CITY OF ROSEVILLE CALIFORNIA

AGENDA
April 8, 2021

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

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

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

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

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

5. CONSENT CALENDAR

5.1. Minutes of March 25, 2021

6. REQUESTS/PRESENTATIONS

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

REQUEST

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

Applicant: Rachel Corona, Lennar Homes
Owner: Sierra Vista Communities, LLC

RECOMMENDATION

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

A. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-five (25) conditions of approval.

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

REQUEST

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

Applicant: Tiffany Wilson, RSC Engineering, Inc.
Owner: Amerco Real Estate Company

RECOMMENDATION

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

A. Adopt the Wills Road U-Haul Initial Study/Mitigated Negative Declaration.

B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-seven (87) conditions of approval.
C. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to thirty-five (35) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT

PLANNING COMMISSION COMMUNICATION

Title:	Minutes of March 25, 2021
Contact:	Lupe Nelson, lnelson@roseville.ca.us, 916-774-5281

Meeting Date: 4/8/2021
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of March 25, 2021

DRAFT MINUTES
March 25, 2021

PLANNING COMMISSION MEETING
6:30 P.M.
Council Chamber
311 Vernon Street
Roseville, California
www.roseville.ca.us

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

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

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

1. CALL TO ORDER

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

2. ROLL CALL

Present: Krafka, Librea, Martin, Prior, Jensen
Absent: Caporusso, Brashears

3. PLEDGE OF ALLEGIANCE

Vice-Chair Jensen led the Pledge of Allegiance.

4. PUBLIC COMMENTS

Vice-Chair Jensen opened the public comment period. Hearing none, Vice-Chair Jensen closed the public comment period.

5. CONSENT CALENDAR

5.1. Minutes of March 11, 2021

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

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

Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. NRSP PCL WW-17 – Pleasant Grove Apartments, 1721 Pleasant Grove Bl, File # PL20-0154

REQUEST

The applicant requests approval of a Design Review Permit to approve a 98-unit affordable apartment complex with an administrative/community building, 191 parking spaces, landscaping, and other site amenities on NRSP Parcel WW-17.

Commissioner Krafka recused himself as he is the Civil Engineer for this project.

Planning Manager, Greg Bitter, gave an overview of the City's Affordable Housing policies, Housing Element and specific plan process in relation to the proposed project.

Associate Planner, Shelby Maples, presented the Staff Report.

Commissioner Discussion:

- The City's policy is to place affordable housing within each specific plan.
- Twenty-four years ago, in 1997, the City designated this property for affordable housing with adoption of the North Roseville Specific Plan.
- The City's affordable housing policy was adopted in through a General Plan update in 1988 and requires all new specific plans to designate sites and units, equal to 10% of a specific plan's total unit count, for affordable housing.
- The State legislature has enacted laws that require local governments to provide for affordable housing and laws that make it very difficult to deny affordable housing projects.

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

Applicant representative, Steven Daues, stated he was in agreement with staff's recommendation. Mr. Daues and Chris Kelly, the project architect, responded to question from the Planning Commission.

Commissioner Discussion with Applicant:

- The Commission asked about potential cross-programing with Eskaton. The applicant indicated that the community garden was one example, but other ideas are being discussed.
- The Commission asked about whether or not the project interfered with existing access to open space and trails from the proposed project. The applicant relied that all existing access points to the open space and all the trails within the open space would be maintained.
- The Commission asked why the plans do not include balconies. The applicant replied that balconies facing Pleasant Grove would be impacted by road noise.

- The Commission asked why the plans do not include private outdoor space. The applicant replied that the main intent was to focus community activity within the two areas in the center of the site and the community garden.
- The Commission asked where the nearest public transit location is in relation to the project. City staff answered this question and described a bus stop just to the west of the project site in front of the Eskaton project and a location of dial-a-ride service on-site.

Public Comments:
Heather Kendall, Nancy Schubach, Mitchell Williams, Steve Cho, Kathleen West, Dianna Morales, and Gwen Myers provided comments.

- When purchasing a home eight years ago, notification was not given that a low-income housing would be built nearby.
- Do not approve of potential project's design.
- Low income housing increases crime.
- Project will impact schools.
- The project will create noise and there is no noise mitigation.
- Traffic concerns on Pleasant Grove Blvd.
- What type of recreation facilities are planned for children and teenagers?
- Project will impact Sun City residents.
- Apartment residents will impact use of Sun City Boulevard.
- Allow a U-turn at the CVS located at Pleasant Grove and Fiddyment.
- Increase notification radius beyond the required 300 feet.
- Traffic impacts to surrounding neighborhoods.
- Reduce size of project.
- Increase in noise and traffic will occur with project.
- Support affordable housing but not at this location.
- The increase in traffic was not evaluated.
- A project approved 25 years ago is not relevant for today.

Vice-Chair Jensen closed the public comment period.

Commissioner Discussion:

- The Commission asked staff to reply to several of the public comments.
- Staff provided the following responses:
  - The City provides development information at the Civic Center and on the City website and does not notify new home buyers of proposed development in the surrounding area.
  - The project site was designated for multi-family affordable housing in 1997 with the adoption of the North Roseville Specific Plan. The proposed development was contemplated in light of all the other potential land uses that have been built out since that time. The proposed development is compatible with surrounding land uses.

- Staff identified the nearby schools and parks/open space that would be available to future residents of the Mercy development.
- A trip generation analysis was prepared by the City's Development Engineering staff and determined to be consistent with expected trips from this property and that there would not be an impact on level of service for Pleasant Grove Boulevard.
- The potential for noise and traffic has been evaluated through the specific plan adoption in 1997.
- Staff identified that u-turns are allowed at the CVS located at Pleasant Grove and Fiddyment.
- Staff explained that the use of the site for an affordable housing apartment complex is not before the Commission, rather the design of the site, the landscaping and the architecture of the buildings were the subject of the Design Review Permit.
- Staff proposed a new condition that would modify existing improvements within the intersection of Pleasant Grove Boulevard and Sun City Boulevard that would allow for east bound vehicles to safely make u-turns in order to turn and travel west on Pleasant Grove.

Vice-Chair Jensen closed the Public Hearing.

Motion by Commissioner Librea, seconded by Commissioner Martin, to adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-seven (77) conditions of approval, including the new condition to allow U-turns on Pleasant Grove Boulevard.

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

Motion passed.

Commissioner Krafka returned to the meeting.

6.2. Density Bonus Update Project, 311 Vernon St, File # PL21-0074

REQUEST

The Density Bonus Update project (File PL21-0074) is a request to amend Chapter 19.28 of Title 19 of the Roseville Municipal Code (Residential Density Bonus) to be consistent with state law.

Senior Planner, Lauren Hocker, presented the Staff Report.

Vice-Chair Jensen opened the Public Hearing and invited comments from the public. Hearing none Vice-Chair Jensen closed the public comment period and Public Hearing.

Motion by Commissioner Prior, seconded by Commissioner Martin, to recommend the City Council adopt an ordinance to amend Chapter 19.28 of Title 19 of the Roseville Municipal Code.

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

Motion passed.

6.3. Accessory Dwelling Unit Ordinance Update, 311 Vernon St, File # PL21-0075

REQUEST

The application is a request to amend the Roseville Municipal Code (RMC) in response to changes in state law related to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). The amendment includes adjustments to Chapter 19.60 of the Zoning Ordinance. These proposed changes will bring that chapter of the City's Zoning Ordinance into compliance with state law.

Assistant Planner, Sean Morales, presented the Staff Report.

Vice-Chair Jensen opened the Public Hearing and invited comments from the public. Hearing none, Vice-Chair Jensen closed the public comment period and Public Hearing.

Motion by Commissioner Krafka, seconded by Commissioner Martin, to recommend the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to Accessory Dwelling Units.

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

Motion passed.

6.4. Objective Design Standards Project, 311 Vernon Street, File # PL21-0018

REQUEST

The Objective Design Standards project (File PL21-0018) is a request to amend portions of Title 19 of the Roseville Municipal Code for the purpose of establishing a streamlined ministerial review of qualified affordable housing projects, consistent with SB 35 and AB 2162. The request also includes approval of Objective Design Standards which will be used in lieu of the City's Community Design Guidelines to evaluate qualified affordable housing projects during building permit review.

Associate Planner, Gina McColl, presented the Staff Report.

Commissioner Discussion:

- Describe how the Objective Design Standards would be applied and how a qualifying project would be processed.

Vice-Chair Jensen opened the Public Hearing and invited comments from the public. Hearing none, Vice-Chair Jensen closed the public comment period and Public Hearing.

Commissioner Discussion:

- The Objective Design Standards are well put together and easy to comply with.
- This takes care of the Planning side.
- Is it possible for Building and Engineering to have a similar process?
- What will be the time-savings and cost-savings?

Motion by Commissioner Krafka, seconded by Commissioner Prior, to recommend the City Council approve the Objective Design Standards, and to recommend the City Council adopt an ordinance to amend portions of Title 19 of the Roseville Municipal Code in order to acknowledge the establishment of Objective Design Standards and a new streamlined process for eligible affordable housing projects.

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

Motion passed.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- The Coffee Shack project was approved by the City Council.
- There will be an April 8, 2021 Planning Commission meeting.
- Planning staff frequently updates the City's website with project information on the Projects of Information page.

Commissioner Reports

- The Commission asked if there is a requirement by the City to place notification signs on projects during the planning approval process. Staff responded that on-site notice is required when a project site requires a legislative entitlement, that is a General Plan Amendment, a Rezone, or a Specific Plan Amendment, but not for projects that only require Design Review Permits or other non-legislative action.

8. ADJOURNMENT

Motion by Commissioner Martin, seconded by Commissioner Prior, to adjourn the meeting. The Motion passed unanimously at 8:21 p.m. with a voice vote.

PLANNING COMMISSION COMMUNICATION

Title:	SVSP PCL KT-21A & 21B – Sierra West DRRS, 2521 Vista Grande Bl, File # PL20-0241
Contact:	Anna Quan, ayquan@roseville.ca.us, 916-774-5258

Meeting Date: 4/8/2021
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Approved Final Maps

Attachment 2 Approved Development Standards

Exhibit A Enhanced Elevations

Exhibit B Plans

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting ***April 8, 2021***

Prepared by: Anna Quan, Assistant Planner

ITEM 6.1: Design Review for Residential Subdivision – SVSP PCL KT-21A, KT-21B – Sierra West DRRS – File # PL20-0241

REQUEST

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

Applicant – Rachel Corona, Lennar Homes
Owner – Sierra Vista Communities, LLC

SUMMARY RECOMMENDATION

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

A. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-five (25) 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 on parcels KT-21A and KT-21B in the Sierra Vista Specific Plan (SVSP), bounded by Vista Grande Boulevard to the north, Silver Spruce Drive to the east, Sierra Village Drive to the south and Santucci Boulevard to the west. The two parcels have a land use designation of Medium Density Residential (MDR-7, MDR-7.2) and a zoning designation of Small Lot Residential with modified Development Standards (RS/DS).

The City of Roseville approved the Sierra Vista Specific Plan (SVSP) on May 5, 2010 and established the land use and zoning for properties within the specific plan area. A Tentative Subdivision Map was approved by the Planning Commission on December 10, 2015 (PL13-0096) to create 709 low-density single family residential lots, 454 medium-density residential lots, including a high-density residential parcel (KT-30), a school site, two parks, as well as fifty-three landscape and eight open space parcels. A copy of the approved Final Maps, which show the 287 single-family residential parcels for KT-21A and KT-21B, is included as Attachment 1. The small lot tentative map was administratively extended for six years in 2017 (PL17-0305).

A Design Review Permit for Residential Subdivision (DRRS) was approved with the original Tentative Map described above. The entitlement modified the development standards for KT-20, KT-21A, and KT-21B, as well as established the preliminary architectural designs for the medium-density residential parcels. However, the applicant of the Tentative Subdivision Map, KT Communities, did not intend to immediately build homes on the residential parcels and a requirement for a subsequent DRRS application was added to the project (Condition 4). The current project request is for a DRRS to evaluate the finalized floor plans and architectural designs that will be used to construct homes on Parcels KT-21A and KT-21B.

SITE INFORMATION

Address: 2521 Vista Grande Boulevard, Roseville, CA 95747

Total Size: 40.40 acres

Topography and Setting: The project site is undeveloped with a gently rolling topography. The surrounding land uses include the following large lot parcels: a medium-density residential parcel (MDR-8.1) to the north, an undeveloped elementary school (P/QP) and a park (PR) to the east, a commercial parcel (CC) to the south, and a medium-density residential parcel (MDR-6.8) to the west.

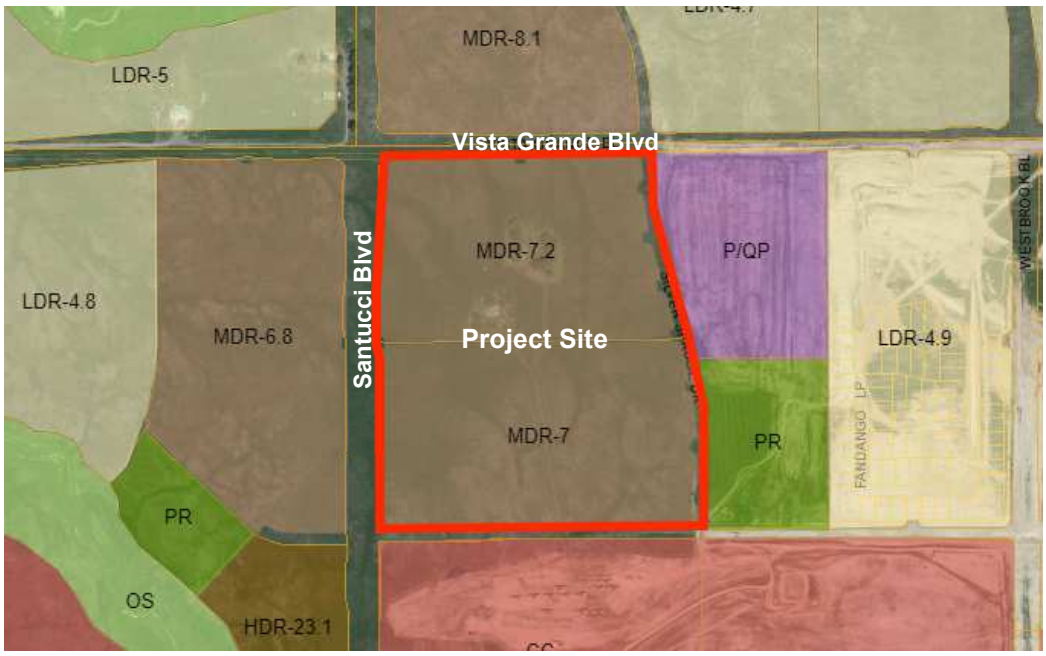


Figure 1. Project Location

EVALUATION

Section 19.10.045 of the Zoning Ordinance specifies that a Design Review Permit is required for all compact residential development (attached or detached single-family units on land with a General Plan land use designation of Medium Density Residential or higher). Compact residential development products are more dense and urban in nature than is typical of the suburban setting, and the Design Review gives staff the opportunity to examine the proposed design to determine compatibility with the surrounding community and compliance with the intent of the Community Design Guidelines and other applicable design standards. Pursuant to Zoning Ordinance Section 19.78.060(I), the required Findings for a Design Review Permit for a Residential Subdivision are as follows:

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

The proposed architectural designs and floor plans for KT-21A and KT-21B use architectural elements similar to those found in several other nearby residential villages within the SVSP. These elements include stucco coatings, window trims and shutters, board and batten siding and stone and brick veneer.

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

This project is subject to the development standards of the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the Sierra Vista Specific Plan (SVSP). The applicant has submitted conceptual elevations that show the architectural treatment and floor plans for the proposed units (Exhibit B).

Plan Types: The project includes eight plan types, all of which are two-story, ranging in size from 1,774 square feet to 2,804 square feet. There are four types of plans for the parcels that are approximately 3,600 square feet (45 x 80 ft) and four types of plans for the parcels that are typically 4,000 sf (50 x 80 sf). Table 1 identifies the square footage and number of bedrooms for each plan type. The plans adhere to a similar layout with a common area on the first floor and bedrooms on the second floor. Several plans have lofts on the second floor. Some of the larger floor plans have an additional bedroom on the first floor. The plan types are all front-loaded garage entries and have a front door facing the public street. Optional features include patio covers and decks.

Table 1. Plan Type Features and Dimensions

Plan	Square Footage	Bedrooms
Plan 1774	1,774 square feet	3 bedrooms
Plan 1945	1,945 square feet	3 bedrooms
Plan 2018	2,018 square feet	4 bedrooms
Plan 2190	2,190 square feet	4/5 bedrooms*
Plan 2307	2,307 square feet	4 bedrooms
Plan 2469	2,469 square feet	4 bedrooms
Plan 2704	2,704 square feet	4 bedrooms
Plan 2804	2,804 square feet	5 bedrooms

*loft can be converted to optional bedroom 5

Color and Materials: Each of the plans have three color schemes, which provides a total of twenty-four color combinations among the eight plans. The unit designs include a range of decorative embellishments, which include pot shelves, window grids and shutters, and accents at the gable end. Exterior finishes such as stucco, brick veneer and board and batten siding will help create a diverse and an attractive streetscape.

Streetscape: Three different styles (Spanish, Craftsman, Contemporary) are available for the four smaller floor plans. Three different styles (Spanish, European, Traditional) are available for the four larger floor plans. Variation in building projections, entryways, and roof forms are incorporated to create visually attractive streetscapes.

Consistent with the Community Design Guidelines, architectural treatment will be applied to all elevations of the buildings, including decorative trim. Enhanced rear and side elevation designs will be applied when the rear and side elevations face public streets to avoid large areas of flat, blank wall and lack of treatment. Elements in the enhanced designs include additional window shutters, grids or trim, board and batten material, and iron pot shelves.

Figure 1. Typical Streetscape for 3,600 sf Lots

Figure 2. Typical Streetscape for 4,000 sf Lots

Landscape: The proposed landscape will include a mix of groundcovers, shrubs of varying heights, and shade and accent trees for the front yard. The selected landscape will provide a mix of colors and textures which will complement the streetscape and is consistent with the SVSP Landscape Guidelines and the City's Water Efficient Landscape Ordinance (WELO).

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on March 26, 2021, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

Staff has reviewed the development plans for Parcel KT-21A and KT-21B and has found them to be consistent with the applicable standards and guidelines. In addition, the proposed designs are similar to

other housing products located near the project. As discussed above and with the following conditions, staff supports the approval of the proposed project.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which exempts residential projects consistent with a Specific Plan for which an EIR has been certified. The Sierra Vista Specific Plan EIR (SCH# 2008032115) was certified by the City of Roseville on May 5, 2010.

RECOMMENDATION

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

A. Adopt the two (2) findings of fact as stated in the staff report and approve the **DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION – SVSP PCL KT-21A, KT-21B – SIERRA WEST DRRS – FILE # PL20-0241** subject to twenty-five (25) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUBDIVSION FILE # PL20-0241

1. The unit designs and landscape plans for **SIERRA VISTA SPECIFIC PLAN KT-21A and KT-21B** are approved as described in Exhibit B, except as modified by these conditions of approval. (Planning)

2. This permit shall expire on the same date as the Tentative Map for KT-21A and KT-21B, **which is December 10, 2023 (PL17-0305)**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **December 10, 2026**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)

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

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

PRIOR TO ISSUANCE OF BUILDING PERMITS:

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

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

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

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

7. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Residential Code- CRC – based on the International Residential Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire

Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

8. 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)

9. 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)

10. 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)

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

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

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

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

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

15. 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

16. 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)

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

18. 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)

19. 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)

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

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

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

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

24. 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)

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

Attachments

1. Approved Final Maps for KT-21A and KT-21B
2. Approved Development Standards (PL13-0096)

Exhibits

A. Enhanced Elevations
B. Plans

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

Attachment 1

BOOK_____ OF MAPS, PAGE_____

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA KT 21A-1" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

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

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

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

(A) AS PUBLIC RIGHT OF WAY (INCLUDING IMPROVEMENTS THEREON), LOT A, LOT B AND LOT C AND THE STREETS SHOWN HEREON AS WIND RIVER DRIVE, HIMALAYA WAY, LAKE RANGE WAY, TRINITY ALPS WAY, WADDINGTON WAY.

