project site. Additionally, the Pleasant Grove Wastewater Treatment Plant is sized to accommodate flow from the project.

The Western Placer Waste Management Authority facilities would be used to dispose of solid waste, and that there is sufficient capacity. Additionally, the proposed project is approximately 450,000 sq. ft. smaller than the previous NEC Expansion project and thus, the project will reduce total waste generation compared to the original assumptions. The project falls within the scope of the prior analysis, and does not result in any new or expanded impacts.

Mitigation Measures: Mitigation Measure MM CS-A (provide increased wastewater conveyance capacity) applies and will be adhered to.

XVII. 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?	Section 5.2	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.)	Same	No	No	No	None
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Same	No	No	No	None

Discussion: The FEIR summarizes the conclusions of the NEC Expansion Project with respect to these criteria, and as discussed throughout this Addendum, the current project falls within the scope of the prior analyses and does not result in any new or expanded impacts.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the NEC Expansion Project EIR (SCH # 95112047, adopted April 1996), 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.

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

Addendum Prepared by:

Wayne Wiley, Associate Planner
City of Roseville, Planning Division

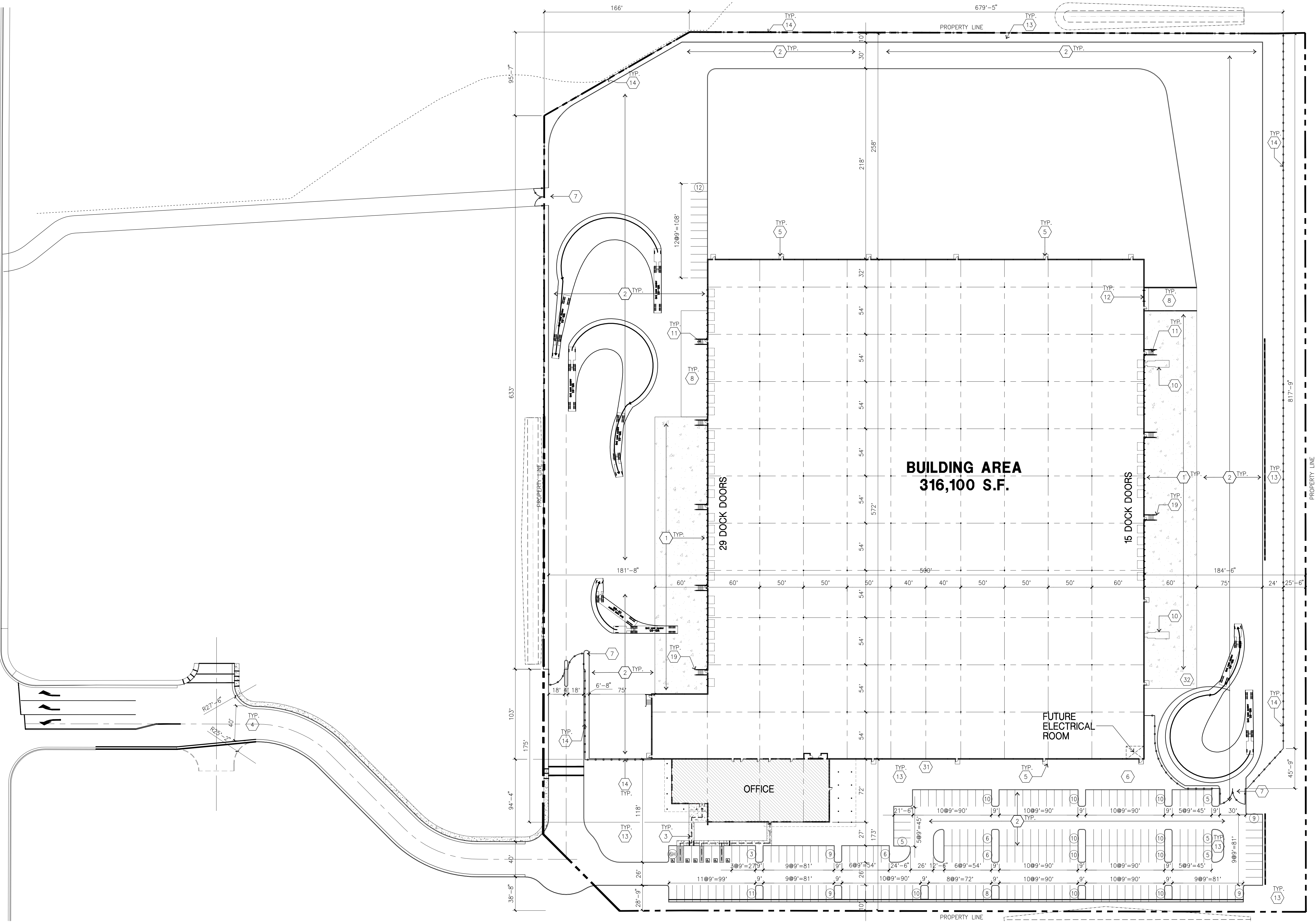
Attachments:

NEC Electronics Semiconductor Manufacturing Facility Expansion Project Environmental Impact Report (SCH95112047), April 1996

CalEEMOD Annual - Placer County APCD Air District

CalEEMOD Winter – Placer County APCD Air District

FOOTHILLS BLVD.



OVERALL SITE PLAN

scale: 1"=50'-0"

SCALE: 1"=50'-0"

0 50' 100' 150'



TRUE NORTH

SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONCRETE PAVEMENT.
- ASPHALT PAVING.
- CONCRETE WALKWAY, MEDIUM BROOM FINISH
- DRIVEWAY APRONS
- 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH
- APPROXIMATE LOCATION OF TRANSFORMER.
- PROVIDE GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. CONTRACTOR TO DESIGN & DETAIL GATES. DRAWINGS AND CALCULATIONS PRIOR TO FABRICATION. PROVIDE CONDUIT FOR FUTURE.
- CONCRETE RAMP
- BIKE RACK TYPICAL.
- TRASH COMPACTOR. (N.I.C.)
- EXTERIOR STAIR
- 12' X 14' DRIVE-IN DOOR
- LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING
- 7' BLACK VINYL COATED FENCE
- RETAINING WALL.
- NOT USED.
- CONCRETE SWALE
- PRE-CAST CONC. WHEEL STOP.
- CONC. FILLED GUARD POST 6 DIA. U.N.O. 42" H.
- EXTERIOR LIGHT POLE.
- NOT USED.
- DRAIN THRU CURB.
- FIRE HYDRANTS W/ CONC. FILLED STEEL GUARD POST
- NOT USED.
- DRAIN THRU WALL.
- CONCRETE GUTTER.
- NOT USED
- HANDICAP ENTRY SIGN.
- HANDICAP PARKING STALL SIGN
- SWING GATE
- APPROX. LOCATION OF EXTERIOR PUMP ROOM, TO MATCH BLDG.
- APPROX. LOCATION OF TRASH ENCLOSURE

SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY PROJECT NO. DATED
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- NOT USED.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- NOT USED.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- NOT USED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
- NOT USED.

SITE PLAN GENERAL NOTES

- | | |
|---|--|
| CONCRETE PAVING - SEE "C" DRWS. FOR THICKNESS | LIGHT STANDARD SEE 3/A4.1 FOR POLE BASE |
| ASPHALT PAVING - SEE CIVIL | EXISTING PUBLIC FIRE HYDRANT |
| STANDARD PARKING STALL 9'-0" X 18' | PRIVATE FIRE HYDRANT- APPROXIMATE LOCATION |
| HANDICAP PARKING STALL, 9' X 18' + 5' W/ ACCESSIBLE AISLE | CATCH BASIN APPROX. LOCATION |
| VAN ACCESSIBLE HANDICAP STALL, 12' X 18' + 5' W/ ACCESSIBLE AISLE | WATER LINE - SEE CIVIL |
| PATH OF TRAVEL | GAS LINE - SEE CIVIL |
| LANDSCAPE AREAS | SEWER LATERAL SEE CIVIL |

OFFICIAL USE ONLY



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Project:

Project One

Roseville, CA

Consultants:

- Civil:
- Structural:
- Mechanical:
- Plumbing:
- Electrical:
- Landscape:
- Fire Protection:
- Soils Engineer:

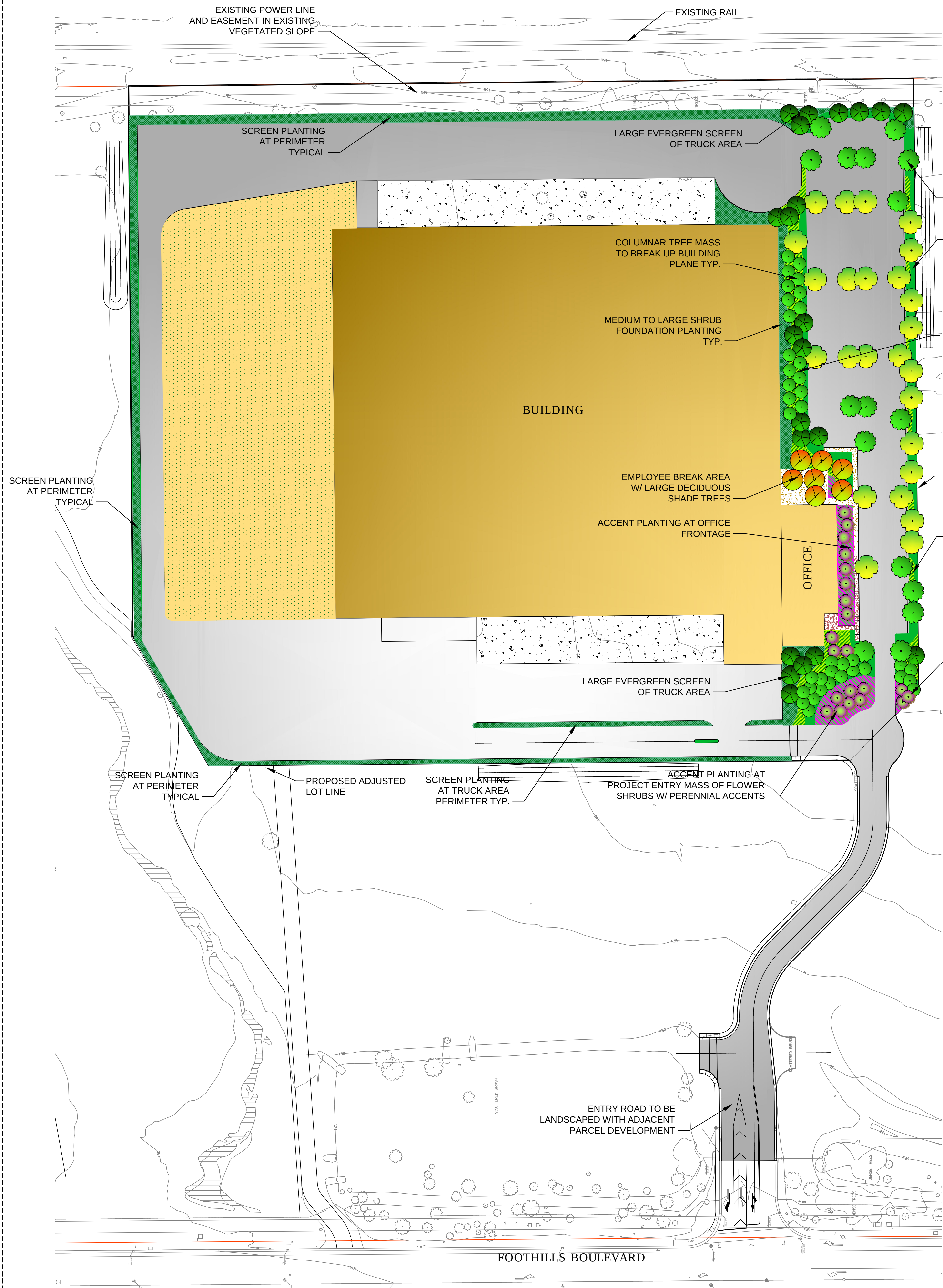
Title: OVERALL SITE PLAN

Project Number: 16245
Drawn by: TKG
Date: 3/9/2017

Revision:

Sheet:

DAB-A1.1



PLAN LEGEND

- DEODAR CEDAR
- CHINESE PISTACHE
- SYCAMORE
- TRUE GREEN ELM
- CRAPE MYRTLE
- CRIMSON SPIRE OAK
- PARKING LOT PLANTING: GROUPINGS OF LOW SHRUBS SOME GROUND COVER
- PROJECT ACCENT AREAS: MASSING OF LOW TO MEDIUM FLOWERING ACCENT SHRUBS W/ GROUPS PERENNIAL ACCENTS
- COLUMNAR TREE GROUPINGS, MASSES OF ORNAMENTAL GRASSES W/ LARGE ROCK BOULDER ACCENTS
- FOUNDATION / SCREEN PLANTING: GROUPINGS OF MED. TTD LARGE SCREEN SHRUBS
- NATIVE GRASSES: SEEDED HYDROMULCH.

PRELIMINARY PLANT LIST:

BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME	MATURE HABIT
TREES				
CEDRUS DEODARA	DEODAR CEDAR	15 GAL	L	80' X 40'
QUERCUS R. 'CRIMSON SPIRE'	COLUMNAR OAK	15 GAL	L	40' X 15'
PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	15 GAL	L	50' X 30'
ULMUS 'TRUE GREEN'	TRUE GREEN ELM	15 GAL	M	50' X 60'
ZELKOVA S. 'VILLAGE GREEN'	JAPANESE ZELKOVA	24" BOX	M	55' X 50'
LAGERSTROEMIA 'DYNAMITE RED'	CRAPE MYRTLE	15 GAL	L	15' X 15'

LARGE EVERGREEN SCREENING SHRUBS

CEANOTHUS 'CONCHA'	CEANOTHUS	5 GAL.	L	6' X 8' PLANT 7'-0" OC
ARBUTUS U. 'COMPACTA'	DW. STRAWBERRY	5 GAL.	L	6' X 6' PLANT 6'-0" OC
ARCTOSTAPHYLOS	MANZANITA	5 GAL.	L	8' X 8' PLANT 9'-0" OC
'HOWARD MCINN'				
ELAEGNUS PUNGENS	SILVERBERRY	5 GAL.	L	10' X 10' PLANT 8'-0" OC
DODONEA VISCOSA	HOP BUSH	5 GAL.	L	8' X 10' PLANT 8'-0" OC
OLEA 'LITTLE OLLIE'	DW OLIVE	5 GAL.	L	6' X 5' PLANT 6'-0" OC

DROUGHT TOLERANT SHRUBS

LANTANA M. 'DW. YELLOW'	DW. LANTANA	5 GAL.	L	2' X 4' PLANT 4' OC
LAVANDULA 'TWICKLE PURPLE'	LAVANDER	5 GAL.	L	3' X 3' PLANT 3' OC
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	L	5' X 6' PLANT 7' OC
NERIUM OLEANDER 'PETITE SALMON'	PETITE OLEANDER	5 GAL.	L	5' X 5' PLANT 5'-0" OC
PHORIUM SPP.	NZ FLAX	5 GAL.	L	4' X 4' PLANT 4' OC
ROSMARINUS O. 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5 GAL.	L	4' X 4' PLANT 4'-0" OC
CISTUS X SKANBERGII	SKANBERG ROCKROSE	5 GAL.	L	3' X 3' PLANT 2'-6" OC
SALVIA C. 'WINNEFRED GILMAN'	CLEAVLAND SAGE	5 GAL.	L	3' X 4' PLANT 5' OC
LEUCOPHYLLUM 'POZO BLUE'	TEXAS RANGER	5 GAL.	L	3' X 3' PLANT 4' OC
ROSMARINUS O. 'COLLINGHAM'	ROSEMARY	1 GAL.	L	2' X 6' PLANT 5' OC
COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER	5 GAL.	L	1' X 6' PLANT 4' OC
RHAPIOLEPSIS 'PINK DANCER'	INDIA HAWTHORN	5 GAL.	L	3' X 4' PLANT 5' OC
ARCTOSTAPHYLOS 'EMERALD GREEN'	MANZANITA	5 GAL.	L	1' X 4' PLANT 4' OC
EREMOPHILA GLABRA CARNOSA	WINTER BLAZE	5 GAL.	L	3' X 4' PLANT 4' OC
ROSA 'MEIGALPIO'	RED DRIFT ROSE	5 GAL.	L	3' X 3' PLANT 4' OC