SIERRA VISTA COMMUNITIES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____

NAME: CHRYSANTHY DEMOS
TITLE: PRESIDENT & CEO

NAME:

TITLE:

BY: LENNAR HOMES CALIFORNIA INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____

NAME: LARRY GUALCO
TITLE: VICE PRESIDENT

NAME:

TITLE:

NOTARY'S ACKNOWLEDGMENT

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

STATE OF _____)
) SS
COUNTY OF _____)

ON THE _____ DAY OF _____, 2020, BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, _____
_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE
COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

NOTARY'S ACKNOWLEDGMENT

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

STATE OF _____)
) SS
COUNTY OF _____)

ON THE _____ DAY OF _____, 2020, BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, _____
_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE
COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA KT 21A-1" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN DECEMBER 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY DECEMBER 31, 2021 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R.E.Y. ENGINEERS, INC.

_____

CRAIG E. SPIESS, PLS 7944
EXPIRATION DATE: DECEMBER 31, 2021

DATE: _____

LICENSED LAND SURVEYOR
CRAIG E. SPIESS
No. 7944
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA KT 21A-1" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____ DATE: _____

MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2020

I HEREBY STATE THAT I AM SATISFIED WITH THIS FINAL MAP OF "SIERRA VISTA KT-21A-1" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____ DATE: _____

TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2021

LICENSED LAND SURVEYOR
TIMOTHY G BLAIR
Exp. 12-31-21
No. 8278
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA KT 21A-1", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, LOTS A, B, C AND ALL RIGHTS-OF-WAY AND EASEMENTS OFFERED HEREON FOR DEDICATION IN ACCORDANCE WITH THE TERMS OF THAT OFFER.

_____
CITY CLERK, CITY OF ROSEVILLE

DATE: _____ BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2020, AT _____ .M. IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE PLACER COUNTY RECORDER, STATE OF CALIFORNIA, AT THE REQUEST OF R.E.Y. ENGINEERS, INC.

_____ DOCUMENT NO.: _____
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

FEE: $ _____

BY: _____
DEPUTY

FINAL MAP OF
SIERRA VISTA
KT 21A-1
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF A PORTION OF LOT 10 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

02/08/2021

#20088

C-1

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

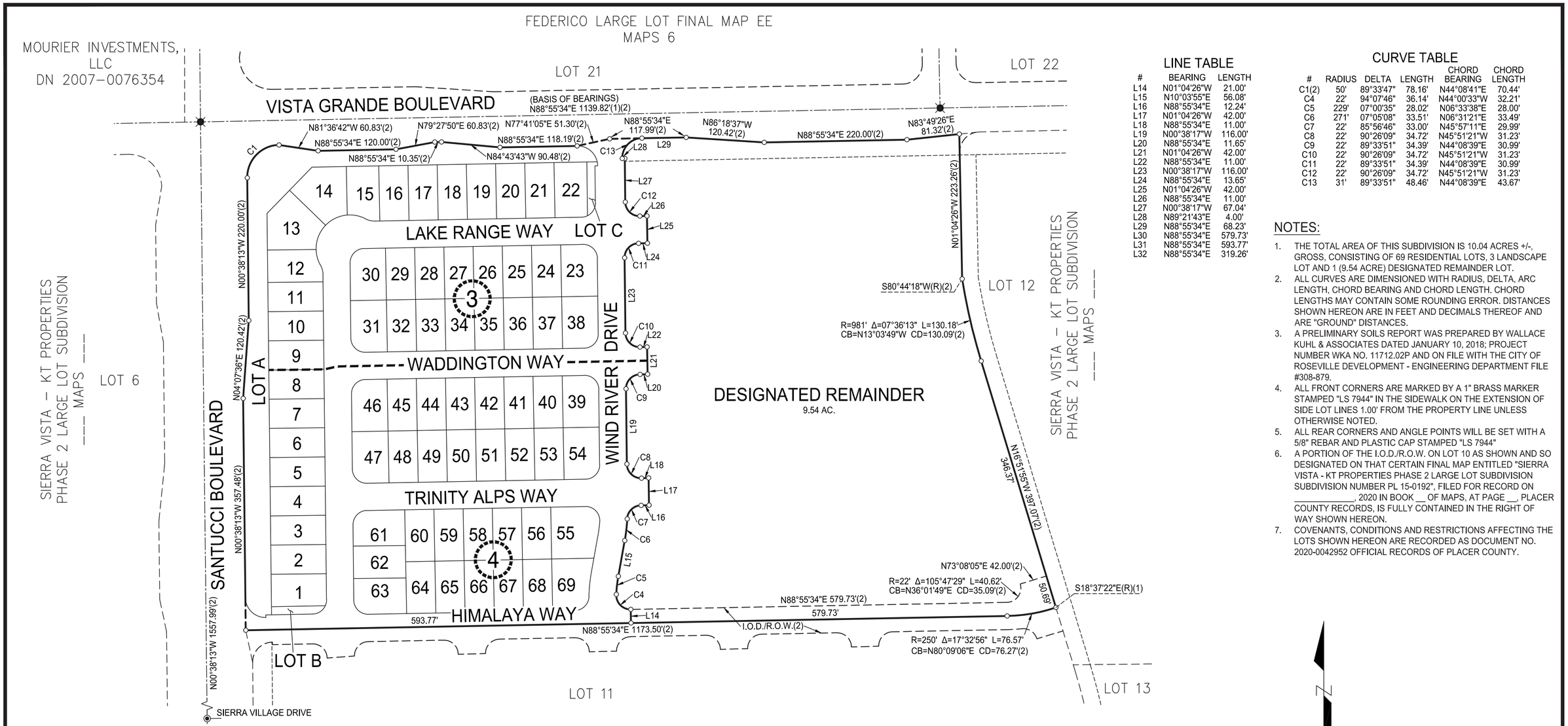
AUGUST 2020

SHEET 1 OF 5

7310.024

Attachment 1

BOOK_____OF MAPS, PAGE_____



LINE TABLE

#	BEARING	LENGTH
L14	N01°04'26"W	21.00'
L15	N10°03'55"E	56.08'
L16	N88°55'34"E	12.24'
L17	N01°04'26"W	42.00'
L18	N88°55'34"E	11.00'
L19	N00°38'17"W	116.00'
L20	N88°55'34"E	11.65'
L21	N01°04'26"W	42.00'
L22	N88°55'34"E	11.00'
L23	N00°38'17"W	116.00'
L24	N88°55'34"E	13.65'
L25	N01°04'26"W	42.00'
L26	N88°55'34"E	11.00'
L27	N00°38'17"W	67.04'
L28	N89°21'43"E	4.00'
L29	N88°55'34"E	68.23'
L30	N88°55'34"E	579.73'
L31	N88°55'34"E	593.77'
L32	N88°55'34"E	319.26'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1(2)	50'	89°33'47"	78.16'	N44°08'41"E	70.44'
C4	22'	94°07'46"	36.14'	N44°00'33"W	32.21'
C5	229'	07°00'35"	28.02'	N06°33'38"E	28.00'
C6	271'	07°05'08"	33.51'	N06°31'21"E	33.49'
C7	22'	85°56'46"	33.00'	N45°57'11"E	29.99'
C8	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C9	22'	89°33'51"	34.39'	N44°08'39"E	30.99'
C10	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C11	22'	89°33'51"	34.39'	N44°08'39"E	30.99'
C12	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C13	31'	89°33'51"	48.46'	N44°08'39"E	43.67'

NOTES:

1. THE TOTAL AREA OF THIS SUBDIVISION IS 10.04 ACRES +/-, GROSS, CONSISTING OF 69 RESIDENTIAL LOTS, 3 LANDSCAPE LOT AND 1 (9.54 ACRE) DESIGNATED REMAINDER LOT.
2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.
3. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHL & ASSOCIATES DATED JANUARY 10, 2018; PROJECT NUMBER WKA NO. 11712.02P AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT - ENGINEERING DEPARTMENT FILE #308-879.
4. ALL FRONT CORNERS ARE MARKED BY A 1" BRASS MARKER STAMPED "LS 7944" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00' FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED.
5. ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 7944"
6. A PORTION OF THE I.O.D./R.O.W. ON LOT 10 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, IS FULLY CONTAINED IN THE RIGHT OF WAY SHOWN HEREON.
7. COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE LOTS SHOWN HEREON ARE RECORDED AS DOCUMENT NO. 2020-0042952 OFFICIAL RECORDS OF PLACER COUNTY.

BASIS OF BEARINGS:

THE BEARING N 88°55'34" E , AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF VISTA GRANDE BOULEVARD AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD ON _____, 2020 IN BOOK ___ OF MAPS, AT PAGE ___, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:

(1) EE MAPS 6
(2) ___ MAPS ___(SV PH2 LLM)

LEGEND

- MONUMENT TO BE SET PER (1) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- MONUMENT TO BE SET PER (2) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- FOUND 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 7944"
- SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- DIMENSION POINT NOTHING FOUND OR SET

AC.	ACRE
B.S.E.	BUS SHELTER EASEMENT
CB	CHORD BEARING
CD	CHORD DISTANCE
(OA)	OVERALL
P.E.	PEDESTRIAN EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL
S.F.	SQUARE FEET
( )	DENOTES RECORD INFORMATION
(1)	SHEET NUMBER

0 50 100 200
SCALE: 1"=100'

02/08/2021

#20088

C-2

FINAL MAP OF SIERRA VISTA

KT 21A-1

SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF A PORTION OF LOT 10 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

AUGUST 2020

SHEET 2 OF 5

7310.024

Attachment 1

BOOK_____OF MAPS, PAGE_____

FEDERICO LARGE LOT FINAL MAP EE
MAPS 6
LOT 21

VISTA GRANDE BOULEVARD
(I.O.D./R.O.W.)(1)(2)

SANTUCCI BOULEVARD
(I.O.D./R.O.W.)(2)

LOT A
41,397± S.F.

LOT C
990 S.F.±

LAKE RANGE WAY

WADDINGTON WAY

WIND RIVER DRIVE

DESIGNATED
REMAINDER
SEE SHEET 2

SEE SHEET 4

CHORD TABLE

#	CHORD BEARING	CHORD LENGTH
CB1	N14°45'30"W	15.61'
CB2	N15°01'31"W	24.90'
CB3	N21°29'13"E	40.06'
CB4	N64°50'43"E	36.76'
CB5	N78°38'34"W	28.34'
CB6	N76°57'09"W	15.61'
CB7	N44°08'39"E	30.99'
CB8	N76°21'09"E	9.58'
CB9	N31°34'14"E	23.45'
CB10	N45°51'21"W	31.23'
CB12	N45°51'21"W	31.23'
CB13	N44°08'39"E	30.99'
CB14	N45°51'19"W	31.23'
CB15	N44°08'40"E	30.99'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	31'	90°26'09"	48.93'	N45°51'21"W	44.01'
C2	31'	78°50'24"	42.66'	N51°39'14"W	39.37'
C3	31'	11°35'45"	6.27'	N06°26'09"W	6.26'

0 20 40 80
SCALE: 1"=40'

FINAL MAP OF
SIERRA VISTA
KT 21A-1
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF A PORTION OF LOT 10 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

02/08/2021

#20088

C-3

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Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

AUGUST 2020

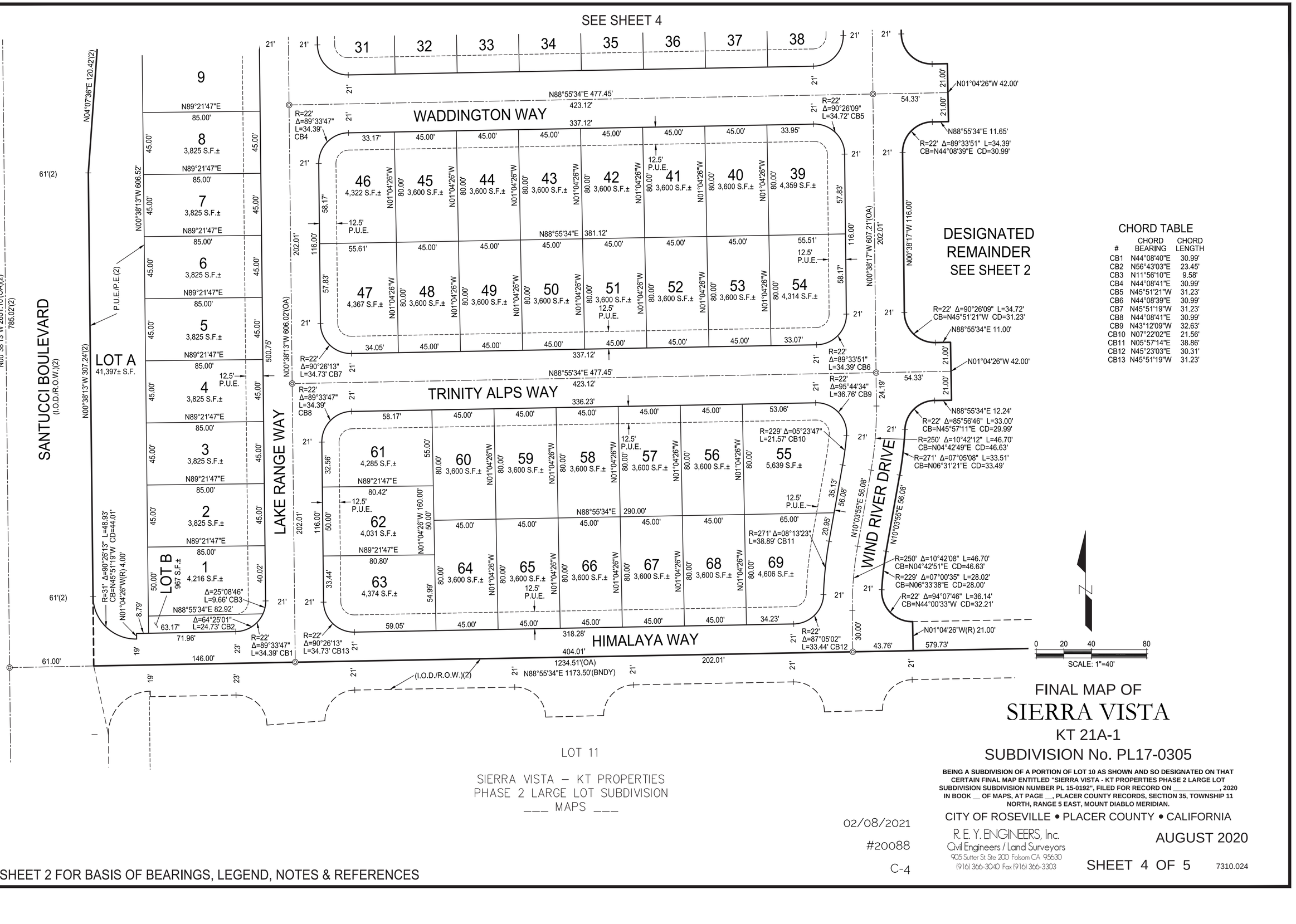
SHEET 3 OF 5

7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

Attachment 1

BOOK_____OF MAPS, PAGE_____



CHORD TABLE

#	CHORD BEARING	CHORD LENGTH
CB1	N44°08'40"E	30.99'
CB2	N56°43'03"E	23.45'
CB3	N11°56'10"E	9.58'
CB4	N44°08'41"E	30.99'
CB5	N45°51'21"W	31.23'
CB6	N44°08'39"E	30.99'
CB7	N45°51'19"W	31.23'
CB8	N44°08'41"E	30.99'
CB9	N43°12'09"W	32.63'
CB10	N07°22'02"E	21.56'
CB11	N05°57'14"E	38.86'
CB12	N45°23'03"E	30.31'
CB13	N45°51'19"W	31.23'

LOT 11

SIERRA VISTA – KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
___ MAPS ___

02/08/2021

#20088

C-4

FINAL MAP OF SIERRA VISTA

KT 21A-1

SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF A PORTION OF LOT 10 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

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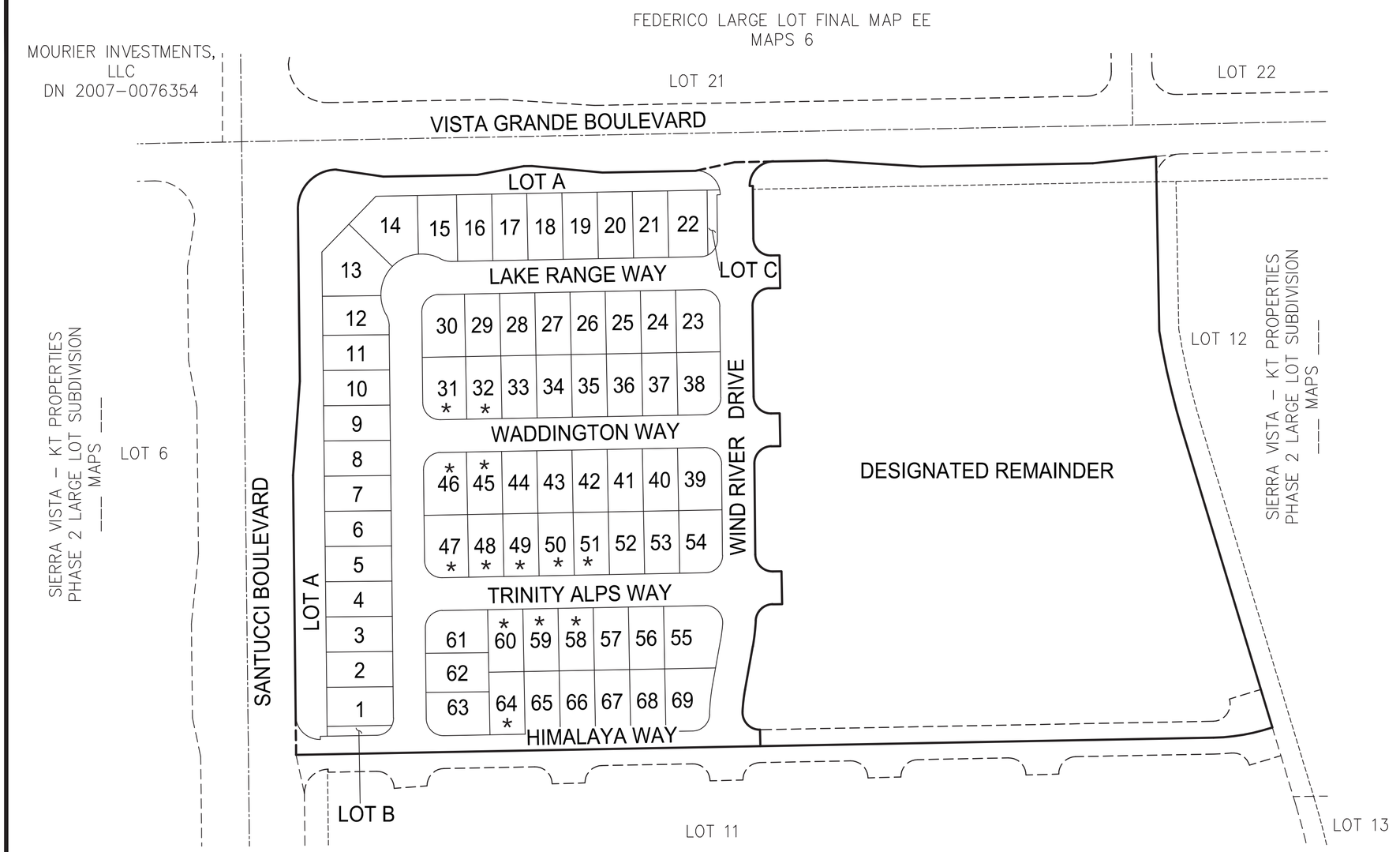
AUGUST 2020

SHEET 4 OF 5 7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

Attachment 1

BOOK_____OF MAPS, PAGE_____



ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSE ONLY PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE

EACH RESIDENTIAL DWELLING CONSTRUCTED ON ANY OF THE LOTS INDICATED SHALL BE FITTED WITH A SEWER BACKFLOW PREVENTER VALVE AS APPROVED BY THE CITY OF ROSEVILLLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID DWELLING TO MAINTAIN THE VALVE AND PREVENT DAMAGE FROM OCCURRING THERETO. THE CITY OF ROSEVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR PERFORMANCE OF THE VALVE, AND THE CITY OF ROSEVILLE SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO ANY SUCH DWELLING OR ITS CONTENTS DUE TO FAILURE OF THE VALVE FOR ANY REASON WHATSOEVER.