GRASSES

MUHLENBERGIA L. 'AUTUMN GLOW'	MUHLY GRASS	1 GAL.	L	4' X 4' PLANT 4' OC
CALAMAGROSTIS A. 'KARL FOESTER'	FEATHERED	1 GAL.	L	2' X 3' PLANT 4' OC
LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE MAT RUSH	1 GAL.	L	3' X 3' PLANT 4' OC
PENNISETUM S. 'KARLEY ROSE'	FOUNTAIN GRASS	1 GAL.	L	3' X 3' PLANT 4' OC

PERENNIALS

OENOTHERA SPECIOSA 'ROSEA'	MEXICAN PRIMROSE	1 GAL.	L	1' X 2'
TULBAGHIA V. 'TRICOLOR'	SOCIETY GARLIC	1 GAL.	L	1.5' X 1.5'
ACHILLEA 'MOONSHINE'	YARROW	1 GAL.	L	3' X 3'

LEGEND

- SEEDED NATIVE GRASS MIX AS AVAILABLE FROM PACIFIC COAST SEED
- NOT SHOWN BARK MULCH-ALL PLANTERS COLOR BROWN
- NOT SHOWN 3'-4" DIA. FRACTURED ROCK BOULDERS. GRAY TO BROWN AS AVAILABLE FROM A LOCAL SOURCE

WATER EFFICIENT LANDSCAPE REQUIREMENTS

AUTOMATIC CONTROLLER W/ ET DATA, REPEAT CYCLING IRRIGATION ZONES PER PLANT WATER REQUIREMENTS
RAIN SENSOR TO BE SPECIFIED
SOIL AMENDMENTS TO BE INCORPORATED
PLANTER SURFACE AREAS TO BE MULCHED
WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 19.83 ACRES
TOTAL PARKING AREA: 66,830 S.F.
TOTAL PARKING SPACES: 83
PARKING AREA SHADE REQUIRED 50%: 33,415 S.F.
PARKING AREA SHADE PROVIDED 60%: 42,076 S.F.
23 TREES AT 100% COVERAGE (1256 S.F.): 28,888 S.F.
16 TREES AT 50% COVERAGE (628 S.F.): 10,048 S.F.
10 TREES AT 25% COVERAGE (314 S.F.): 3,140 S.F.
TREE COVERAGE IS BASED ON 40' DIAMETER AT 15 YEARS.

DESIGN CONCEPT

THE GENERAL DESIGN INCORPORATES A MIX OF EVERGREEN & DECIDUOUS TREES. TREES & SHRUBS ARE TO BE PLANTED IN MASS GROUPINGS AS ENCOURAGED IN THE COMMUNITY DESIGN GUIDELINES. SCREENING OF PARKING AREAS AT PERIMETER WILL BE PROVIDED. SCREENING OF TRUCK USAGE AREAS TO BE PROVIDED. PROJECT ENTRY IS ACCENTED WITH WITH FLOWERING TREES AND FLOWERING SHRUB AND PERENNIAL MASSES.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPING ORDINANCE IN THE PREPARATION OF THE LANDSCAPE AND IRRIGATION PLANS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE IN THE FINAL CONSTRUCTION PHASE.

Barbara M. Hatch RLA ASLA CA. LIC. 4511



hpa, inc.
383 4th street, - ste. #101
oakland, ca
94607
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com



Landscape Architects, Inc.
1464 Popinjay Drive
Reno, NV.
p: 775 829 1364
email: bhatch00@charter.net

Owner:
PANNATTONI

Project:

FOOTHILLS ROAD
SHELL BLDG.

ROSEVILLE, CA

Consultants:

CIVIL -
STRUCTURAL -
MECHANICAL -
PLUMBING -
ELECTRICAL -
LANDSCAPE -
FIRE PROTECTION -
SOILS ENGINEER -

Title:

Project Number: 0

Drawn by: BH

Date: 2-3-17

Revision:

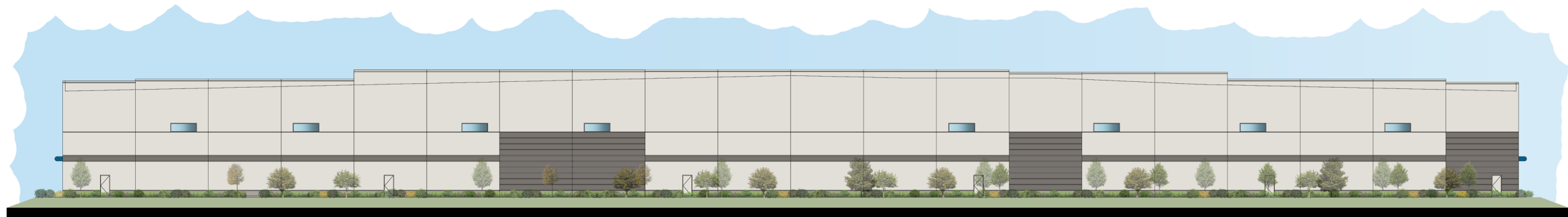
3-6-17 RESUBMIT PRELIMINARY

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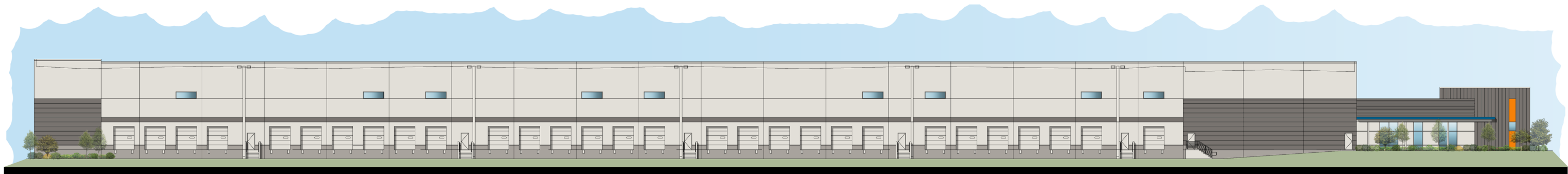
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PRELIMINARY LANDSCAPE PLAN

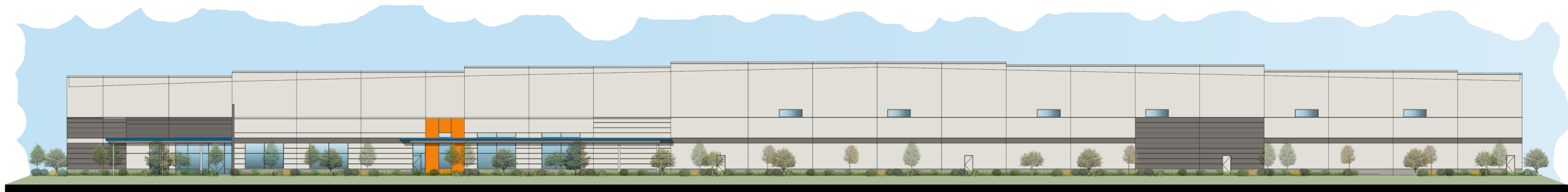
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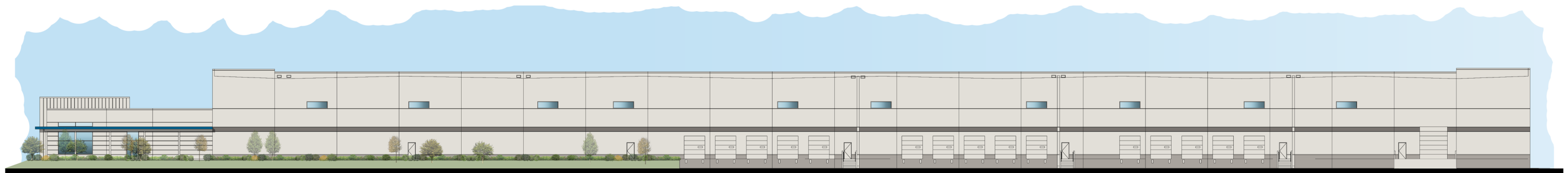
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