LEGEND

* DENOTES SEWER BACKFLOW PREVENTER VALVE REQUIRED ON SANITARY SEWER CONNECTION BY THE CITY OF ROSEVILLE WITH THE BUILDING PERMIT AND MAINTAINED THEREAFTER BY THE OWNER.

N

0 50 100 200

SCALE: 1"=100'

FINAL MAP OF

SIERRA VISTA

KT 21A-1

SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF A PORTION OF LOT 10 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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02/08/2021

#20088

C-5

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AUGUST 2020

SHEET 5 OF 5

7310.024

Attachment 1

BOOK_____ OF MAPS, PAGE_____

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA KT 21A-2" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

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

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

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

(A) AS PUBLIC RIGHT OF WAY (INCLUDING IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS SLIVER SPRUCE DRIVE, HIMALAYA WAY, LAKE RANGE WAY, TRINITY ALPS WAY, WADDINGTON WAY AND LOT A.

SIERRA VISTA COMMUNITIES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____

NAME: CHRYSANTHY DEMOS
TITLE: PRESIDENT & CEO

NAME:

TITLE:

BY: LENNAR HOMES CALIFORNIA INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____

NAME: LARRY GUALCO
TITLE: VICE PRESIDENT

NAME:

TITLE:

NOTARY'S ACKNOWLEDGMENT

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STATE OF _____)
) SS
COUNTY OF _____)

ON THE _____ DAY OF _____, 2020, BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, _____
_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE
COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

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COUNTY OF _____)

ON THE _____ DAY OF _____, 2020, BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, _____
_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE
COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA KT 21A-2" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN DECEMBER 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY DECEMBER 31, 2021 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R.E.Y. ENGINEERS, INC.

_____

CRAIG E. SPIESS, PLS 7944
EXPIRATION DATE: DECEMBER 31, 2021

DATE: _____

LICENSED LAND SURVEYOR
CRAIG E. SPIESS
No. 7944
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA KT 21A-2" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____ DATE: _____

MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2020

I HEREBY STATE THAT I AM SATISFIED WITH THIS FINAL MAP OF "SIERRA VISTA KT-21A-2" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____ DATE: _____

TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2021

LICENSED LAND SURVEYOR
TIMOTHY G BLAIR
Exp. 12-31-21
No. 8278
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA KT 21A-2", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, LOT A AND ALL RIGHTS-OF-WAY AND EASEMENTS OFFERED HEREON FOR DEDICATION IN ACCORDANCE WITH THE TERMS OF THAT OFFER.

_____
CITY CLERK, CITY OF ROSEVILLE

DATE: _____ BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2020, AT _____ .M. IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE PLACER COUNTY RECORDER, STATE OF CALIFORNIA, AT THE REQUEST OF R.E.Y. ENGINEERS, INC.

_____ DOCUMENT NO.: _____
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

FEE: $ _____

BY: _____
DEPUTY

FINAL MAP OF
SIERRA VISTA
KT 21A-2
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21A-1", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

02/08/2021

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R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

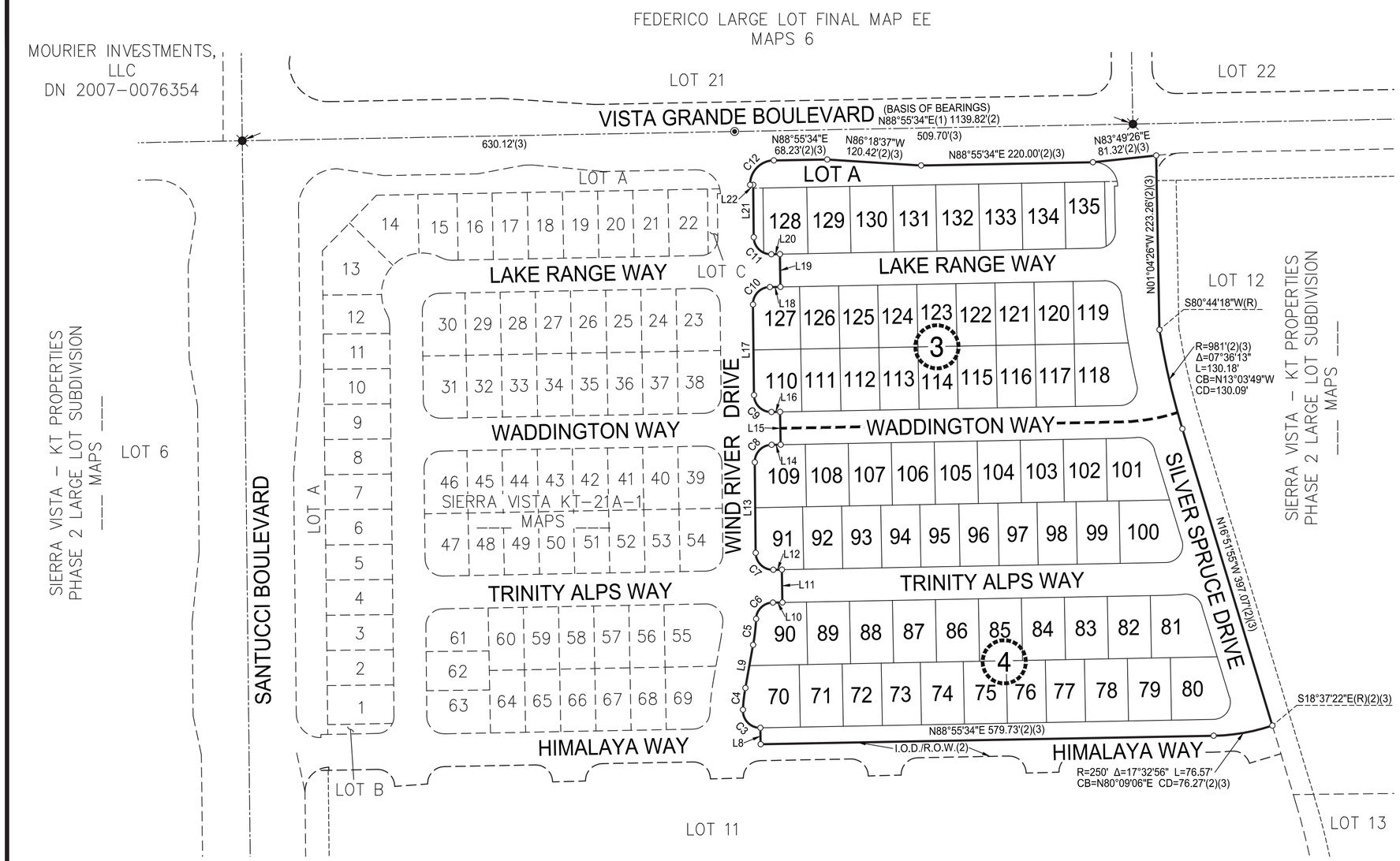
AUGUST 2020

SHEET 1 OF 5

7310.024

Attachment 1

BOOK_____OF MAPS, PAGE_____



Line Table

#	BEARING	LENGTH
L8(3)	N1°04'26"W	21.00'
L9(3)	N10°03'55"E	56.08'
L10(3)	N88°55'34"E	12.24'
L11(3)	N1°04'26"W	42.00'
L12(3)	N88°55'34"E	11.00'
L13(3)	N0°38'17"W	116.00'
L14(3)	N88°55'34"E	11.65'
L15(3)	N1°04'26"W	42.00'
L16(3)	N88°55'34"E	11.00'
L17(3)	N0°38'17"W	116.00'
L18(3)	N88°55'34"E	13.65'
L19(3)	N1°04'26"W	42.00'
L20(3)	N88°55'34"E	11.00'
L21(3)	N0°38'17"W	67.04'
L22(3)	N89°21'43"E	4.00'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C3(2)(3)	22'	94°07'46"	36.14'	N44°00'33"W	32.21'
C4(3)	229'	07°00'35"	28.02'	N06°33'38"E	28.00'
C5(3)	271'	07°05'08"	33.51'	N06°31'21"E	33.49'
C6(3)	22'	85°56'46"	33.00'	N45°57'11"E	29.99'
C7(3)	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C8(3)	22'	89°33'51"	34.39'	N44°08'39"E	30.99'
C9(3)	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C10(3)	22'	89°33'51"	34.39'	N44°08'39"E	30.99'
C11(3)	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C12(3)	31'	89°33'51"	48.46'	N44°08'39"E	43.67'

NOTES:

1. THE TOTAL AREA OF THIS SUBDIVISION IS 9.54 ACRES +/-, GROSS, CONSISTING OF 67 RESIDENTIAL LOTS, 1 LANDSCAPE LOT.
2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.
3. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHL & ASSOCIATES DATED FEBRUARY 12, 2018; PROJECT NUMBER WKA NO. 11712.02P AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT - ENGINEERING DEPARTMENT FILE #308-876.
4. ALL FRONT CORNERS ARE MARKED BY A 1" BRASS MARKER STAMPED "LS 7944" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00' FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED.
5. ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 7944"
6. A PORTION OF THE I.O.D./R.O.W. ON LOT 10 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, IS FULLY CONTAINED IN THE RIGHT OF WAY SHOWN HEREON.
7. COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE LOTS SHOWN HEREON ARE RECORDED AS DOCUMENT NO. 2020-0042952 OFFICIAL RECORDS OF PLACER COUNTY.

N

0 50 100 200

SCALE: 1"=100'

BASIS OF BEARINGS:

THE BEARING N 88°55'34" E , AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF VISTA GRANDE BOULEVARD AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD ON _____, 2020 IN BOOK ___ OF MAPS, AT PAGE ___, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:

(1) EE MAPS 6
(2) ___ MAPS ___(SV PH2 LLM)
(3) ___ MAPS ___(KT-21A-1)

LEGEND

✱	MONUMENT TO BE SET PER (2) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
◎	SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
○ |	DIMENSION POINT NOTHING FOUND OR SET
CB	CHORD BEARING
CD	CHORD DISTANCE
(OA)	OVERALL
P.E.	PEDESTRIAN EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL
S.F.	SQUARE FEET
( )	DENOTES RECORD INFORMATION
(1)	SHEET NUMBER

02/08/2021

#20088

C-7

FINAL MAP OF SIERRA VISTA

KT 21A-2

SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21A-1", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

AUGUST 2020

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Attachment 1

BOOK_____ OF MAPS, PAGE_____

FEDERICO LARGE LOT FINAL MAP EE
MAPS 6
LOT 21

VISTA GRANDE BOULEVARD
(I.O.D./R.O.W.)(1)(2)

(BASIS OF BEARINGS)
N88°55'34"E(1) 1139.82'(2)
509.70'

N88°55'34"E(2) 68.23'(3)
N86°18'37"W 120.42'(2)(3)
N88°55'34"E 220.00'(2)(3)
N83°49'26"E 81.32'(2)(3)
43.36'
I.O.D.(2)

R=31' Δ=89°33'51" L=48.46'(3)
CB=N44°08'39"E CD=43.67'
P.U.E./P.E.(2)
N89°21'43"E
4.00'(3)

LOT A
14,868 S.F.±
N88°55'34"E 437.26'
N88°55'34"E(R) 4.00'
N01°04'26"W 124.32'
80.96'

SILVER SPRUCE DRIVE
N01°04'26"W 195.03'(2)(3)

128 4,718 S.F.±	129 4,675 S.F.±	130 4,675 S.F.±	131 4,675 S.F.±	132 4,675 S.F.±	133 4,675 S.F.±	134 4,675 S.F.±	135 4,354 S.F.±	
56.01'	55.00'	55.00'	55.00'	55.00'	55.00'	55.00'	51.24'	
N01°04'26"W 85.00'	N01°04'26"W 85.00'	N01°04'26"W 85.00'	N01°04'26"W 85.00'	N01°04'26"W 85.00'	N01°04'26"W 85.00'	N01°04'26"W 85.00'	N01°04'26"W 51.32'	

12.5' P.U.E.
407.80'
46.99' 55.00' 55.00' 55.00' 55.00' 55.00' 55.00' 41.81'

N00°38'17"W 67.04'(3)
N00°38'17"W 82.77'
S24°56'42"W(R)
179.01'(3)
19'(3)
23'(3)
22
45.32'
25'
21'

N88°55'34"E
11.00'(3)
N01°04'26"W
42.00'(3)
21.00'
N88°55'34"E 512.56'
456.23'
S85°47'29"W(R)
R=1000'
Δ=15°47'29"
L=275.61'
CB=N08°58'11"W
CD=274.74'
Δ=11°23'29"
L=198.82'
CB=N09°39'19"W
CD=198.49'
Δ=03°23'23"
L=60.52'
CB=N08°07'57"W
CD=60.52
Δ=03°02'45"
L=54.38'
CB=N11°21'00"W
CD=54.37
R=981'
Δ=07°36'13"
L=130.18'(2)(3)
CB=N13°03'49"W
CD=130.09'
N16°51'55"W 397.07'(2)(3)
N16°51'55"W 396.93'(OA)
187.01'
LOT 12
25'
P.U.E.(2)
S80°44'18"W(R)(2)(3)

LAKE RANGE WAY
414.31'
56.33'(3)
N88°55'34"E
13.65'(3)

127 4,722 S.F.±	126 4,000 S.F.±	125 4,000 S.F.±	124 4,000 S.F.±	123 4,000 S.F.±	122 4,000 S.F.±	121 4,000 S.F.±	120 4,000 S.F.±	119 5,040 S.F.±	
38.17'	50.00'	50.00'	50.00'	50.00'	50.00'	50.00'	50.00'	39.80'	
N01°04'26"W 80.00'	N01°04'26"W 80.00'	N01°04'26"W 80.00'	N01°04'26"W 80.00'	N01°04'26"W 80.00'	N01°04'26"W 80.00'	N01°04'26"W 80.00'	N01°04'26"W 80.00'	N01°04'26"W 80.00'	

12.5' P.U.E.
N88°55'34"E 479.75'
58.17'
116.00'(3)
57.83'
202.01'(3)
21'(3)
23
38
39
WIND RIVER DRIVE
N00°38'17"W 607.21'(3)(OA)
202.01'(3)

110 4,767 S.F.±	111 4,000 S.F.±	112 4,000 S.F.±	113 4,000 S.F.±	114 4,000 S.F.±	115 4,000 S.F.±	116 4,000 S.F.±	117 4,000 S.F.±	118 5,942 S.F.±	
60.61'	50.00'	50.00'	50.00'	50.00'	50.00'	50.00'	50.00'	69.14'	
N01°04'26"W 80.00'	N01°04'26"W 80.00'	N01°04'26"W 80.00'	N01°04'26"W 80.00'	N01°04'26"W 80.00'	N01°04'26"W 80.00'	N01°04'26"W 80.00'	N01°04'26"W 80.00'	N01°04'26"W 80.00'	

12.5' P.U.E.
39.05' 50.00' 50.00' 50.00' 50.00' 50.00' 50.00' 50.00' 57.30'
436.42'

N88°55'34"E
11.00'(R)
N88°55'34"E 490.75'
436.42'
54.33'(3)
N01°04'26"W
42.00'(3)
WADDINGTON WAY

109	108	107	106	105	104	103	102	101

SEE SHEET 4

SIERRA VISTA KT-21A-1
--- MAPS ---

SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
--- MAPS ---

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C2	22'	89°33'51"	34.39'	N44°08'39"E	30.99'
C3	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C4	22'	64°25'01"	24.73'	N32°50'48"W	23.45'
C5	22'	26°01'08"	9.99'	N78°03'52"W	9.90'
C6	31'	90°00'00"	48.69'	N46°04'26"W	43.84'
C7	1000'	03°08'05"	54.71'	N02°38'28"W	54.70'
C8	1025'	00°38'21"	11.44'	N01°23'37"W	11.44'
C9	1037.50'	01°43'49"	31.33'	N01°56'20"W	31.33'
C10	22'	90°38'21"	34.80'	N43°36'23"E	31.29'
C11	22'	63°52'22"	24.53'	N30°13'24"E	23.28'
C12	22'	26°45'59"	10.28'	N75°32'34"E	10.18'
C13	22'	84°38'11"	32.50'	N48°45'20"W	29.62'
C14	22'	101°47'57"	39.09'	N38°01'36"E	34.15'
C15	250'	12°25'51"	54.24'	N82°42'39"E	54.13'
C16	1000'	01°15'55"	22.08'	N16°13'58"W	22.08'

RADIAL TABLE

#	BEARING
R1	S87°11'45"W(R) R=1037.5'
R2	S27°50'25"E(R) R=22'
R3	S13°30'17"E(R) R=250'
R4	S074°24'00"W(R) R=1000'

N

0 20 40 80
SCALE: 1"=40'

FINAL MAP OF
SIERRA VISTA
KT 21A-2
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21A-1", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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AUGUST 2020

SHEET 3 OF 5

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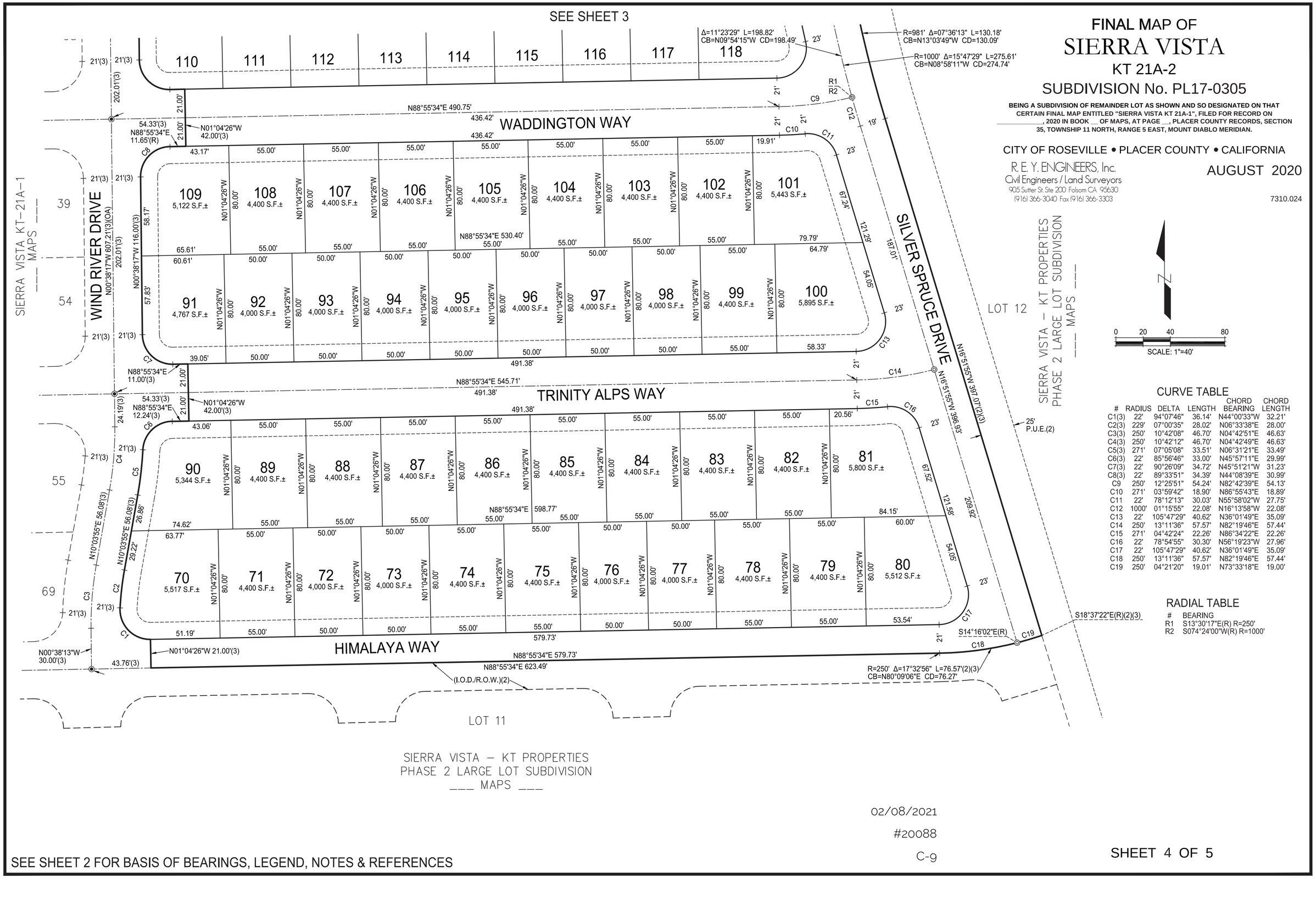
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