Job# 16245

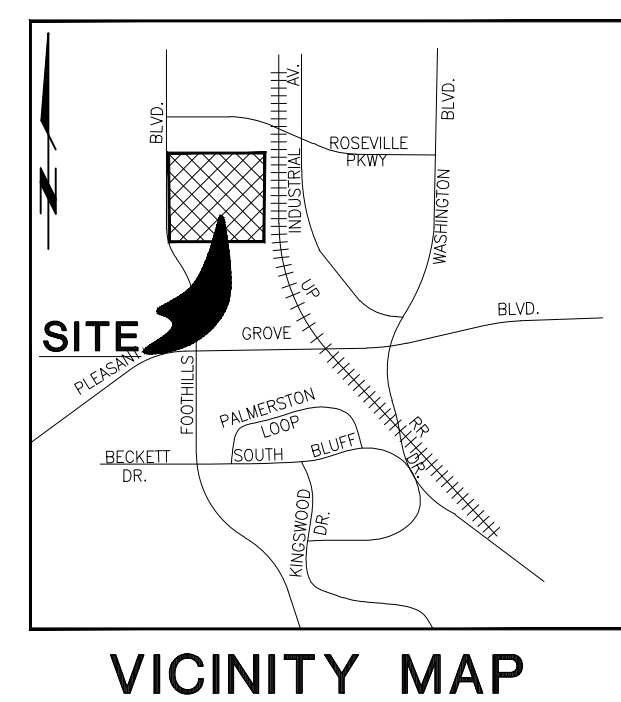
PANATTONI ROSEVILLE PROJECT ONE

7701 FOOTHILLS BLVD, ROSEVILLE, CA

CONCEPTUAL COLORED ELEVATIONS



03/08/2017



EXISTING COMMUNITY PLAN
NORTH ROSEVILLE AREA
LIGHT INDUSTRIAL (LI)

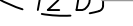
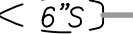
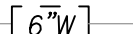
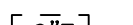
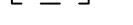
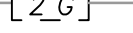
GAS
PACIFIC GAS & ELECTRIC

TELEPHONE
SUREWEST TELEPHONE

SCHOOL DISTRICT
ROSEVILLE CITY ELEMENTARY
SCHOOL DIST.
ROSEVILLE HIGH SCHOOL DIST.

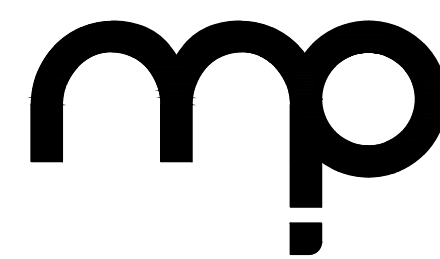
CITY OF ROSEVILLE
STORM DRAINAGE
SANITARY SEWER
WATER
ELECTRICITY
PARKS & RECREATION
FIRE PROTECTION
POLICE PROTECTION

POLICE PROTECTION

EXISTING	DESCRIPTION
	STORM DRAIN PIPE & SIZE
	SANITARY SEWER PIPE & SIZE
	DOMESTIC WATER PIPE & SIZE
	FIRE PROTECTION WATER PIPE & SIZE
	NATURAL GAS PIPE & SIZE
	CATV, TEL, ELEC, OR JOINT TRENCH
	MANHOLE
	DRAIN INLET
	CLEANOUT
	VALVE
	FIRE HYDRANT
	BLOW OFF VALVE
	RIDGE OR GRADE BREAK
	FLOWLINE OF SWALE
	FENCE



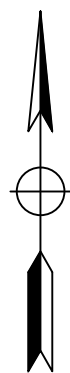
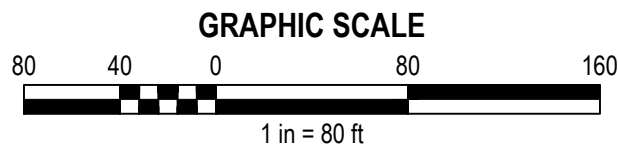
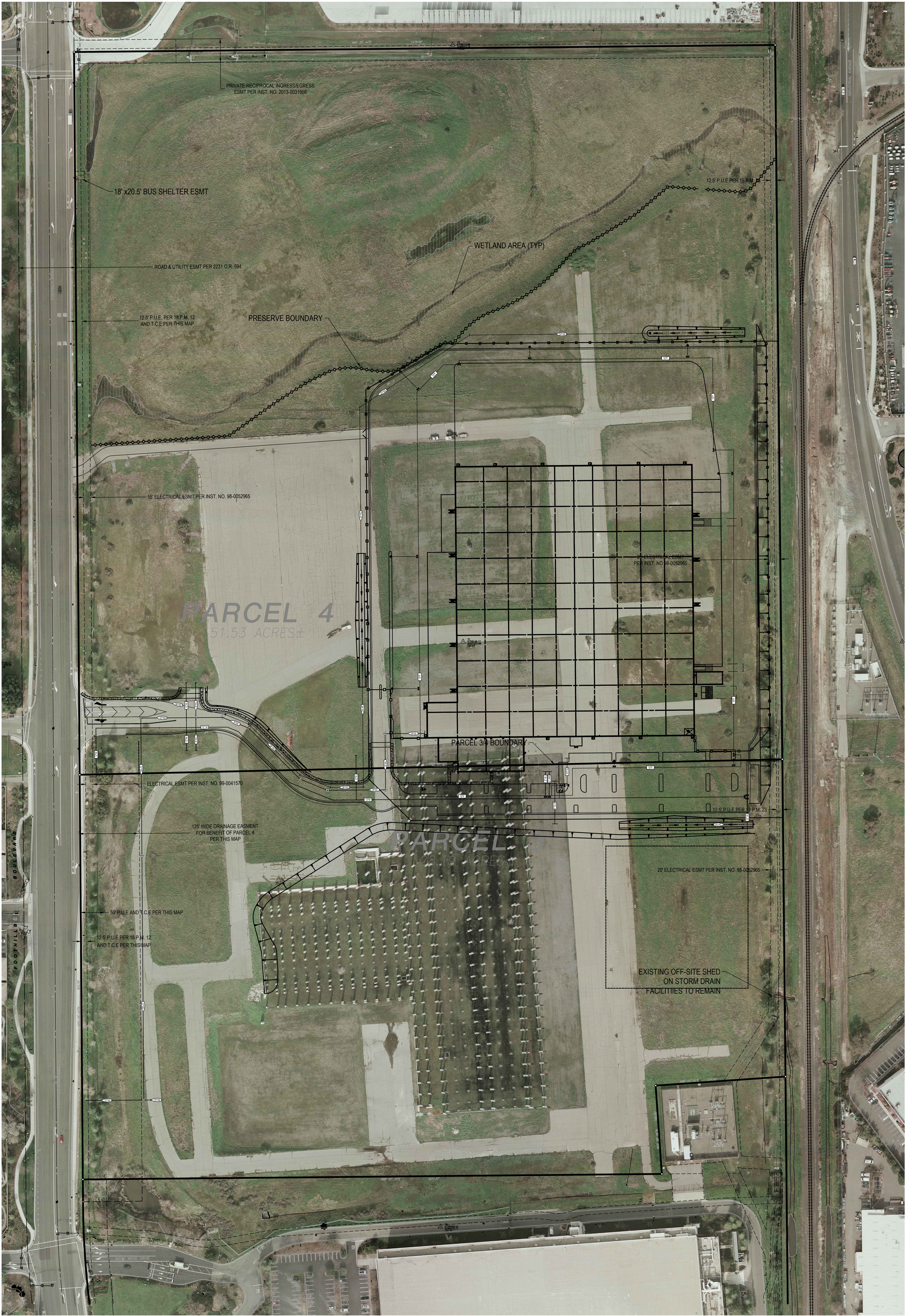
BENCH MARK	COMPUTED	JJ
	DESIGNED	SSM
	DRAWN	MS
	PROJ. ENGR.	SMP



survey email: staking@mpengr.com & web: www.mpengr.com

ROSEVILLE, CALIFORNIA

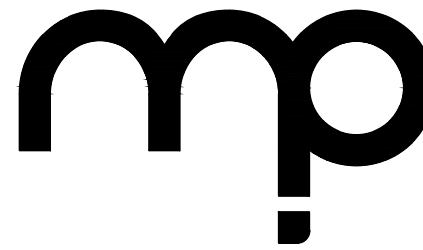
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REVISIONS					
NO.	DESCRIPTION	APPROVED BY	DATE	APPROVED BY	DATE

SCALE:	BENCH MARK
HORIZ. 1" = 100'	
VERT. 1" = N/A	

COMPUTED	JJ
DESIGNED	SSM
DRAWN	MS
PROJ. ENGR.	SMP



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2870 Gateway Oaks Drive, Suite #120
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survey email: staking@mpengr.com & web: www.mpengr.com

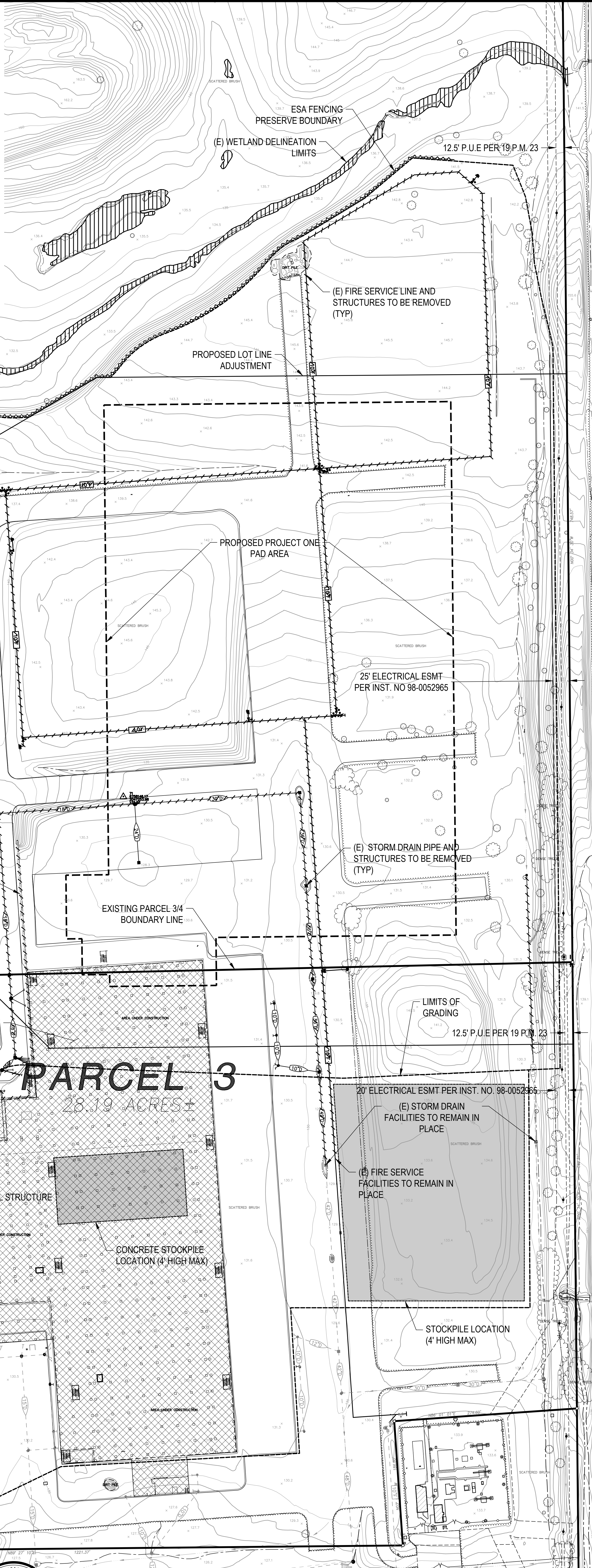
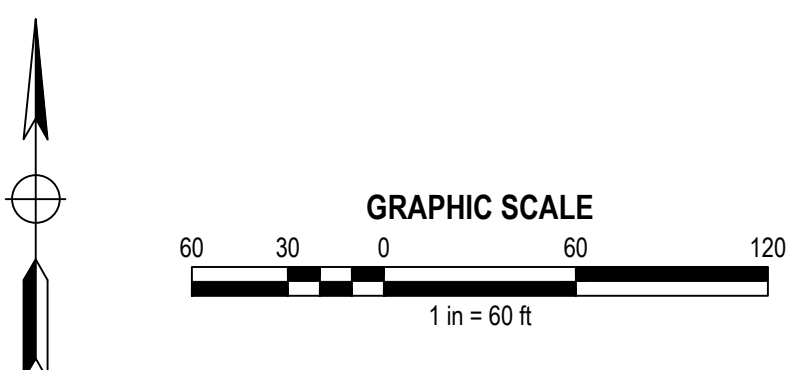
DRP EXHIBIT
PROJECT ONE
7701 FOOTHILLS BLVD-PARCEL 3 (& 4)
PROJECT AERIAL
ROSEVILLE, CALIFORNIA

DATE	MARCH 9, 2017
SHEET	2
OF	8

JOB NO. 16-0048-01

LEGEND

EXISTING	DESCRIPTION
	STORM DRAIN PIPE & SIZE
	SANITARY SEWER PIPE & SIZE
	DOMESTIC WATER PIPE & SIZE
	FIRE PROTECTION WATER PIPE & SIZE
	NATURAL GAS PIPE & SIZE
	CATV, TEL, ELEC, OR JOINT TRENCH
	MANHOLE
	DRAIN INLET
	CLEANOUT
	VALVE
	FIRE HYDRANT
	BLOW OFF VALVE
	RIDGE OR GRADE BREAK
	FLOWLINE OF SWALE
	FENCE



PARCEL 4
51.53 ACRES±

PARCEL 3
28.19 ACRES ±

						SCALE:				MORTON & PITALO, INC. CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING Folsom • Sacramento • Fresno 2870 Gateway Oaks Drive, Suite #120 Sacramento, CA 95833 phone: (916) 927-2400 survey email: staking@mpengr.com Eweb: www.mpengr.com	DRP EXHIBIT	DATE	
						HORIZ. 1" = 60'					DESIGNED SSM	PROJECT ONE	SHEET
						VERT. 1" = N/A					DRAWN MS	7701 FOOTHILLS BLVD - PARCEL 3 (& 4)	3
											PROJ. ENGR. SMP	DEMOLITION PLAN	OF
												ROSEVILLE, CALIFORNIA	8
REVISIONS													
NO.		DESCRIPTION		APPD. ENGR. DATE		APPD. EIT DATE							

-



DATE	MARCH 9, 2017
SHEET	4
OF	8

UTILITY LEGEND

EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN PIPE & SIZE
		SANITARY SEWER PIPE & SIZE
		DOMESTIC WATER PIPE & SIZE
		FIRE PROTECTION WATER PIPE & SIZE
		NATURAL GAS PIPE & SIZE
		CATV, TEL, ELEC, OR JOINT TRENCH
		MANHOLE
		DRAIN INLET
		CLEANOUT
		VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
		RIDGE OR GRADE BREAK
		FLOWLINE OF SWALE
		FENCE

1. STORM DRAIN FACILITIES SHOWN FOR REFERENCE ONLY. SEE PRELIMINARY GRADING PLANS FOR DETAIL.
2. INVERT ELEVATIONS SHOWN TO BE VERIFIED/UPDATED WITH CONSTRUCTION DOCUMENT PERMIT SET.
3. WATER AND FIRE SERVICE SIZING TO BE VERIFIED WITH BUILDING REQUIREMENTS.