Attachment 1

BOOK_____OF MAPS, PAGE_____



FINAL MAP OF
SIERRA VISTA
KT 21A-2
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21A-1", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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(916) 366-3040 Fax (916) 366-3303

AUGUST 2020

7310.024

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1(3)	22'	94°07'46"	36.14'	N44°00'33"W	32.21'
C2(3)	229'	07°00'35"	28.02'	N06°33'38"E	28.00'
C3(3)	250'	10°42'08"	46.70'	N04°42'51"E	46.63'
C4(3)	250'	10°42'12"	46.70'	N04°42'49"E	46.63'
C5(3)	271'	07°05'08"	33.51'	N06°31'21"E	33.49'
C6(3)	22'	85°56'46"	33.00'	N45°57'11"E	29.99'
C7(3)	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C8(3)	22'	89°33'51"	34.39'	N44°08'39"E	30.99'
C9	250'	12°25'51"	54.24'	N82°42'39"E	54.13'
C10	271'	03°59'42"	18.90'	N86°55'43"E	18.89'
C11	22'	78°12'13"	30.03'	N55°58'02"W	27.75'
C12	1000'	01°15'55"	22.08'	N16°13'58"W	22.08'
C13	22'	105°47'29"	40.62'	N36°01'49"E	35.09'
C14	250'	13°11'36"	57.57'	N82°19'46"E	57.44'
C15	271'	04°42'24"	22.26'	N86°34'22"E	22.26'
C16	22'	78°54'55"	30.30'	N56°19'23"W	27.96'
C17	22'	105°47'29"	40.62'	N36°01'49"E	35.09'
C18	250'	13°11'36"	57.57'	N82°19'46"E	57.44'
C19	250'	04°21'20"	19.01'	N73°33'18"E	19.00'

RADIAL TABLE

#	BEARING
R1	S13°30'17"E(R) R=250'
R2	S074°24'00"W(R) R=1000'

02/08/2021

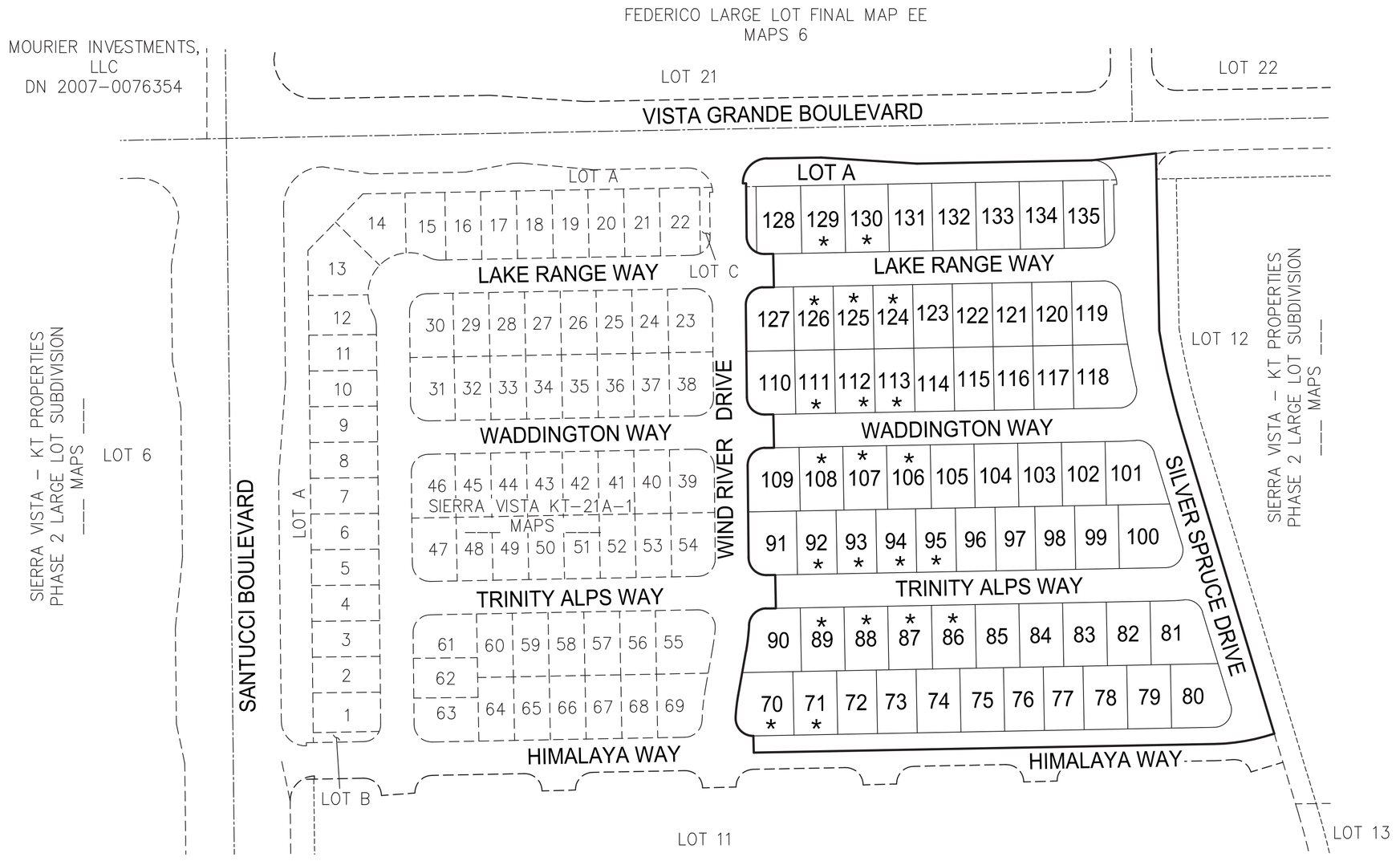
#20088

C-9

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

Attachment 1

BOOK_____OF MAPS, PAGE_____



ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSE ONLY PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE

EACH RESIDENTIAL DWELLING CONSTRUCTED ON ANY OF THE LOTS INDICATED SHALL BE FITTED WITH A SEWER BACKFLOW PREVENTER VALVE AS APPROVED BY THE CITY OF ROSEVILLLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID DWELLING TO MAINTAIN THE VALVE AND PREVENT DAMAGE FROM OCCURRING THERETO. THE CITY OF ROSEVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR PERFORMANCE OF THE VALVE, AND THE CITY OF ROSEVILLE SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO ANY SUCH DWELLING OR ITS CONTENTS DUE TO FAILURE OF THE VALVE FOR ANY REASON WHATSOEVER.

LEGEND

* DENOTES SEWER BACKFLOW PREVENTER VALVE REQUIRED ON SANITARY SEWER CONNECTION BY THE CITY OF ROSEVILLE WITH THE BUILDING PERMIT AND MAINTAINED THEREAFTER BY THE OWNER.

FINAL MAP OF SIERRA VISTA

KT 21A-2

SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21A-1", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

AUGUST 2020

SHEET 5 OF 5

7310.024

Attachment 1

BOOK_____ OF MAPS, PAGE_____

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT 21B-1" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

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

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

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

(A) AS PUBLIC RIGHT OF WAY (INCLUDING IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS BLACKWELDER WAY, KNOBBY CREST WAY, HOLLOWTOP WAY, SIERRA MORENA WAY, LOT A AND LOT B.

SIERRA VISTA COMMUNITIES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____

NAME: CHRYSANTHY DEMOS
TITLE: PRESIDENT & CEO

NAME:
TITLE:

BY: LENNAR HOMES CALIFORNIA INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____

NAME: LARRY GUALCO
TITLE: VICE PRESIDENT

NAME:
TITLE:

NOTARY'S ACKNOWLEDGMENT

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

STATE OF _____)
) SS
COUNTY OF _____)

ON THE _____ DAY OF _____, 2020, BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, _____
_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE
COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

NOTARY'S ACKNOWLEDGMENT

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STATE OF _____)
) SS
COUNTY OF _____)

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

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PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE
COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT 21B-1" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN DECEMBER 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY DECEMBER 31, 2021 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R.E.Y. ENGINEERS, INC.

_____

CRAIG E. SPIESS, PLS 7944
EXPIRATION DATE: DECEMBER 31, 2021

DATE: _____

LICENSED LAND SURVEYOR
CRAIG E. SPIESS
No. 7944
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT 21B-1" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____ DATE: _____

MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2020

I HEREBY STATE THAT I AM SATISFIED WITH THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT 21B-1" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____ DATE: _____

TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2021

LICENSED LAND SURVEYOR
TIMOTHY G. BLAIR
Exp. 12-31-21
No. 8278
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT 21B-1", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, LOTS A, B AND ALL RIGHTS-OF-WAY AND EASEMENTS OFFERED HEREON FOR DEDICATION IN ACCORDANCE WITH THE TERMS OF THAT OFFER.

_____
CITY CLERK, CITY OF ROSEVILLE

DATE: _____ BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2020, AT _____ .M. IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE PLACER COUNTY RECORDER, STATE OF CALIFORNIA, AT THE REQUEST OF R.E.Y. ENGINEERS, INC.

_____ DOCUMENT NO.: _____
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

FEE: $ _____

BY: _____
DEPUTY

FINAL MAP OF
SIERRA VISTA
VILLAGE KT 21B-1
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF A PORTION OF LOT 11 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

02/08/2021

#20088

C-11

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

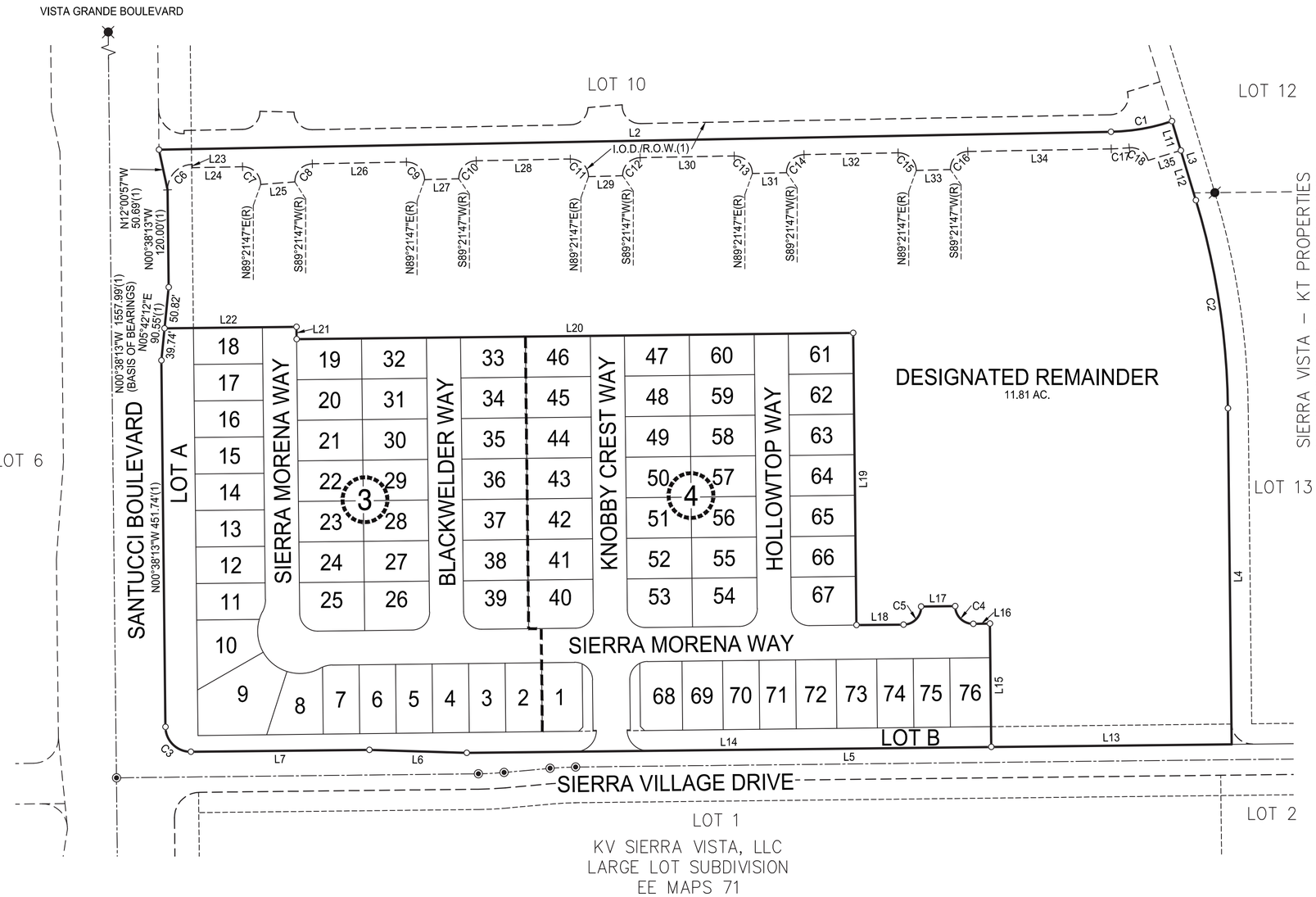
AUGUST 2020

SHEET 1 OF 5

7310.024

Attachment 1

BOOK____OF MAPS, PAGE____



LINE TABLE

#	BEARING	LENGTH
L2(1)	N88°55'34"E	1173.50'
L3(1)	N16°51'55"W	101.77'
L4(1)	N00°38'17"W	414.04'
L5(1)	N89°21'43"E	942.83'
L6(1)	N88°15'08"W	120.10'
L7(1)	N89°21'43"E	220.00'
L11	N16°51'55"W	37.65'
L12	N16°51'55"W	64.12'
L13	N89°21'43"E	296.33'
L14	N89°21'43"E	646.50'
L15	N00°38'13"W	151.99'
L16	N89°21'47"E	20.50'
L17	N89°21'47"E	42.00'
L18	N89°21'47"E	58.00'
L19	N00°38'13"W	360.00'
L20	N89°21'47"E	686.00'
L21	N00°38'13"W	15.22'
L22	N89°21'47"E	162.61'
L23(1)	N01°04'26"W	4.00'
L24(1)	N88°55'34"E	62.04'
L25(1)	N85°44'41"E	42.08'
L26(1)	N88°55'34"E	116.00'
L27(1)	N88°28'06"E	42.01'
L28(1)	N88°55'34"E	116.00'
L29(1)	N88°28'06"E	42.01'
L30(1)	N88°55'34"E	116.00'
L31(1)	N88°28'06"E	42.01'
L32(1)	N88°55'34"E	116.00'
L33(1)	N88°28'06"E	42.01'
L34(1)	N88°55'34"E	176.80'
L35(1)	N73°08'05"E(R)	42.00'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1(1)	250'	17°32'56"	76.57'	N80°09'06"E	76.27'
C2(1)	919'	16°13'38"	260.28'	N08°45'06"W	259.41'
C3(1)	31'	90°00'04"	48.70'	N45°38'15"W	43.84'
C4	22'	90°00'00"	34.56'	N45°38'13"W	31.11'
C5	22'	90°00'00"	34.56'	N44°21'47"E	31.11'
C6(1)	31'	89°33'47"	48.46'	N44°08'41"E	43.67'
C7(1)	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C8(1)	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C9(1)	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C10(1)	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C11(1)	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C12(1)	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C13(1)	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C14(1)	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C15(1)	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C16(1)	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C17(1)	271'	04°42'24"	22.26'	N86°34'22"E	22.26'
C18(1)	22'	78°54'55"	30.30'	N56°19'23"W	27.96'

BASIS OF BEARINGS:

THE BEARING N00°38'13"W , AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF SANTUCCI BOULEVARD AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD ON _____, 2020 IN BOOK ___ OF MAPS, AT PAGE ___, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:

(1) ___ MAPS ___(SV PH2 LLM)
(2) EE MAPS 6

LEGEND

- MONUMENT TO BE SET PER (2) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- MONUMENT TO BE SET PER (1) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- FOUND 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 7944"
- SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- DIMENSION POINT NOTHING FOUND OR SET

AC.	ACRE
CB	CHORD BEARING
CD	CHORD DISTANCE
(OA)	OVERALL
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL
S.F.	SQUARE FEET
( )	DENOTES RECORD INFORMATION
(1)	SHEET NUMBER

NOTES:

1. THE TOTAL AREA OF THIS SUBDIVISION IS 22.45 ACRES +/-, GROSS, CONSISTING OF 76 RESIDENTIAL LOTS, 2 LANDSCAPE LOT AND 1 (11.81 ACRE) DESIGNATED REMAINDER LOT.
2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.
3. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHL & ASSOCIATES DATED FEBRUARY 12, 2018; PROJECT NUMBER WKA NO. 11712.02P AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT - ENGINEERING DEPARTMENT FILE #308-876.
4. ALL FRONT CORNERS ARE MARKED BY A 1" BRASS MARKER STAMPED "LS 7944" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00' FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED.
5. ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 7944"
6. COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE LOTS SHOWN HEREON ARE RECORDED AS DOCUMENT NO. 2020-0042952 OFFICIAL RECORDS OF PLACER COUNTY.

02/08/2021
#20088
C-12

N

0 50 100 200
SCALE: 1"=100'

FINAL MAP OF
SIERRA VISTA
VILLAGE KT 21B-1
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF A PORTION OF LOT 11 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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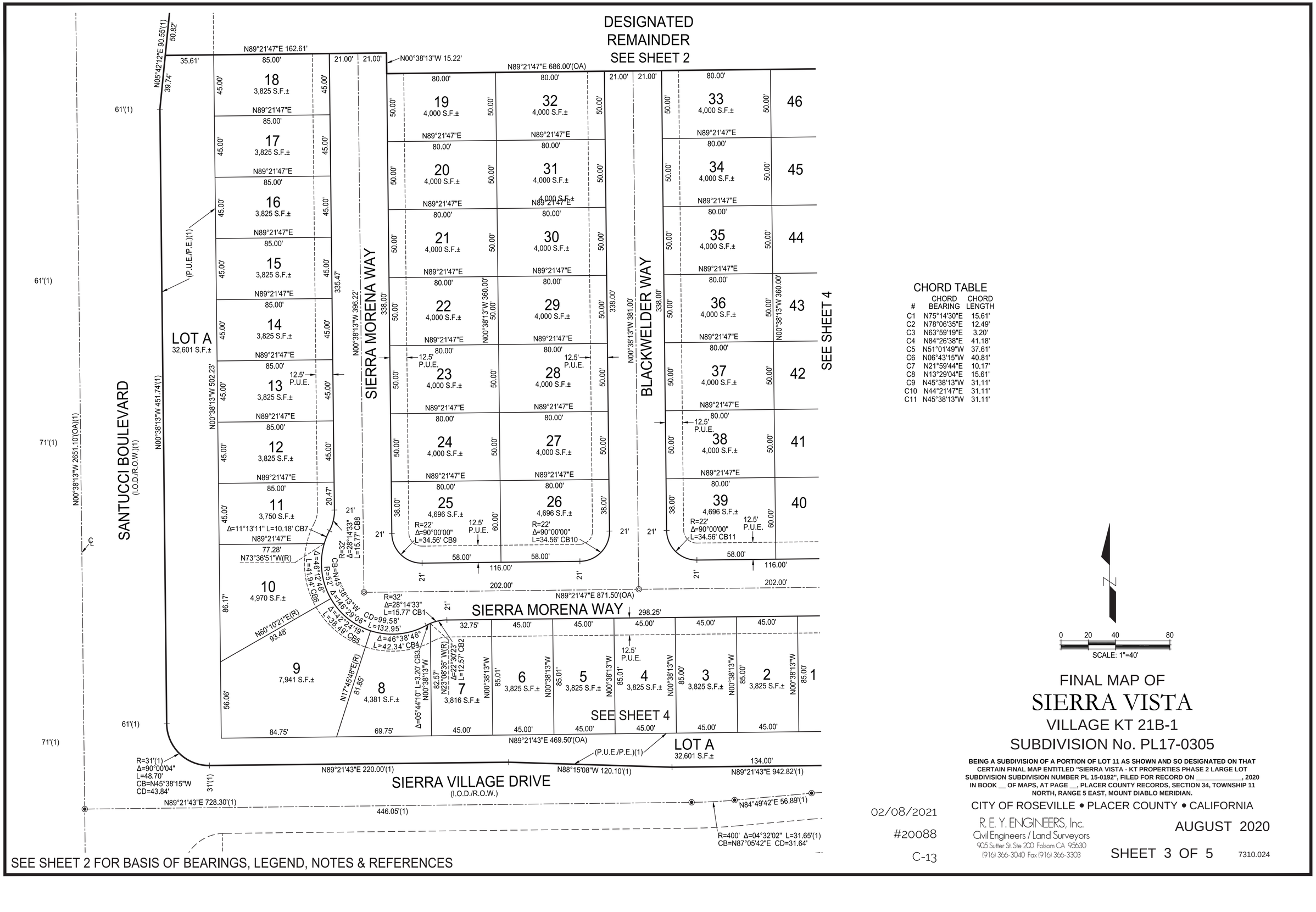
AUGUST 2020

SHEET 2 OF 5

7310.024

Attachment 1

BOOK_____OF MAPS, PAGE_____



CHORD TABLE

#	CHORD BEARING	CHORD LENGTH
C1	N75°14'30"E	15.61'
C2	N78°06'35"E	12.49'
C3	N63°59'19"E	3.20'
C4	N84°26'38"E	41.18'
C5	N51°01'49"W	37.61'
C6	N06°43'15"W	40.81'
C7	N21°59'44"E	10.17'
C8	N13°29'04"E	15.61'
C9	N45°38'13"W	31.11'
C10	N44°21'47"E	31.11'
C11	N45°38'13"W	31.11'

0 20 40 80

SCALE: 1"=40'

FINAL MAP OF

SIERRA VISTA

VILLAGE KT 21B-1

SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF A PORTION OF LOT 11 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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02/08/2021

#20088

C-13

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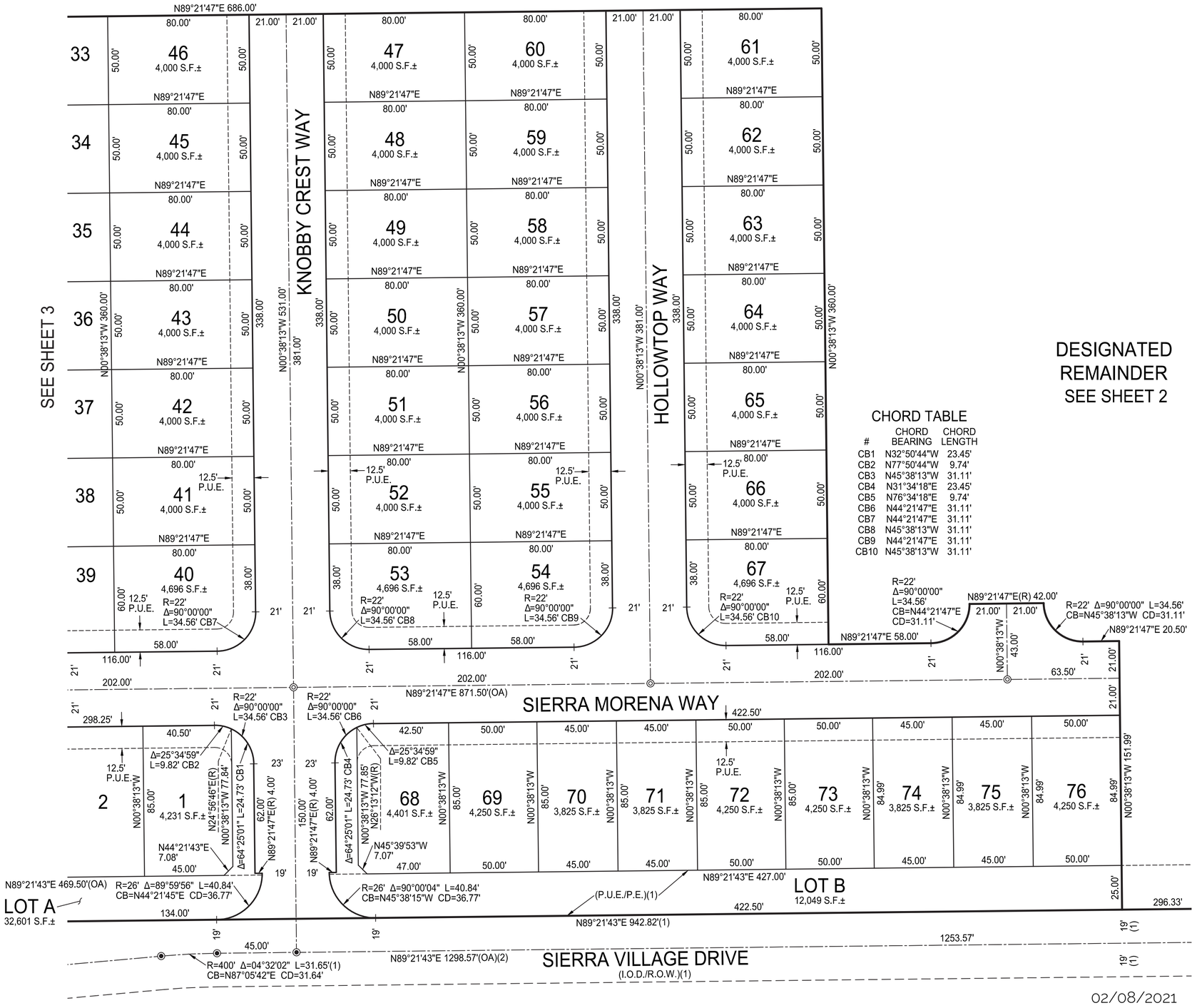

DESIGNATED
REMAINDER
SEE SHEET 2

CHORD TABLE

#	CHORD BEARING	CHORD LENGTH
CB1	N32°50'44"W	23.45'
CB2	N77°50'44"W	9.74'
CB3	N45°38'13"W	31.11'
CB4	N31°34'18"E	23.45'
CB5	N76°34'18"E	9.74'
CB6	N44°21'47"E	31.11'
CB7	N44°21'47"E	31.11'
CB8	N45°38'13"W	31.11'
CB9	N44°21'47"E	31.11'
CB10	N45°38'13"W	31.11'

N

0 20 40 80

SCALE: 1"=40'

FINAL MAP OF

SIERRA VISTA

VILLAGE KT 21B-1

SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF A PORTION OF LOT 11 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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02/08/2021

#20088

C-14

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AUGUST 2020

SHEET 4 OF 5

7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

Attachment 1

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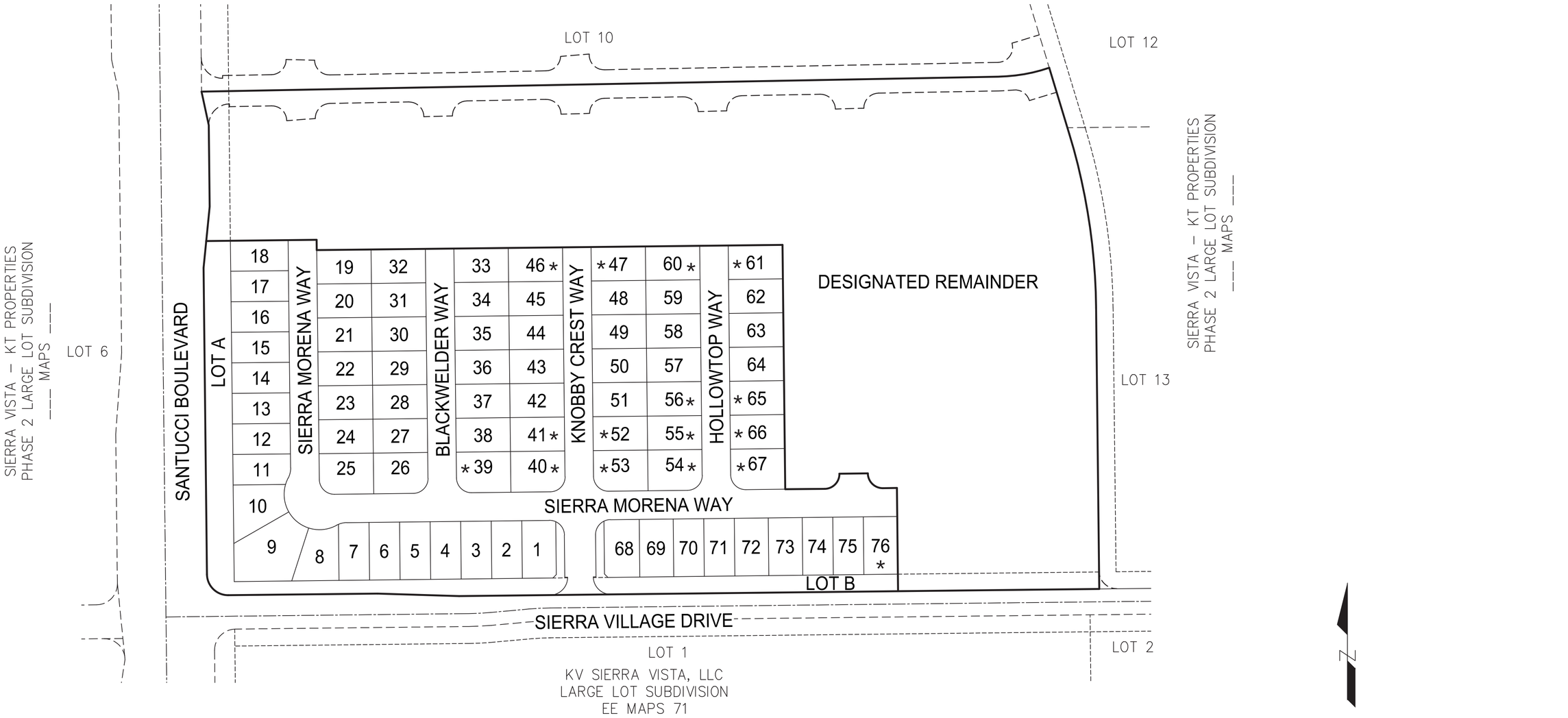

ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSE ONLY PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE

EACH RESIDENTIAL DWELLING CONSTRUCTED ON ANY OF THE LOTS INDICATED SHALL BE FITTED WITH A SEWER BACKFLOW PREVENTER VALVE AS APPROVED BY THE CITY OF ROSEVILLLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID DWELLING TO MAINTAIN THE VALVE AND PREVENT DAMAGE FROM OCCURRING THERETO. THE CITY OF ROSEVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR PERFORMANCE OF THE VALVE, AND THE CITY OF ROSEVILLE SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO ANY SUCH DWELLING OR ITS CONTENTS DUE TO FAILURE OF THE VALVE FOR ANY REASON WHATSOEVER.

LEGEND

* DENOTES SEWER BACKFLOW PREVENTER VALVE REQUIRED ON SANITARY SEWER CONNECTION BY THE CITY OF ROSEVILLE WITH THE BUILDING PERMIT AND MAINTAINED THEREAFTER BY THE OWNER.

N

0 50 100 200

SCALE: 1"=100'

02/08/2021

#20088

C-15

FINAL MAP OF

SIERRA VISTA

VILLAGE KT 21B-1

SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF A PORTION OF LOT 11 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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AUGUST 2020

SHEET 5 OF 5

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SIERRA VISTA COMMUNITIES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____

NAME: CHRYSANTHY DEMOS
TITLE: PRESIDENT & CEO

NAME:

TITLE:

BY: LENNAR HOMES CALIFORNIA INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____

NAME: LARRY GUALCO
TITLE: VICE PRESIDENT

NAME:

TITLE:

NOTARY'S ACKNOWLEDGMENT

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STATE OF _____)
) SS
COUNTY OF _____)

ON THE _____ DAY OF _____, 2020, BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, _____
_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE
COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

NOTARY'S ACKNOWLEDGMENT

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

STATE OF _____)
) SS
COUNTY OF _____)

ON THE _____ DAY OF _____, 2020, BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, _____
_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE
COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA KT 21B-2" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN DECEMBER 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY DECEMBER 31, 2021 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R.E.Y. ENGINEERS, INC.

_____

CRAIG E. SPIESS, PLS 7944
EXPIRATION DATE: DECEMBER 31, 2021

DATE: _____

LICENSED LAND SURVEYOR
CRAIG E. SPIESS
No. 7944
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA KT 21B-2" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____ DATE: _____

MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2020

I HEREBY STATE THAT I AM SATISFIED WITH THIS FINAL MAP OF "SIERRA VISTA KT 21B-2" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____ DATE: _____

TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2021

LICENSED LAND SURVEYOR
TIMOTHY G. BLAIR
Exp. 12-31-21
No. 8278
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA KT 21B-2", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, LOTS A, B AND ALL RIGHTS-OF-WAY AND EASEMENTS OFFERED HEREON FOR DEDICATION IN ACCORDANCE WITH THE TERMS OF THAT OFFER.

_____
CITY CLERK, CITY OF ROSEVILLE

DATE: _____ BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2020, AT _____ .M. IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE PLACER COUNTY RECORDER, STATE OF CALIFORNIA, AT THE REQUEST OF R.E.Y. ENGINEERS, INC.

_____ DOCUMENT NO.: _____
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

FEE: $ _____

BY: _____
DEPUTY

FINAL MAP OF
SIERRA VISTA
VILLAGE KT 21B-2
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21B-1 SUBDIVISION NO. PL17-0305", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

02/08/2021

#20088

C-16

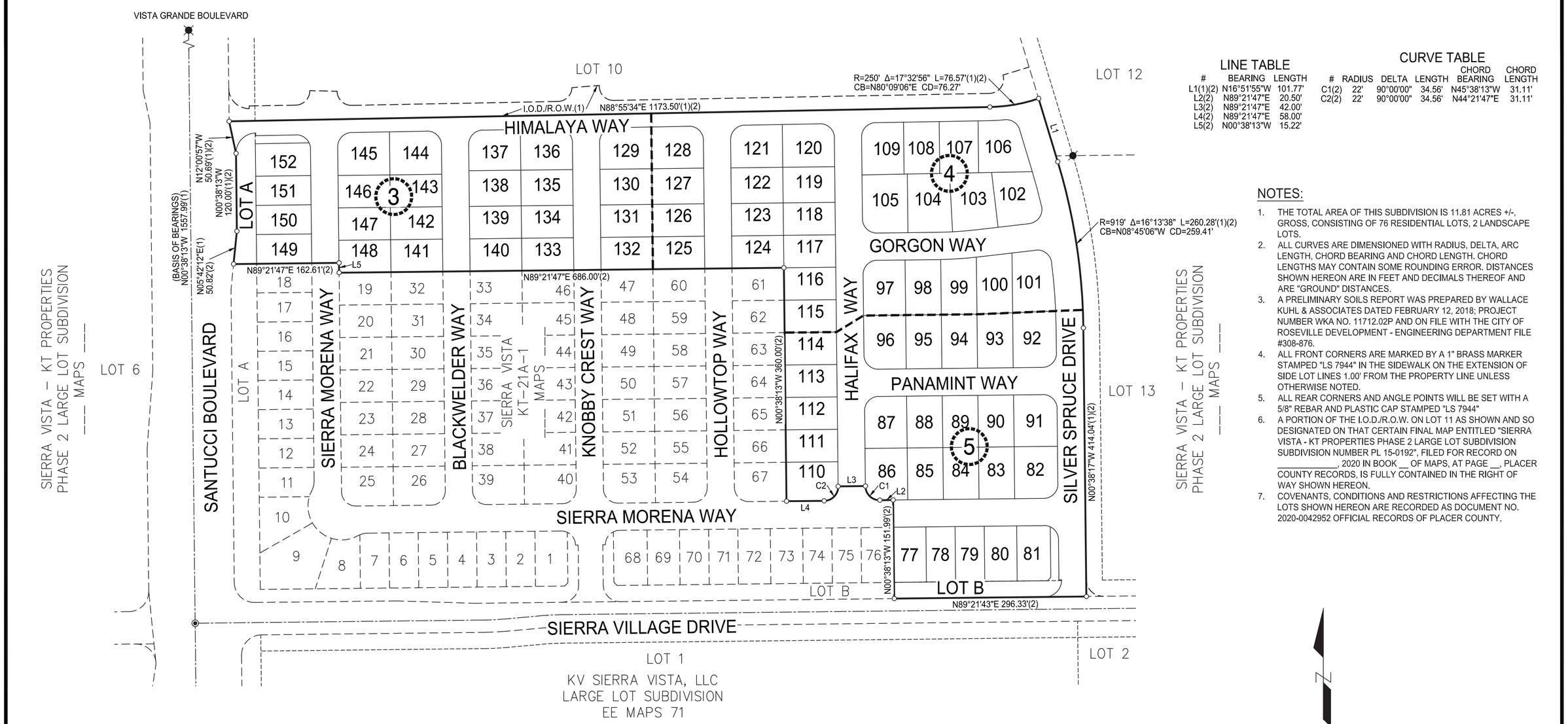
R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

AUGUST 2020

7310.024

Attachment 1

BOOK_____ OF MAPS, PAGE_____



LINE TABLE

#	BEARING	LENGTH
L1(1)(2)	N16°51'55"W	101.77'
L2(2)	N89°21'47"E	20.50'
L3(2)	N89°21'47"E	42.00'
L4(2)	N89°21'47"E	58.00'
L5(2)	N00°38'13"W	15.22'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1(2)	22'	90°00'00"	34.56'	N45°38'13"W	31.11'
C2(2)	22'	90°00'00"	34.56'	N44°21'47"E	31.11'

NOTES:

1. THE TOTAL AREA OF THIS SUBDIVISION IS 11.81 ACRES +/-, GROSS, CONSISTING OF 76 RESIDENTIAL LOTS, 2 LANDSCAPE LOTS.
2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.
3. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHL & ASSOCIATES DATED FEBRUARY 12, 2018; PROJECT NUMBER WKA NO. 11712.02P AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT - ENGINEERING DEPARTMENT FILE #308-876.
4. ALL FRONT CORNERS ARE MARKED BY A 1" BRASS MARKER STAMPED "LS 7944" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00' FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED.
5. ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 7944"
6. A PORTION OF THE I.O.D./R.O.W. ON LOT 11 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, IS FULLY CONTAINED IN THE RIGHT OF WAY SHOWN HEREON.
7. COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE LOTS SHOWN HEREON ARE RECORDED AS DOCUMENT NO. 2020-0042952 OFFICIAL RECORDS OF PLACER COUNTY.