DATE	MARCH 9, 2017
SHEET	5
OF	8

JOB NO. 16-0048-01

UTILITY LEGEND

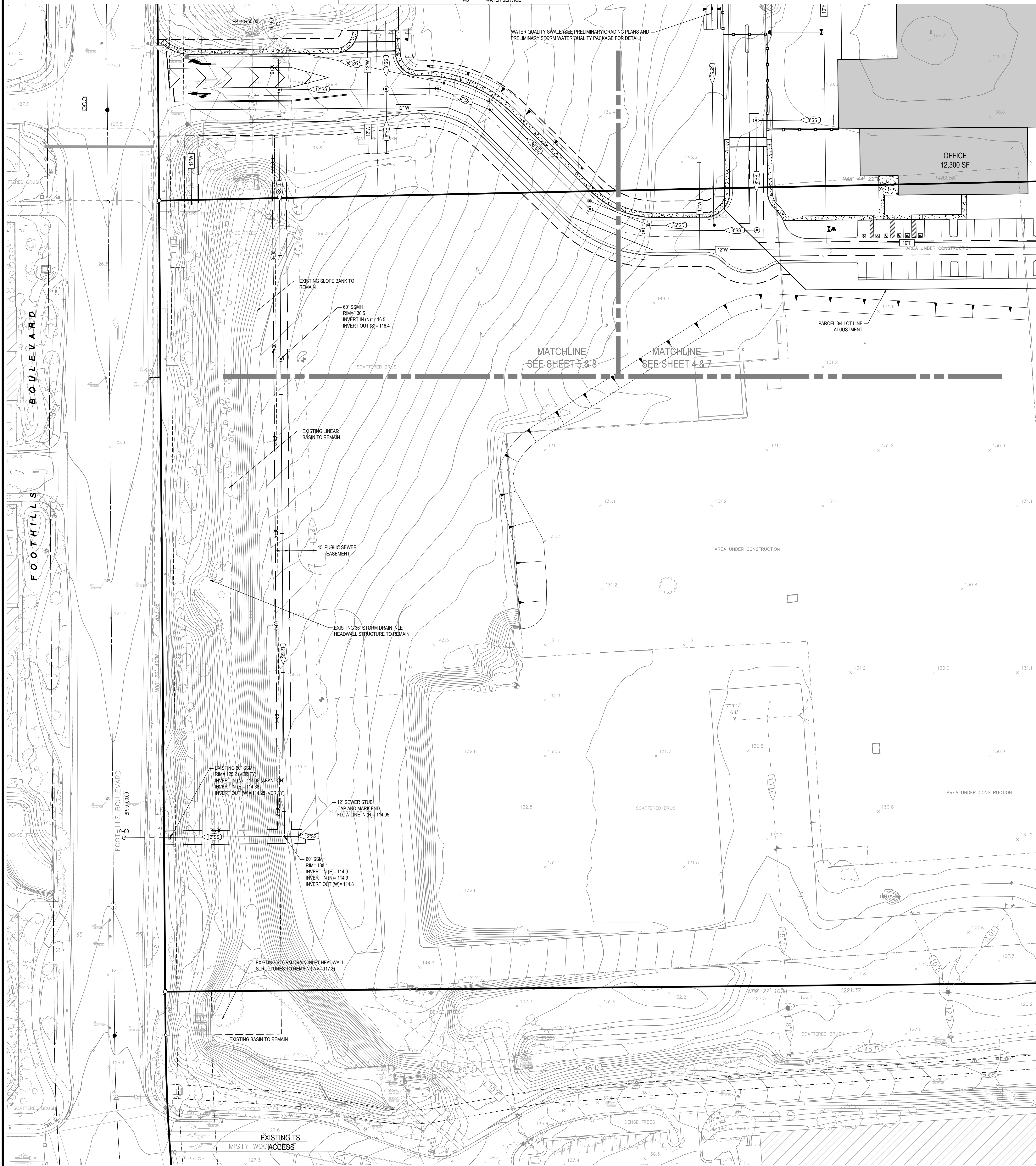
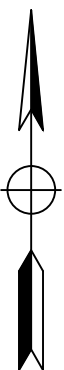
GRAPHIC SCALE

40 20 0 40 80

1 in. = 40 ft

- | | | | |
|-----------|----------------------------|-------|-------------------------------------|
| AB | AGGREGATE BASE | LT | LEFT |
| AC | ASPHALTIC CONCRETE OR ACRE | MAX | MAXIMUM |
| BC | BEGIN HORIZONTAL CURVE | MH | MANHOLE |
| BLDG | BUILDING | MN | 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 | PC | POINT OF COMPOUND CURVE |
| C.G&S | CURB, GUTTER AND SIDEWALK | PI | POINT OF INTERSECTION |
| CL & C | CONCRETE | PL R | PROPERTY LINE |
| CL & C | CENTERLINE RP | POWER | POWER POLE |
| CONST | CONSTRUCT | PR | POINT OF REVERSE CURVE |
| COTG | CLEANOUT TO GRADE | PTC | POINT OF TANGENCY |
| CR | CURB RETENTION | PUE | PUBLIC UTILITY EASEMENT |
| Δ | ANGLED ANGLE | PAVT | PAVEMENT |
| D | DRAIN | R | RADIUS OR RIDGE |
| DI | DRAIN INLET | RAD | RADIAL |
| D, Δ, Ø | DIAMETER | RP | REDUCED PRESSURE BACKFLOW PREVENTER |
| DIP | DUTCH IRON PIPE | RT | RIGHT |
| DMH | DRILL STORM MANHOLE | R/W | RIGHT OF WAY |
| DET | DETAIL | S | SLOPE OR SEWER |
| DWG | DRAWING | SD | STORM DRAIN |
| DWY | DRIVEWAY | SMH | SEWER MANHOLE |
| (E) EXIST | EXISTING | SS | SANITARY SEWER |
| EG | END HORIZONTAL CURVE | STA | STATION |
| EP | EDGE OF PAVEMENT | STD | STANDARD |
| ESMT | EASEMENT | SW | SIDEWALK |
| FL & F | FLOWLINE | TB | TOP OF BANK |
| G | GAS | TC | TOP OF CURB |
| GB | GRADE BREAK | TEL | TELEPHONE |
| GFL | GRADE FLOWLINE | TEMP | TEMPORARY |
| I | 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 | TY | TYPICAL |
| LIP | EDGE OF CUTTER PAN | UG | UNDERGROUND |
| LSCP | LANDSCAPE | W | WATER |
| | | WS | WATER SERVICE |

EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN PIPE & SIZE
		SANITARY SEWER PIPE & SIZE
		DOMESTIC WATER PIPE & SIZE
		FIRE PROTECTION WATER PIPE & SIZE
		NATURAL GAS PIPE & SIZE
		CATV, TEL, ELEC, OR JOINT TRENCH
		MANHOLE
		DRAIN INLET
		CLEANOUT
		VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
		RIDGE OR GRADE BREAK
		FLOWLINE OF SWALE
		FENCE
		4-WAY SIGNALIZED INTERSECTION

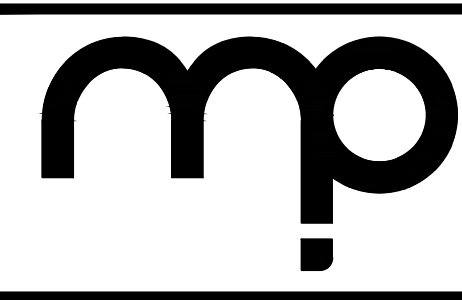


REVISIONS	△					
	△					
	△					
	△					
	△					
	NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.I.U.	DATE

SCALE:
HORIZ. 1" = _____ 40'
VERT. 1" = _____ N/A

[illegible]

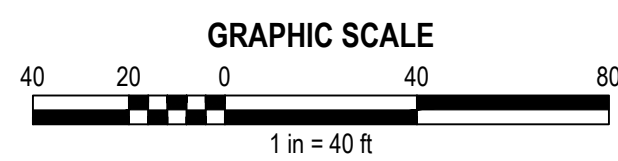
COMPUTED	JJ
DESIGNED	SSM
DRAWN	MS
PROJ. ENGR.	SMP



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DRP EXHIBIT
PROJECT ONE
7701 FOOTHILLS BLVD- PARCEL 3 (& 4)
UTILITY PLAN
ROSEVILLE, CALIFORNIA