BASIS OF BEARINGS:

THE BEARING N 00°38'13" W, AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF SANTUCCI BOULEVARD AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD ON _____, 2020 IN BOOK ___ OF MAPS, AT PAGE ___, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:

(1) ___ MAPS ___(SV PH2 LLM)
(2) ___ MAPS ___(KT-21B-1)
(3) EE MAPS 6

LEGEND

⊠	MONUMENT TO BE SET PER (3) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
◉	MONUMENT TO BE SET PER (1)(2) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
⊠	FOUND 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 7944"
◎	SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
○ |	DIMENSION POINT NOTHING FOUND OR SET
BNDY	BOUNDARY
CB	CHORD BEARING
CD	CHORD DISTANCE
(OA)	OVERALL
P.E.	PASEO EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL
S.F.	SQUARE FEET
( )	DENOTES RECORD INFORMATION
(1)	SHEET NUMBER

0 50 100 200

SCALE: 1"=100'

02/08/2021

#20088

C-17

FINAL MAP OF SIERRA VISTA

VILLAGE KT 21B-2

SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21B-1 SUBDIVISION NO. PL17-0305", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

AUGUST 2020

SHEET 2 OF 6

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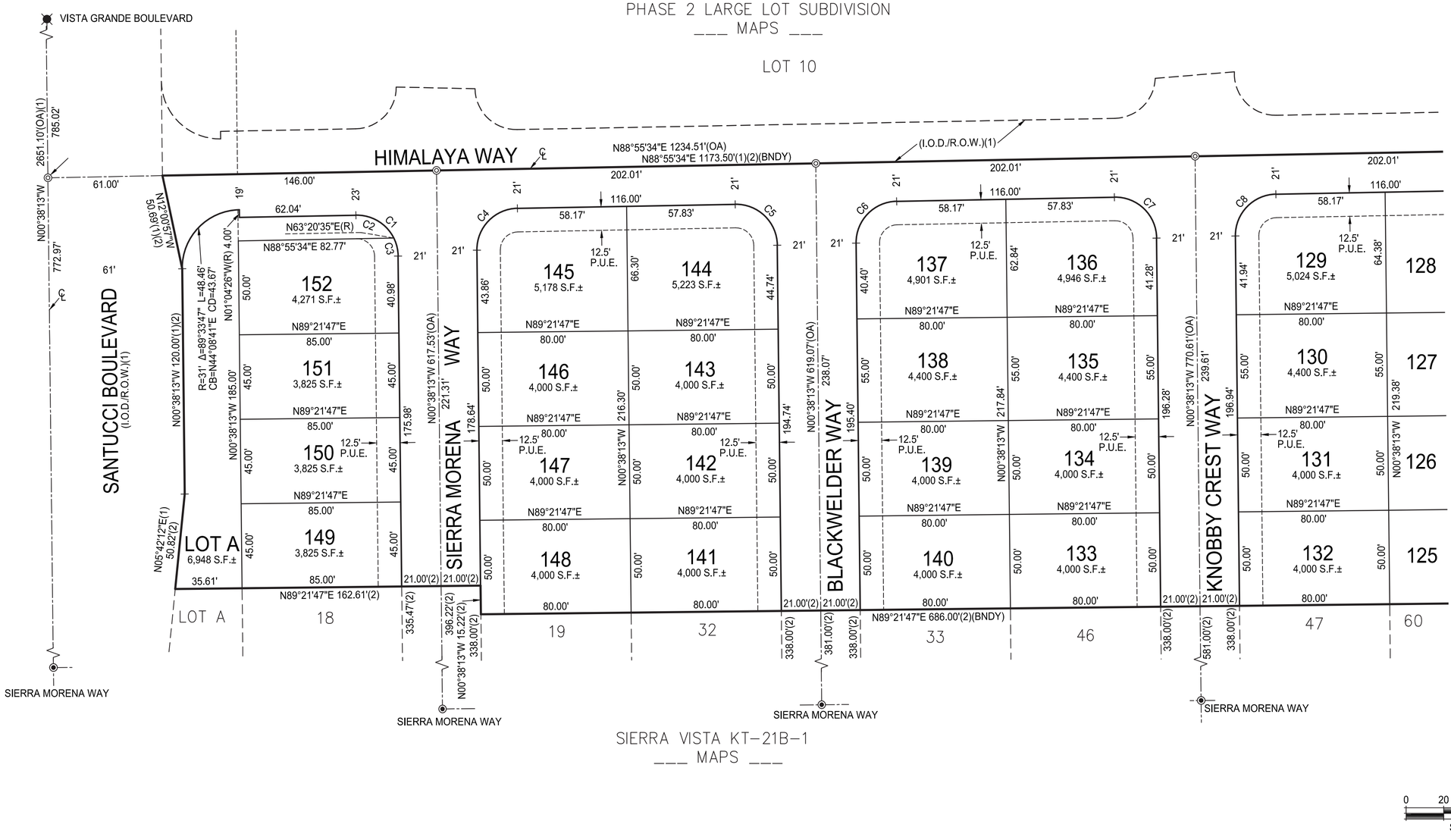
Attachment 1

BOOK_____ OF MAPS, PAGE_____

SIERRA VISTA – KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
___ MAPS ___

LOT 10



SIERRA VISTA KT–21B–1
___ MAPS ___

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C2	22'	64°25'01"	24.73'	N58°51'55"W	23.45'
C3	22'	26°01'12"	9.99'	N13°38'49"W	9.91'
C4	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C5	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C6	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C7	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C8	22'	89°33'47"	34.39'	N44°08'41"E	30.99'

N

0 20 40 80
SCALE: 1"=40'

FINAL MAP OF
SIERRA VISTA
VILLAGE KT 21B-2
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21B-1 SUBDIVISION NO. PL17-0305", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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C-18

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AUGUST 2020

SHEET 3 OF 6 7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

Attachment 1

BOOK_____OF MAPS, PAGE_____

SIERRA VISTA – KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
___ MAPS ___

LOT 10

HIMALAYA WAY

(I.O.D./R.O.W.)(1)

N88°55'34"E 1234.51'(OA)
N88°55'34"E 1173.50'(1)(2)(BNDY)

R=250' Δ=17°32'56" L=76.57'(1)(2)
CB=N80°09'06"E CD=76.27'

S14°16'02"E(R)

S18°37'22"E(R)

LOT 12

SILVER SPRUCE DRIVE

N16°51'55"W 101.77'(1)(2)
N16°51'55"W 101.91'

LOT 13

SIERRA VISTA – KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
___ MAPS ___

SEE SHEET 3

HOLLOWTOP WAY

HALIFAX WAY

GORGON WAY

N89°21'47"E 135.25'

N83°18'39"E 131.10'

N80°01'07"E(R)

N89°21'47"E 686.00'(2)(BNDY)

SIERRA VISTA KT–21B–1
___ MAPS ___

SEE SHEET 5

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C2	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C3	22'	90°26'13"	34.73'	N45°51'20"W	31.23'
C4	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C5	271'	04°42'24"	22.26'	N86°34'22"E	22.26'
C6	22'	78°54'55"	30.30'	N56°19'23"W	27.96'
C7	250'	13°11'36"	57.57'	N82°19'46"E	57.44'
C8	250'	04°21'20"	19.01'	N73°33'18"E	19.00'
C9	877'	00°13'21"	3.40'	N16°45'15"W	3.40'
C10	22'	96°21'29"	37.00'	N35°07'54"E	32.79'
C11	22'	89°25'05"	34.33'	N51°58'49"W	30.95'
C12	600'	06°03'08"	63.38'	N86°20'13"E	63.35'
C13	579'	02°25'55"	24.58'	N88°08'50"E	24.57'
C14	579'	03°37'13"	36.59'	N85°07'15"E	36.58'
C15	579'	06°03'08"	61.16'	N86°20'13"E	61.13'
C16	621'	00°31'51"	5.75'	N89°05'51"E	5.75'
C17	621'	06°03'08"	65.60'	N86°20'13"E	65.57'
C18	621'	00°26'17"	4.75'	N83°31'47"E	4.75'
C19	22'	90°00'00"	34.56'	N45°38'13"W	31.11'
C20	22'	90°00'00"	34.56'	N44°21'47"E	31.11'
C21	877'	03°49'05"	58.44'	N14°57'23"W	58.43'
C22	877'	06°37'59"	101.53'	N03°57'16"W	101.47'

0 20 40 80
SCALE: 1"=40'

FINAL MAP OF

SIERRA VISTA

VILLAGE KT 21B-2

SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21B-1 SUBDIVISION NO. PL17-0305", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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02/08/2021

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C-19

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Civil Engineers / Land Surveyors
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(916) 366-3040 Fax (916) 366-3303

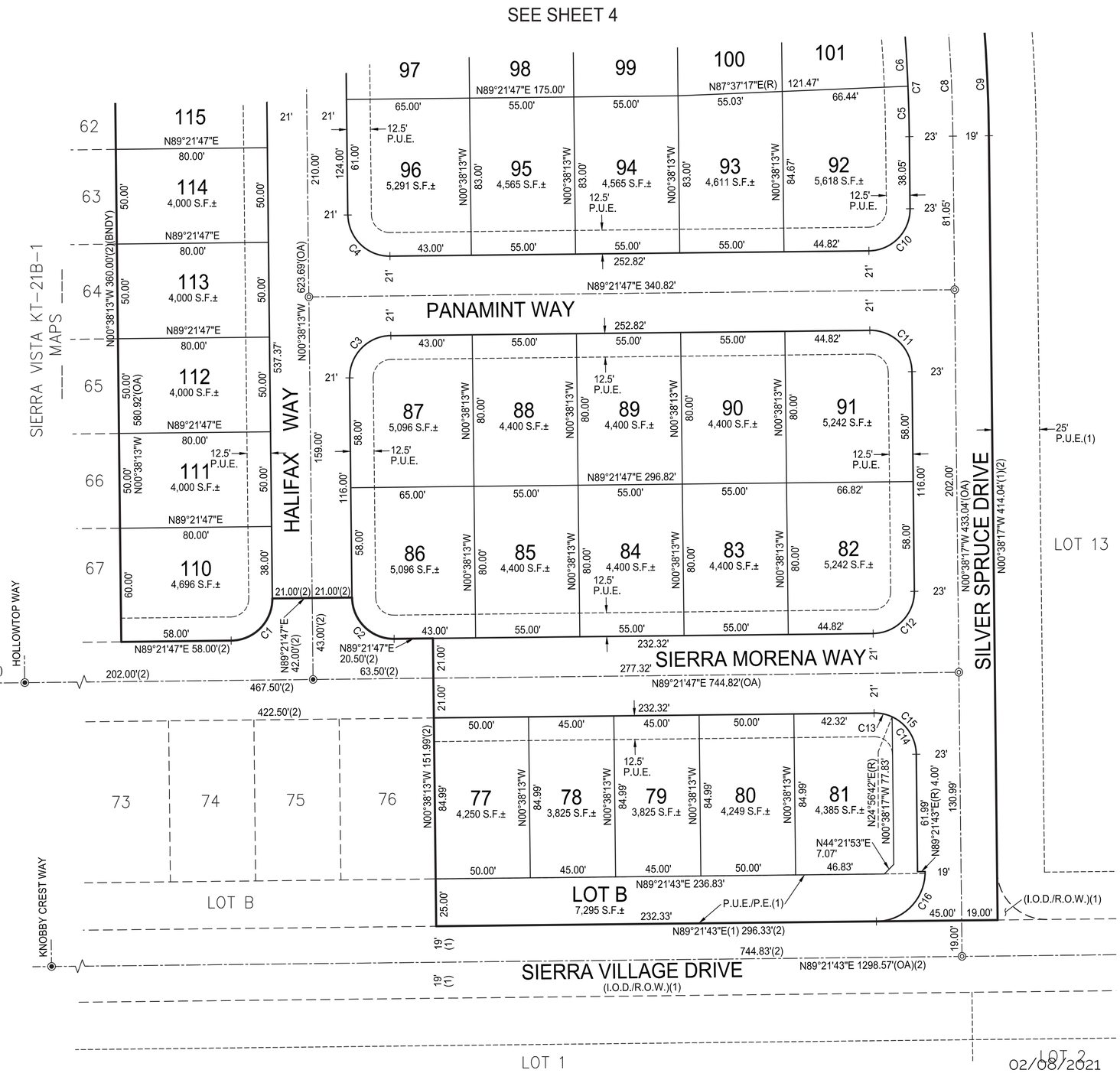
AUGUST 2020

7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

Attachment 1

BOOK_____OF MAPS, PAGE_____



CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	22'	90°00'00"	34.56'	N44°21'47"E	31.11'
C2	22'	90°00'00"	34.56'	N45°38'13"W	31.11'
C3	22'	90°00'00"	34.56'	N44°21'47"E	31.11'
C4	22'	90°00'00"	34.56'	N45°38'13"W	31.11'
C5	877'	01°44'26"	26.64'	N01°30'30"W	26.64'
C6	877'	04°53'33"	74.89'	N04°49'30"W	74.86'
C7	877'	06°37'59"	101.53'	N03°57'16"W	101.47'
C8	900'	16°13'38"	254.90'	N08°45'06"W	254.05'
C9	919'	16°13'38"	260.28'	N08°45'06"W	259.41'
C10	22'	90°00'04"	34.56'	N44°21'45"E	31.11'
C11	22'	89°59'56"	34.56'	N45°38'15"W	31.11'
C12	22'	90°00'04"	34.56'	N44°21'45"E	31.11'
C13	22'	25°34'55"	9.82'	N77°50'46"W	9.74'
C14	22'	64°25'01"	24.73'	N32°50'48"W	23.45'
C15	22'	89°59'56"	34.56'	N45°38'15"W	31.11'
C16	26'	90°00'00"	40.84'	N44°21'43"E	36.77'

0 20 40 80

SCALE: 1"=40'

FINAL MAP OF SIERRA VISTA

VILLAGE KT 21B-2

SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21B-1 SUBDIVISION NO. PL17-0305", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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AUGUST 2020

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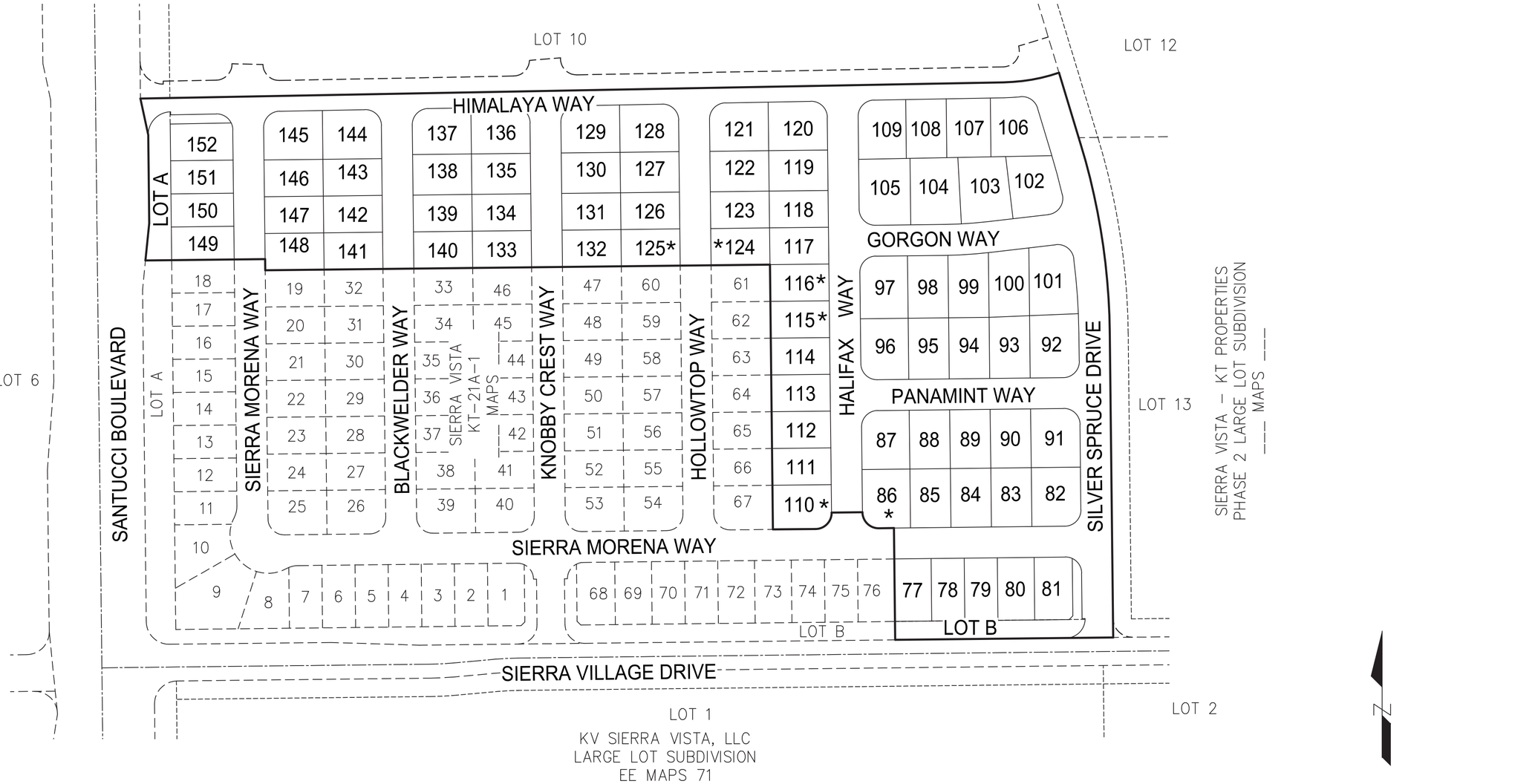

ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSE ONLY PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE

EACH RESIDENTIAL DWELLING CONSTRUCTED ON ANY OF THE LOTS INDICATED SHALL BE FITTED WITH A SEWER BACKFLOW PREVENTER VALVE AS APPROVED BY THE CITY OF ROSEVILLLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID DWELLING TO MAINTAIN THE VALVE AND PREVENT DAMAGE FROM OCCURRING THERETO. THE CITY OF ROSEVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR PERFORMANCE OF THE VALVE, AND THE CITY OF ROSEVILLE SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO ANY SUCH DWELLING OR ITS CONTENTS DUE TO FAILURE OF THE VALVE FOR ANY REASON WHATSOEVER.

LEGEND

* DENOTES SEWER BACKFLOW PREVENTER VALVE REQUIRED ON SANITARY SEWER CONNECTION BY THE CITY OF ROSEVILLE WITH THE BUILDING PERMIT AND MAINTAINED THEREAFTER BY THE OWNER.

02/08/2021

#20088

C-21

FINAL MAP OF SIERRA VISTA

VILLAGE KT 21B-2

SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21B-1 SUBDIVISION NO. PL17-0305", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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AUGUST 2020

SHEET 6 OF 6

7310.024

CITY OF ROSEVILLE CALIFORNIA
Development Services
Planning
APPROVED
Planning Commission December 10, 2015
Attest: Ron Miller

Attachment 2

Table 1: Proposed MDR in Sierra Vista – KT Properties: Villages KT-20 and KT-21A & B

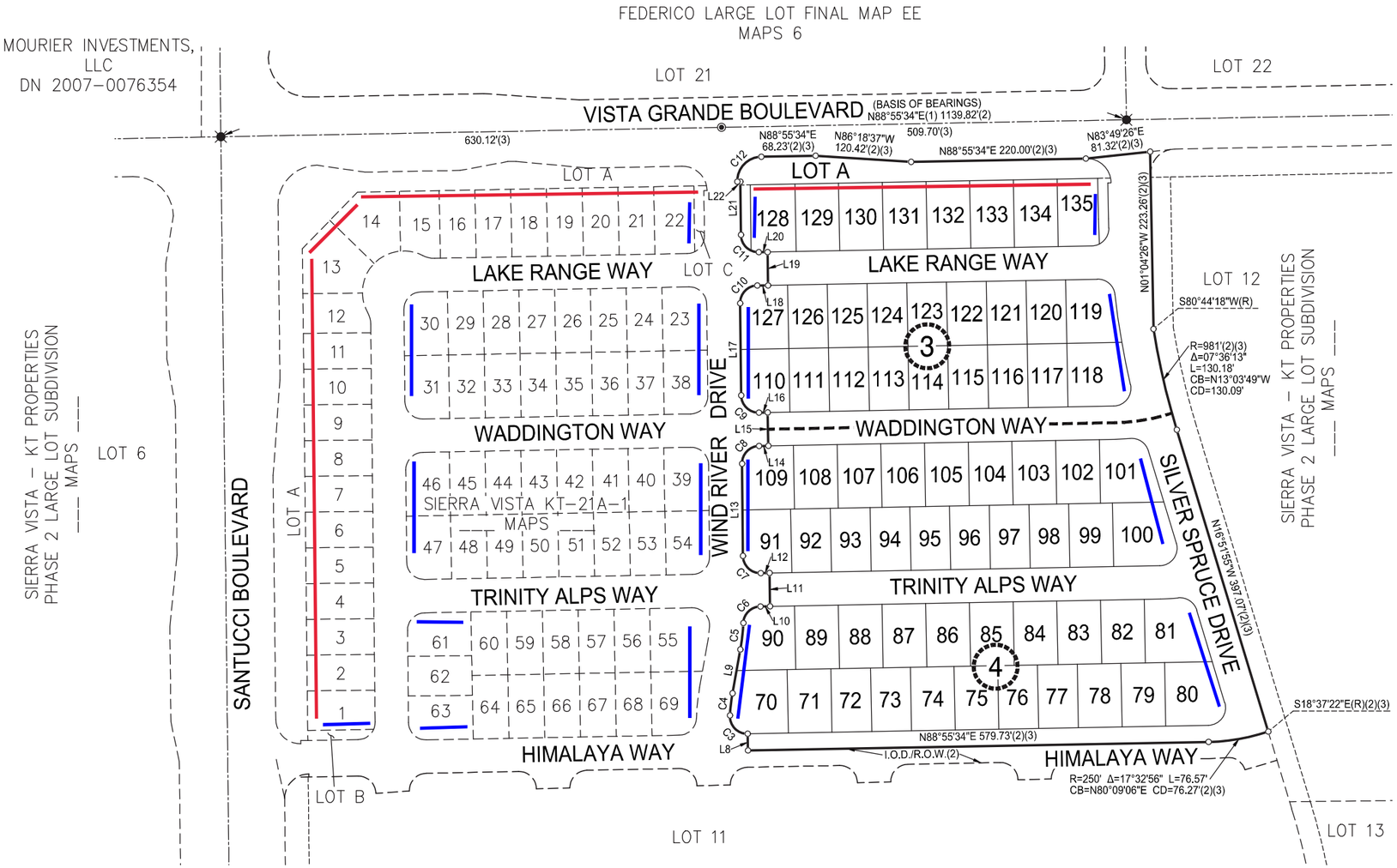
	Standard RS/DS Single Family w/Attached Sidewalk	MDR Type 1 45' x 80' [1, 4]	MDR Type 2 50' x 80' [1, 4]
Lot Size (minimum)			
Area, Interior Lot	4,500 sq. ft.	3,600 sq. ft.	4,000 sq. ft.
Area, Corner Lot	5,500 sq. ft.	4,400 sq. ft.	4,800 sq. ft.
Width, Interior	45 ft.	45 ft.	50 ft.
Width, Corner	55 ft.	55 ft.	60 ft.
Permitted Density (maximum per lot)			
Residential Density	1 dwelling, 1 second unit	1 dwelling, 1 second unit	1 dwelling, 1 second unit
Setbacks (minimum)			
Front[2]	15 ft. to living space and sidewall of garage; 12.5 ft. to porch 18 ft. min. driveway depth to roll-up garage door	12.5 ft. to living space or sidewall of garage; 12.5 ft to porch 18 ft. min. driveway depth to roll-up garage	12.5 ft. to living space or sidewall of garage; 12.5 ft to porch 18 ft. min. driveway depth to roll-up garage
Sides[2]	5 ft. 5 ft. interior side 12.5 ft. street side on first floor 15 ft. street side second floor	4 ft. 4 ft. interior 12.5 ft. street side on first floor 12.5 ft. street side on second floor	4 ft. 4 ft. interior 12.5 ft. street side on first floor 12.5 ft. street side on second floor
Rear	10 ft. minimum with minimum useable open space of 700 sf or 500 sf where usable front porch is provided. [3]	8 ft. minimum with minimum useable open space of 350 sf or 250 sf where usable front porch is provided.[3]	8 ft. minimum with minimum useable open space of 350 sf or 250 sf where usable front porch is provided.[3]
Coverage (maximum)			
Site Coverage	None[3]	None[3]	None[3]
Height (maximum)			
Height Limit	35 ft.	35 ft.	35 ft.
Supplemental Design Standards			
1. Front Yard Stagger	Not required	Not required	Not required
2. Stagger for 3rd Car Garages	2 ft. between 3rd car bay and two-car garage	2 ft. between 3rd car bay and two-car garage	2 ft. between 3rd car bay and two-car garage
3. Two-story mix	No Limit	No Limit	No Limit
4. Separation between Second Story Elements	A minimum of 10 feet shall be provided between second story elements of adjacent two-story dwellings	A minimum of 6 feet shall be provided between second story elements of adjacent two-story dwellings	A minimum of 6 feet shall be provided between second story elements of adjacent two-story dwellings
5. Building Exterior	Architectural treatment shall be applied to all elevations of a building. At a minimum, all doors, windows and other wall openings shall be trimmed consistent with the architectural style. Panelized windows or other architectural treatments shall be used on all garage doors		

Notes:

1. For KT Villages sidewalk is located at back of curb.
2. Front setback (and side setback where adjacent to street) is measured from back of walk. Fence side yard setback is 5' from back of walk where facing a street. In the absence of a sidewalk, setback is measured from the edge of right-of-way.
3. The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard is eight (8) feet. Maximum coverage is a function of lot size, required setbacks and usable open space. The minimum usable open space is reduced as noted where a front porch is provided with a minimum dimension of 6 ft. x 10 ft. exclusive of the entry way.
4. Variations to the standards and other housing product types may be permitted subject to processing of a Design Review Permit for Residential Subdivision prior to approval of improvement plans and final maps.

Exhibit A

BOOK____OF MAPS, PAGE_____



Line Table

#	BEARING	LENGTH
L8(3)	N1°04'26"W	21.00'
L9(3)	N10°03'55"E	56.08'
L10(3)	N88°55'34"E	12.24'
L11(3)	N1°04'26"W	42.00'
L12(3)	N88°55'34"E	11.00'
L13(3)	N0°38'17"W	116.00'
L14(3)	N88°55'34"E	11.65'
L15(3)	N1°04'26"W	42.00'
L16(3)	N88°55'34"E	11.00'
L17(3)	N0°38'17"W	116.00'
L18(3)	N88°55'34"E	13.65'
L19(3)	N1°04'26"W	42.00'
L20(3)	N88°55'34"E	11.00'
L21(3)	N0°38'17"W	67.04'
L22(3)	N89°21'43"E	4.00'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C3(2)(3)	22'	94°07'46"	36.14'	N44°00'33"W	32.21'
C4(3)	229'	07°00'35"	28.02'	N06°33'38"E	28.00'
C5(3)	271'	07°05'08"	33.51'	N06°31'21"E	33.49'
C6(3)	22'	85°56'46"	33.00'	N45°57'11"E	29.99'
C7(3)	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C8(3)	22'	89°33'51"	34.39'	N44°08'39"E	30.99'
C9(3)	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C10(3)	22'	89°33'51"	34.39'	N44°08'39"E	30.99'
C11(3)	22'	90°26'09"	34.72'	N45°51'21"W	31.23'
C12(3)	31'	89°33'51"	48.46'	N44°08'39"E	43.67'

NOTES:

1. THE TOTAL AREA OF THIS SUBDIVISION IS 9.54 ACRES +/-, GROSS, CONSISTING OF 67 RESIDENTIAL LOTS, 1 LANDSCAPE LOT.
2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.
3. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHL & ASSOCIATES DATED FEBRUARY 12, 2018; PROJECT NUMBER WKA NO. 11712.02P AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT - ENGINEERING DEPARTMENT FILE #308-876.
4. ALL FRONT CORNERS ARE MARKED BY A 1" BRASS MARKER STAMPED "LS 7944" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00' FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED.
5. ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 7944"
6. A PORTION OF THE I.O.D./R.O.W. ON LOT 10 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, IS FULLY CONTAINED IN THE RIGHT OF WAY SHOWN HEREON.
7. COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE LOTS SHOWN HEREON ARE RECORDED AS DOCUMENT NO. 2020-0042952 OFFICIAL RECORDS OF PLACER COUNTY.

ENHANCEMENT LEGEND

REAR ENHANCED LOTS

SIDE ENHANCED LOTS

BASIS OF BEARINGS:

THE BEARING N 88°55'34" E , AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF VISTA GRANDE BOULEVARD AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD ON _____, 2020 IN BOOK ___ OF MAPS, AT PAGE ___, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:

(1) EE MAPS 6
(2) ___ MAPS ___(SV PH2 LLM)
(3) ___ MAPS ___(KT-21A-1)

LEGEND

✱	MONUMENT TO BE SET PER (2) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
◎	SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
o |	DIMENSION POINT NOTHING FOUND OR SET
CB	CHORD BEARING
CD	CHORD DISTANCE
(OA)	OVERALL
P.E.	PEDESTRIAN EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL
S.F.	SQUARE FEET
( )	DENOTES RECORD INFORMATION
(1)	SHEET NUMBER

02/08/2021

#20088

C-7

0 50 100 200

SCALE: 1"=100'

ENHANCEMENT EXHIBIT KT 21A 1 & 2

SIERRA VISTA

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21A-1", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

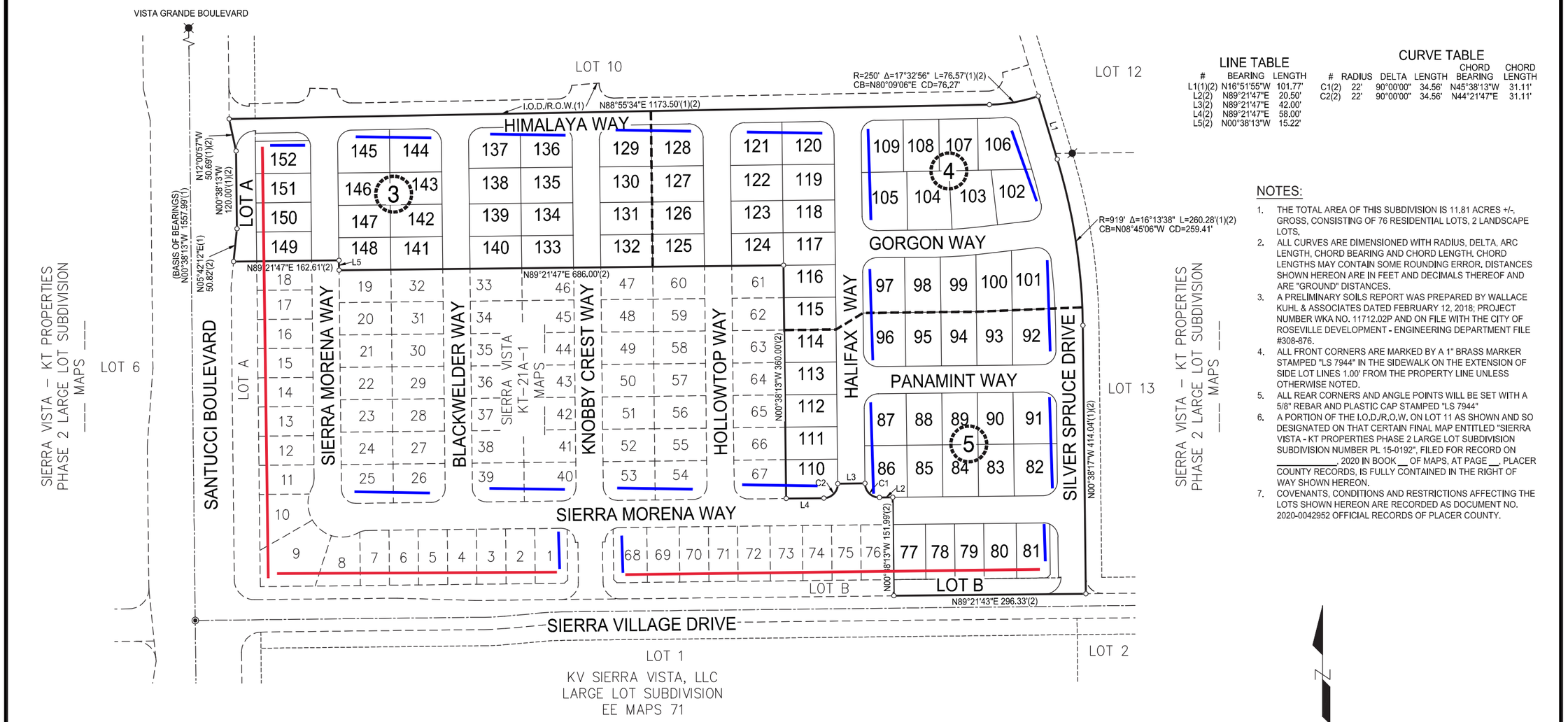
AUGUST 2020

SHEET 2 OF 5

7310.024

Exhibit A

BOOK_____OF MAPS, PAGE_____



LINE TABLE

#	BEARING	LENGTH
L1(1)(2)	N16°51'55"W	101.77'
L2(2)	N89°21'47"E	20.50'
L3(2)	N89°21'47"E	42.00'
L4(2)	N89°21'47"E	58.00'
L5(2)	N00°38'13"W	15.22'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1(2)	22'	90°00'00"	34.56'	N45°38'13"W	31.11'
C2(2)	22'	90°00'00"	34.56'	N44°21'47"E	31.11'

NOTES:

1. THE TOTAL AREA OF THIS SUBDIVISION IS 11.81 ACRES +/-, GROSS, CONSISTING OF 76 RESIDENTIAL LOTS, 2 LANDSCAPE LOTS.
2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.
3. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHL & ASSOCIATES DATED FEBRUARY 12, 2018; PROJECT NUMBER WKA NO. 11712.02P AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT - ENGINEERING DEPARTMENT FILE #308-876.
4. ALL FRONT CORNERS ARE MARKED BY A 1" BRASS MARKER STAMPED "LS 7944" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00' FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED.
5. ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 7944"
6. A PORTION OF THE I.O.D./R.O.W. ON LOT 11 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON _____, 2020 IN BOOK __ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, IS FULLY CONTAINED IN THE RIGHT OF WAY SHOWN HEREON.
7. COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE LOTS SHOWN HEREON ARE RECORDED AS DOCUMENT NO. 2020-0042952 OFFICIAL RECORDS OF PLACER COUNTY.

ENHANCEMENT LEGEND

REAR ENHANCED LOTS

SIDE ENHANCED LOTS

BASIS OF BEARINGS:

THE BEARING N 00°38'13" W, AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF SANTUCCI BOULEVARD AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD ON _____, 2020 IN BOOK ___ OF MAPS, AT PAGE ___, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:

(1) ___ MAPS ___(SV PH2 LLM)
(2) ___ MAPS ___(KT-21B-1)
(3) EE MAPS 6

LEGEND

- MONUMENT TO BE SET PER (3) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- MONUMENT TO BE SET PER (1)(2) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- FOUND 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 7944"
- SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- DIMENSION POINT NOTHING FOUND OR SET

BNDY	BOUNDARY
CB	CHORD BEARING
CD	CHORD DISTANCE
(OA)	OVERALL
P.E.	PASEO EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL
S.F.	SQUARE FEET
( )	DENOTES RECORD INFORMATION
(1)	SHEET NUMBER

0 50 100 200

SCALE: 1"=100'

ENHANCEMENT EXHIBIT KT 21B 1 & 2

SIERRA VISTA

BEING A SUBDIVISION OF REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA KT 21B-1 SUBDIVISION NO. PL17-0305", FILED FOR RECORD ON _____, 2020 IN BOOK ___ OF MAPS, AT PAGE __, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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C-17

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Civil Engineers / Land Surveyors
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(916) 366-3040 Fax (916) 366-3303

AUGUST 2020

SHEET 2 OF 6

7310.024

Exhibit B

SPANISH
PLAN 1A (1774)

CONTEMPORARY
PLAN 2C (1945)

CRAFTSMAN
PLAN 3B (2018)

CONTEMPORARY
PLAN 4C (2190)

STREET SCENE

0 2 4 8 12

LENNAR®

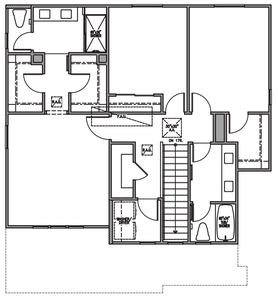
Sierra West

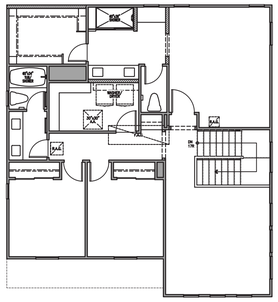
21A/ 21B 45 x 80
Roseville, CA

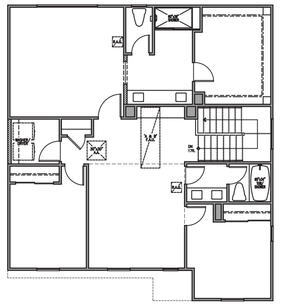
02/08/2021
#20088
A-2

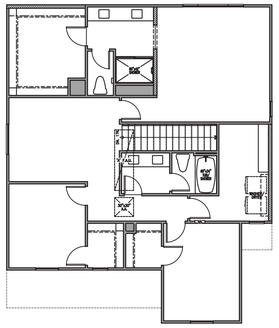
Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

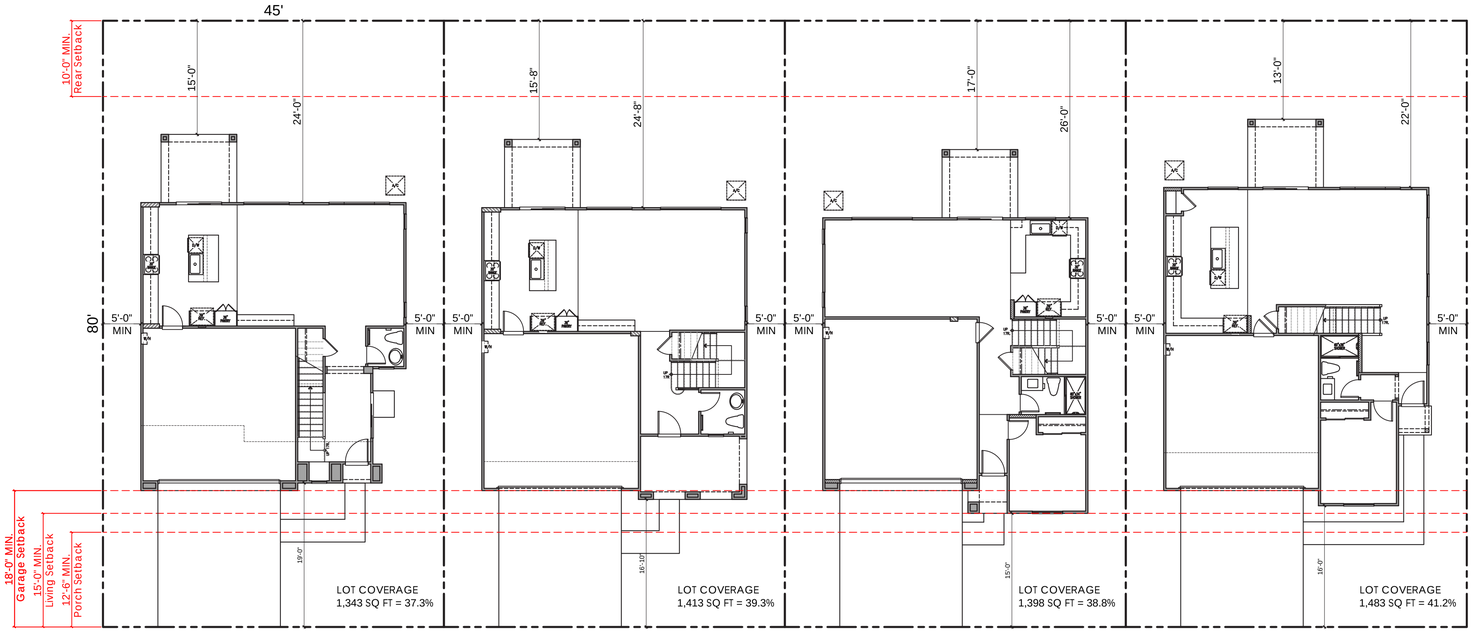
Exhibit B











PLAN 1 (1774) PLAN 2 (1945) PLAN 3 (2018) PLAN 4 (2190)

TYPICAL PLOTTING

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Sierra West

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A-3

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

Ⓒ 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

SPANISH "A"

Ⓒ 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

CRAFTSMAN "B"

Ⓒ 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

CONTEMPORARY "C"