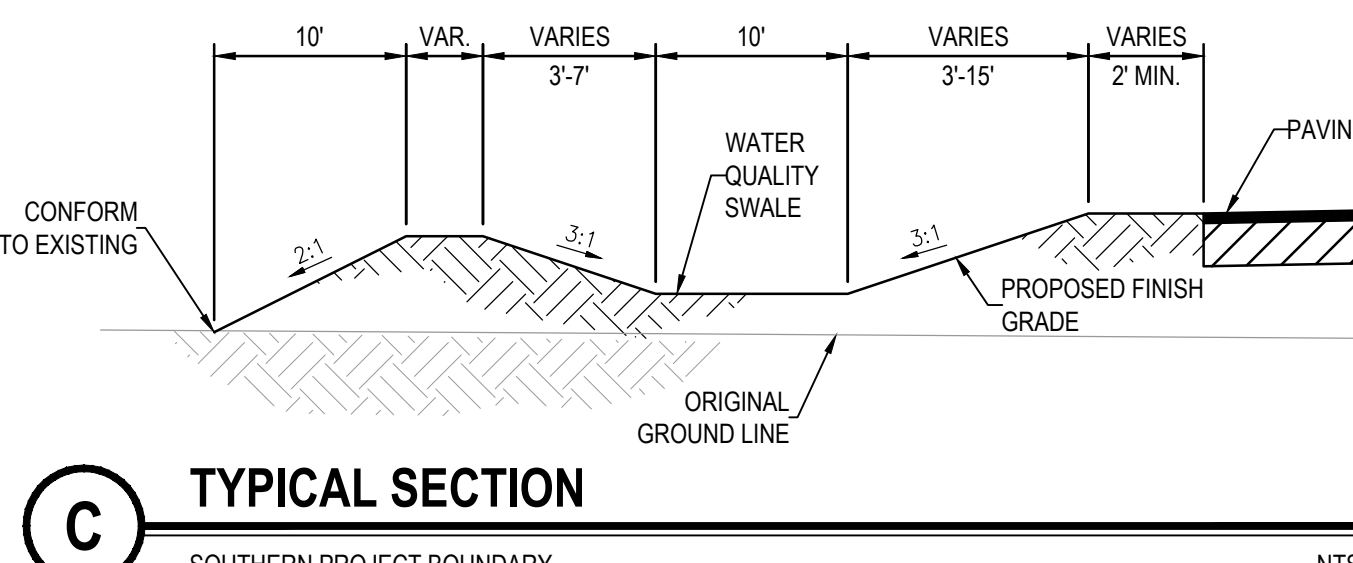
DATE	MARCH 9, 2017
SHEET	6
OF	8



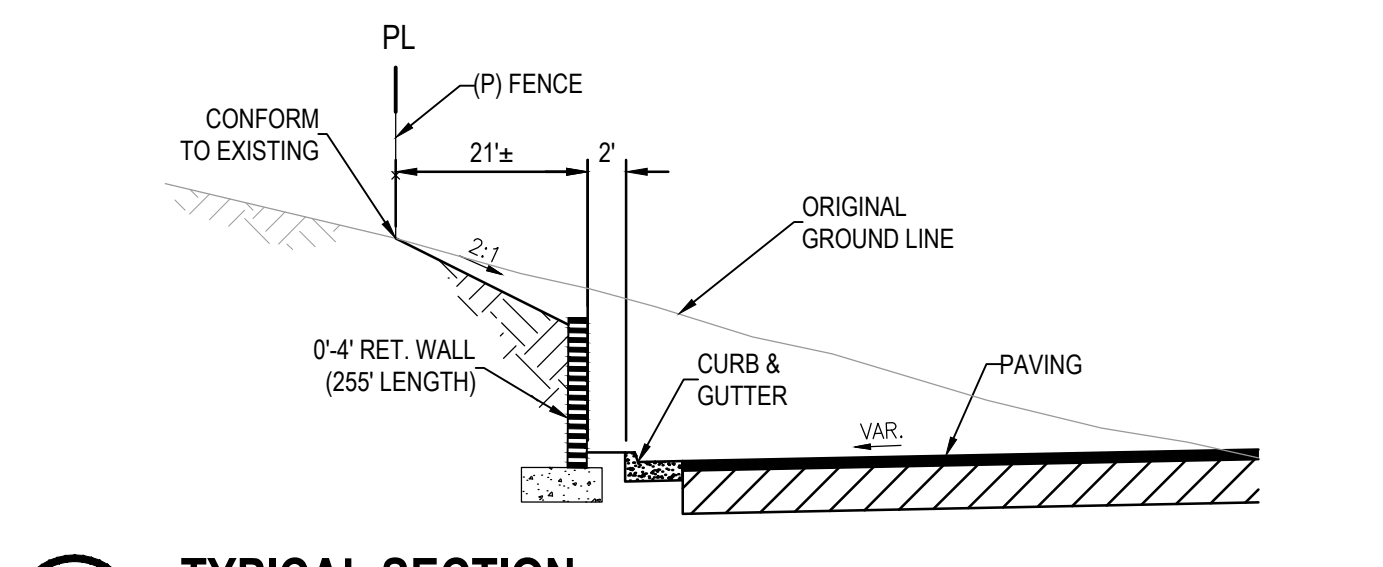
A **TYPICAL SECTION**

NORTHFIELD PROJECT BOUNDARY

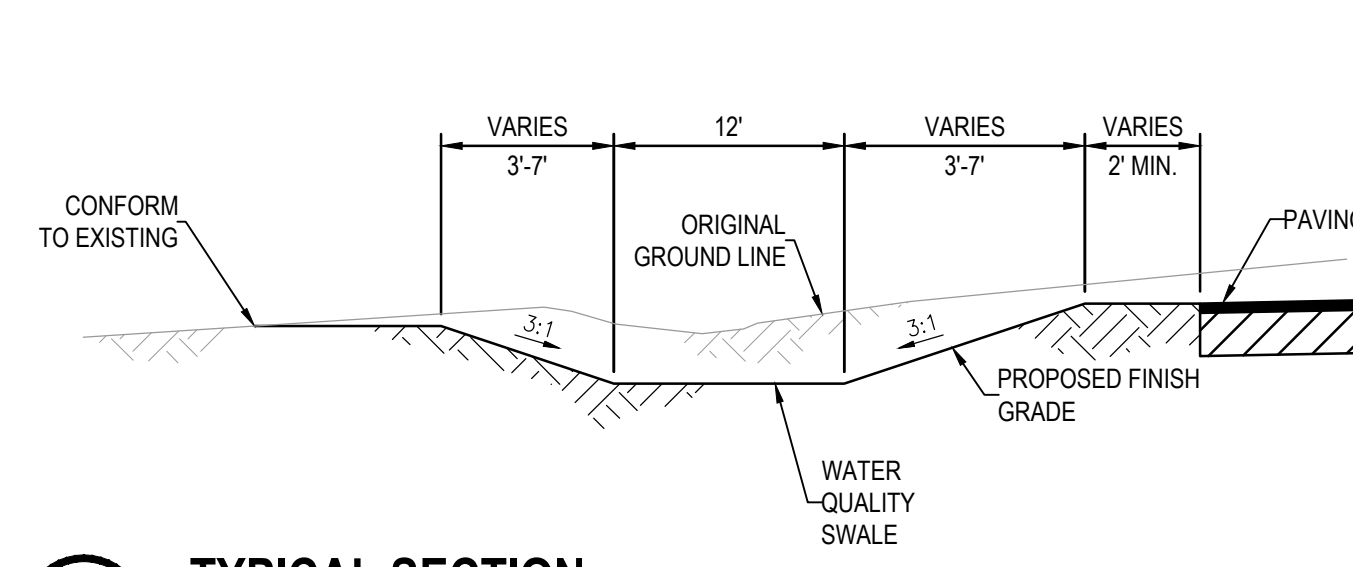
A TYPICAL SECTION



C TYPICAL SECTION



B TYPICAL SECTION



D TYPICAL SECTION

AC	AGGREGATE BASE	LT	LEFT
AS	ASPHALTIC CONCRETE OR ACRIC	LX	MAXIMUM
BC	BEGIN HORIZONTAL CURVE	MH	MANHOLE
BUDS	BUILDING	MIN	MINIMUM
BW	BENCH MARK	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	PH	POLE
BSBL	BUILDING SET BACK LINE	PB	PULL BOX
C&G	CURB AND GUTTER	PC	POINT OF COMPOUND CURVE
C&GS	CURB, GUTTER AND SIDEWALK	PI	POINT OF INTERSECTION
CONC	CONCRETE	P L	PROPERTY LINE
CL & C	CENTERLINE	PP	POWER POLE
CLE	CLEANOUT OR COUNTY	PRC	POINT OF REVERSE CURVE
CONST	CONSTRUCT	PTC	POINT OF TANGENCY
CRTG	CLEANOUT TO GRADE	PUE	PUBLIC UTILITY EASEMENT
CTG	CURB RIGTH	PVMT	PAVEMENT
Δ	INCLUDED ANGLE	R	RADIUS OR RIDGE
D	STORM DRAIN	RAD	RADIAL
DI	DRAIN INLET	RP	REDUCED PRESSURE BACKFLOW PREVENTER
DI A O	DIMETER	RT	RIGHT
DIP	DUCTILE IRON PIPE	RTW	RIGHT OF WAY
DMH	DUCTILE IRON PIP MANHOLE	RS	SLOPE OR SNIWER
DTL	DETAIL	SD	STORM DRAIN
DWG	DRAWING	SMH	SEWER MANHOLE
EX	EXISTING	SS	SANITARY SEWER
(E) EXIST	END HORIZONTAL CURVE	STN	STATION
EP	EDGE OF PAVEMENT	STD	STANDARD
ESMT	EASEMENT	SW	SIDEWALK
F	FLOWLINE	TB	TOP OF BANK
F & G	GAS	TC	TOP OF CURB
GB	GRADE BREAK	TEP	TELEPHONE
GR	GUTTER FLOWLINE	TEPH	TELEPHONE
GR	INLET GRADE	TEPHM	TELEPHONE MANHOLE
HGL	HYDRAULIC GRADE LINE	TEL	TELEPHONE POLE
INTX	INTERSECTION	TRANS	TRANSITION
INV	PIPE INVERT	TRF	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

EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN PIPE & SIZE
		SANITARY SEWER PIPE & SIZE
		DOMESTIC WATER PIPE & SIZE
		FIRE PROTECTION WATER PIPE & SIZE
		NATURAL GAS PIPE & SIZE
		CATV, TEL, ELEC, OR JOINT TRENCH
		MANHOLE
		DRAIN INLET
		CLEANOUT
		VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
		RIDGE OR GRADE BREAK
		FLOWLINE OF SWALE
		FENCE

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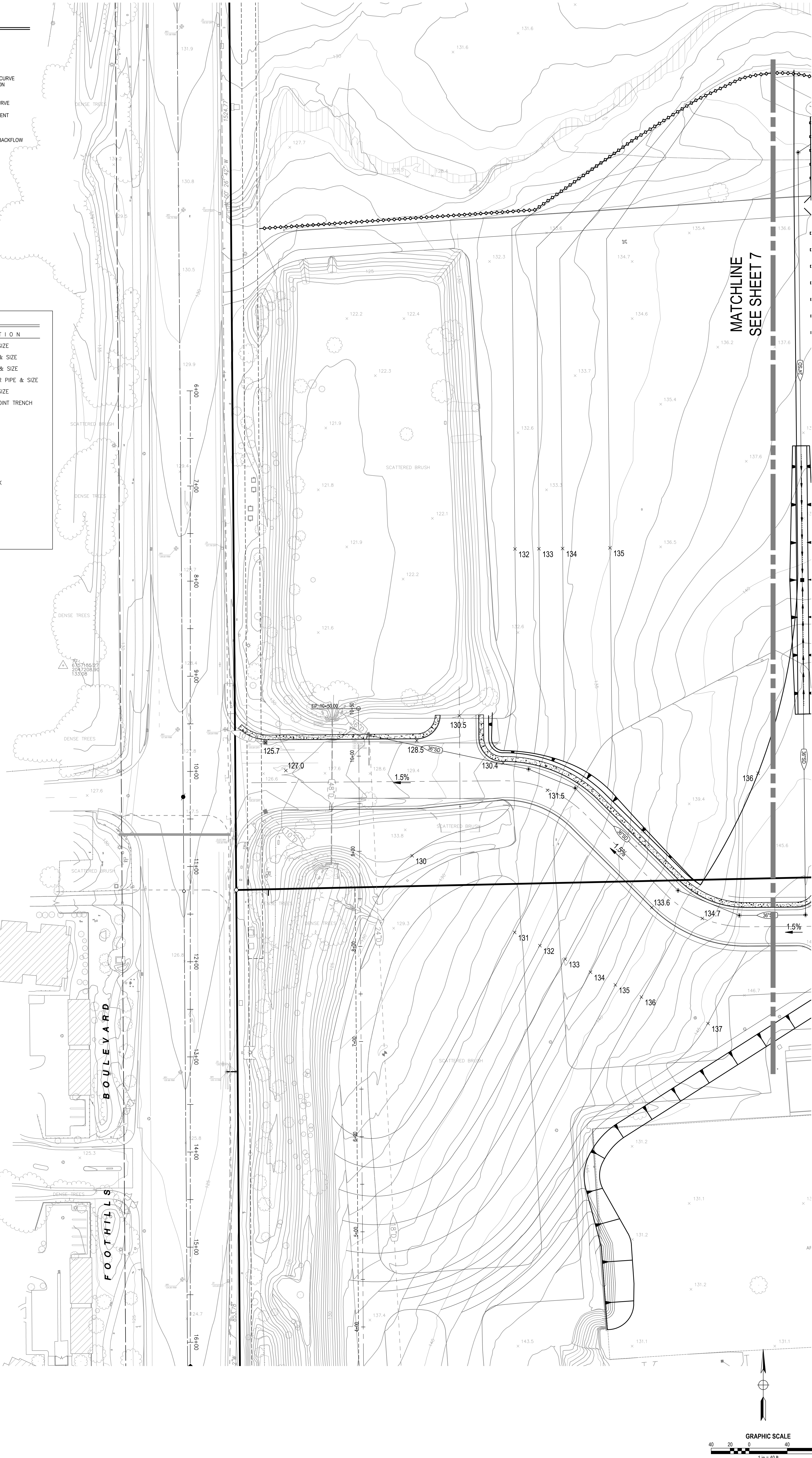
DRP EXHIBIT PROJECT ONE 7701 FOOTHILLS BLVD- PARCEL 3 (& 4) GRADING PLAN ROSEVILLE, CALIFORNIA	DATE	MARCH 9, 20
	SHEET	7
	OF	8

ABBREVIATIONS

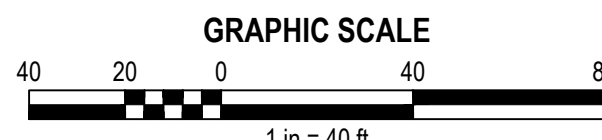
AB	AGGREGATE BASE	LT	LEFT
AC	ASPHALTIC CONCRETE OR ACRE	MAX	MAXIMUM
BC	BEGIN HORIZONTAL CURVE	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCH MARK	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	OH	OVERHEAD
BSBL	BUILDING SET BACK LINE	PB	PULL BOX
C&G	CURB AND GUTTER	PCC	POINT OF COMPOUND CURVE
C.G&S	CURB, GUTTER AND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

UTILITY LEGEND

EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN PIPE & SIZE
		SANITARY SEWER PIPE & SIZE
		DOMESTIC WATER PIPE & SIZE
		FIRE PROTECTION WATER PIPE & SIZE
		NATURAL GAS PIPE & SIZE
		CATV, TEL, ELEC, OR JOINT TRENCH
		MANHOLE
		DRAIN INLET
		CLEANOUT
		VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
		RIDGE OR GRADE BREAK
		FLOWLINE OF SWALE
		FENCE



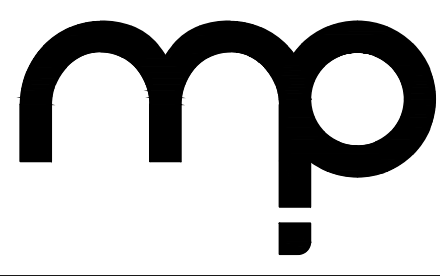
MATCHLINE
SEE SHEET 7



Revisions table with columns for NO., DESCRIPTION, APP'D, DATE, and a grid for tracking changes.

SCALE:	BENCH MARK
HORIZ. 1" = 40'	
VERT. 1" = N/A	

COMPUTED	JJ
DESIGNED	SSM
DRAWN	MS
PROJ. ENGR.	SMP



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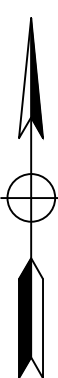
DRP EXHIBIT
PROJECT ONE
7701 FOOTHILLS BLVD- PARCEL 3 (& 4)
GRADING PLAN
ROSEVILLE, CALIFORNIA

DATE	MARCH 9, 2017
SHEET	8
OF	8

UTILITY LEGEND

EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN PIPE & SIZE
		SANITARY SEWER PIPE & SIZE
		DOMESTIC WATER PIPE & SIZE
		FIRE PROTECTION WATER PIPE & SIZE
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		CATV, TEL, ELEC, OR JOINT TRENCH
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		VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
		RIDGE OR GRADE BREAK
		FLOWLINE OF SWALE
		FENCE

1. STORM DRAIN FACILITIES SHOWN FOR REFERENCE ONLY. SEE PRELIMINARY GRADING PLANS FOR DETAIL.
2. INVERT ELEVATIONS SHOWN TO BE VERIFIED/UPDATED WITH CONSTRUCTION DOCUMENT PERMIT SET.
3. WATER AND FIRE SERVICE SIZING TO BE VERIFIED WITH BUILDING REQUIREMENTS.



DATE	MARCH 9, 2017
SHEET	5
OF	8

JOB NO. 16-0048-01