PLAN 1 (1774)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR®

Sierra West

21A/ 21B 45 x 80
Roseville, CA

02/08/2021
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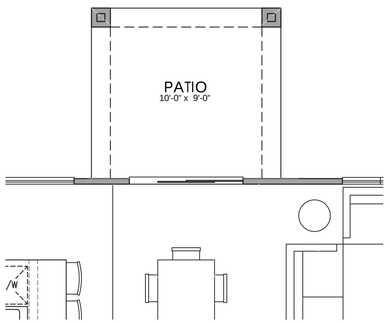
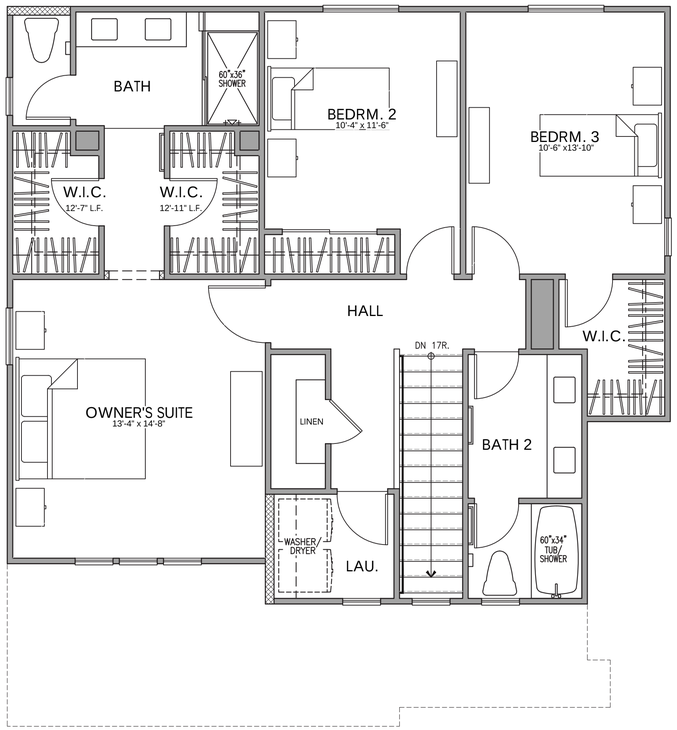
A-4

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

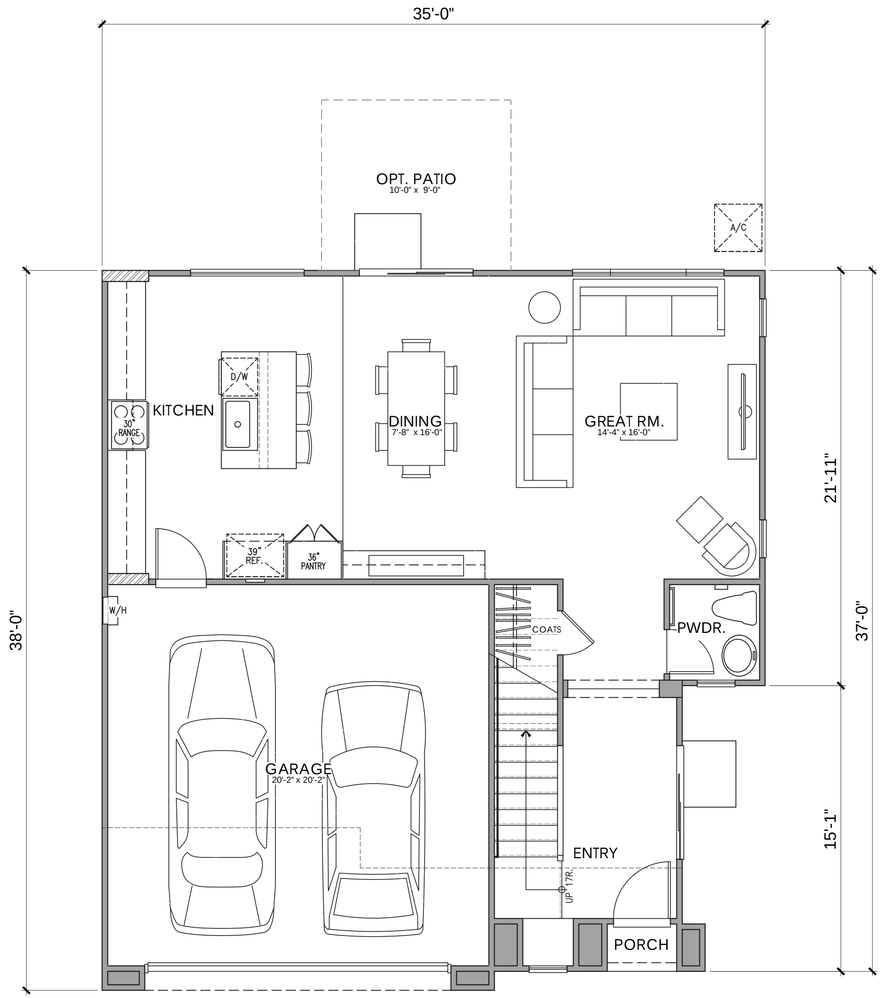
Exhibit B



OPT. PATIO



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 1774
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	786 SQ. FT.
SECOND FLOOR AREA	988 SQ. FT.
TOTAL DWELLING	1,774 SQ. FT.

UNCONDITIONED SPACE

GARAGE	417 SQ. FT.
PORCH	9 SQ. FT.
OPT. PATIO	90 SQ. FT.

0 2 4 8 12

PLAN 1 (1774) "A"

3 BEDROOM, 2.5 BATH, OPTIONAL PATIO

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21A/ 21B 45 x 80
Roseville, CA

02/08/2021
#20088
A-5

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

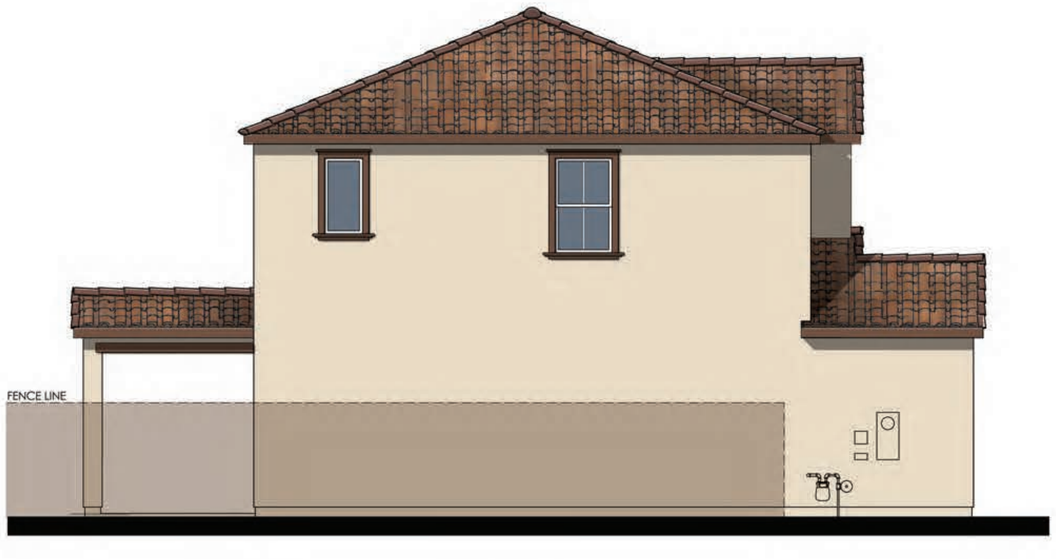
FRONT

Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

COLOR SCHEME 1

PLAN 1A (1774 "A")

SPANISH "A" ELEVATIONS

0 2 4 8 12

LENNAR®

Sierra West

21A/ 21B 45 x 80
Roseville, CA

02/08/2021
#20088
A-6

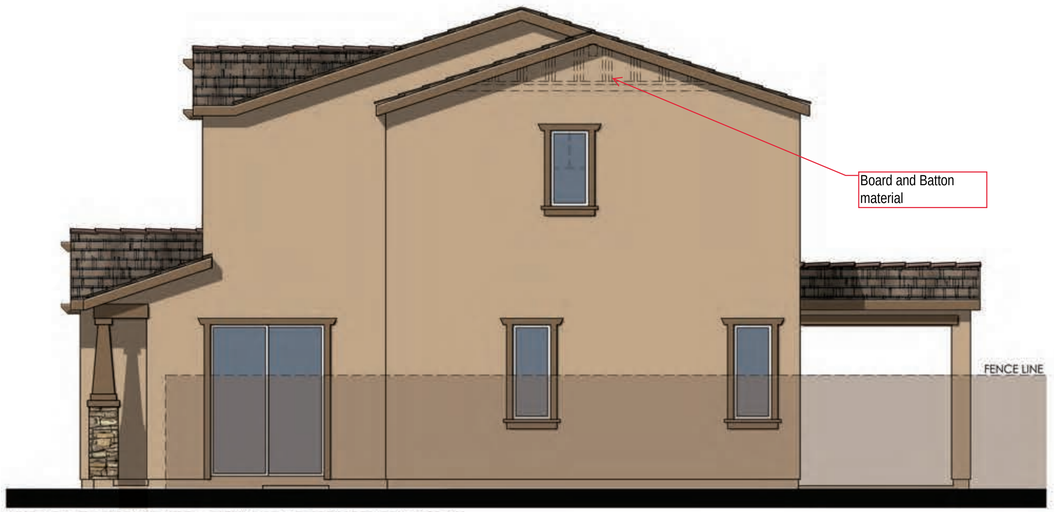
Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

Exhibit B

© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT

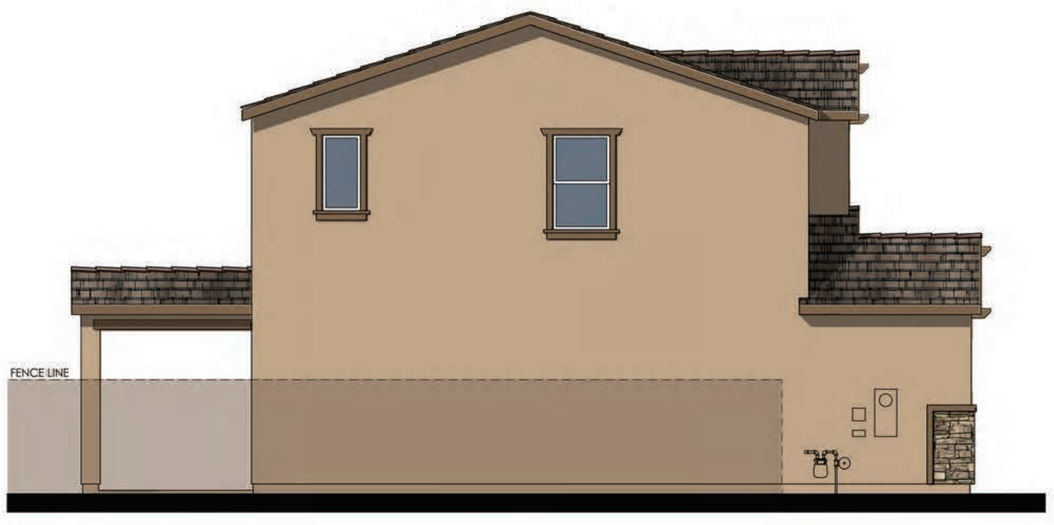


Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

COLOR SCHEME 4

PLAN 1B (1774 "B")

CRAFTSMAN "B" ELEVATIONS

0 2 4 8 12

LENNAR

Sierra West

21A/ 21B 45 x 80
Roseville, CA

02/08/2021
#20088
A-7

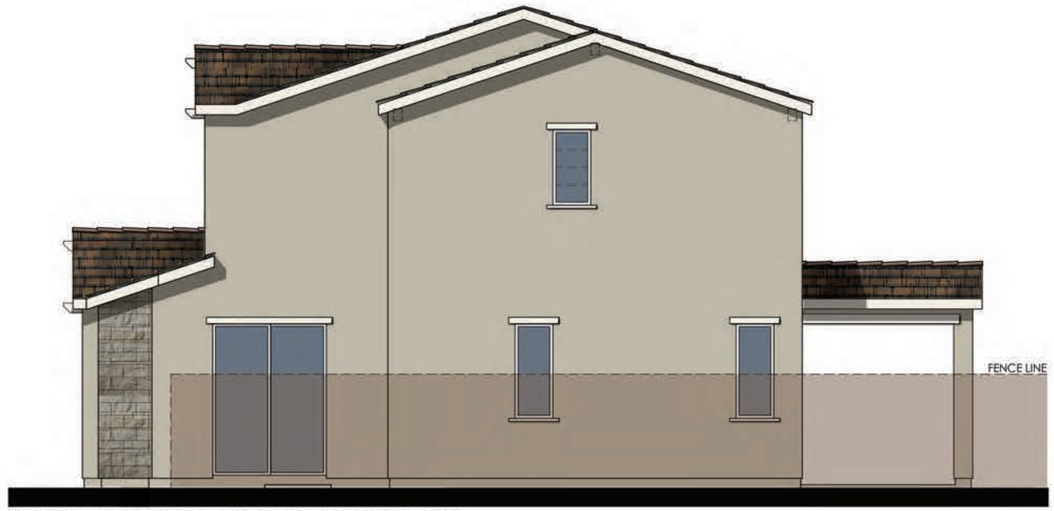
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT

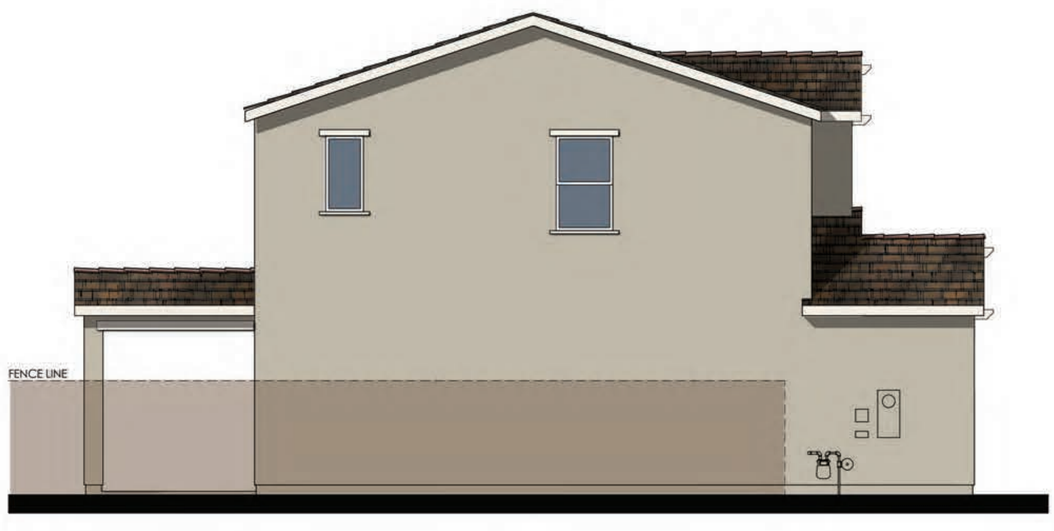


Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

COLOR SCHEME 7

PLAN 1C (1774 "C")

CONTEMPORARY "C" ELEVATIONS

0 2 4 8 12

LENNAR

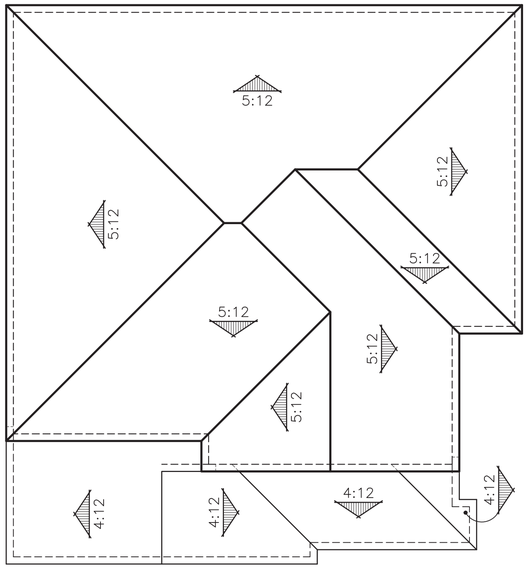
Sierra West

21A/ 21B 45 x 80
Roseville, CA

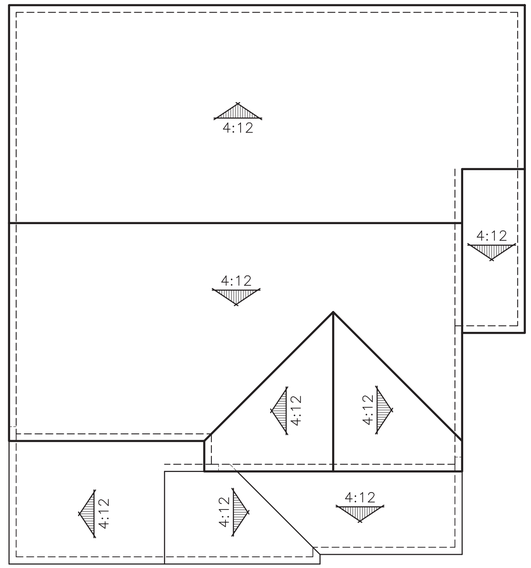
02/08/2021
#20088
A-8

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

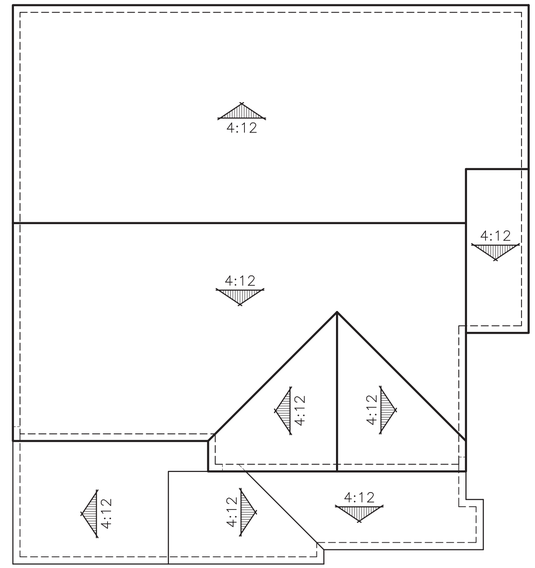
Exhibit B



"A" SPANISH



"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS

PLAN 1 (1774)

0 2 4 8 12

LENNAR®

Sierra West

21A/ 21B 45 x 80
Roseville, CA

02/08/2021
#20088
A-9

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

Ⓒ 2021 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

SPANISH "A"

Ⓒ 2021 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

CRAFTSMAN "B"

Ⓒ 2021 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

CONTEMPORARY "C"

PLAN 2 (1945)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

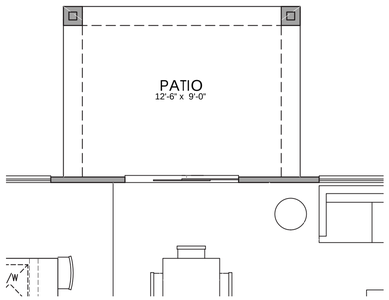
Sierra West

21A/ 21B 45 x 80
Roseville, CA

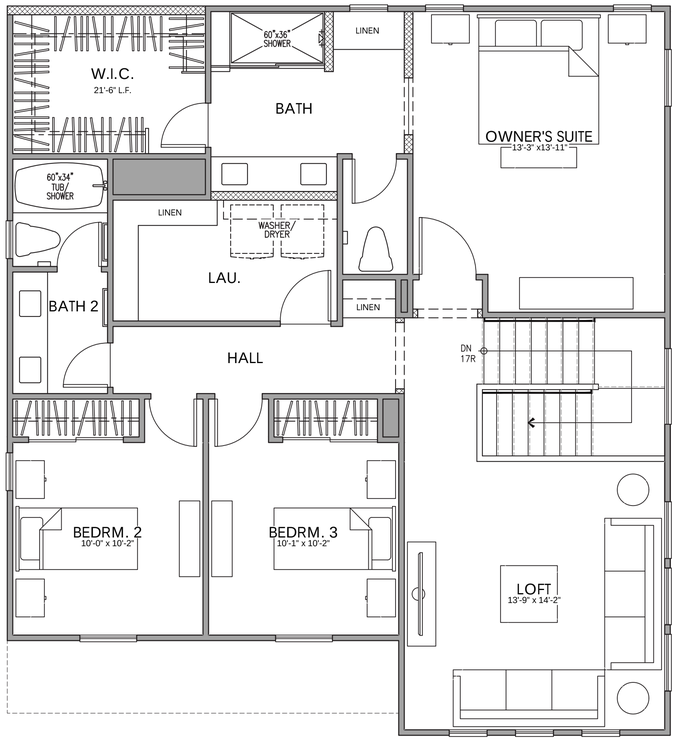
02/08/2021
#20088
A-10

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

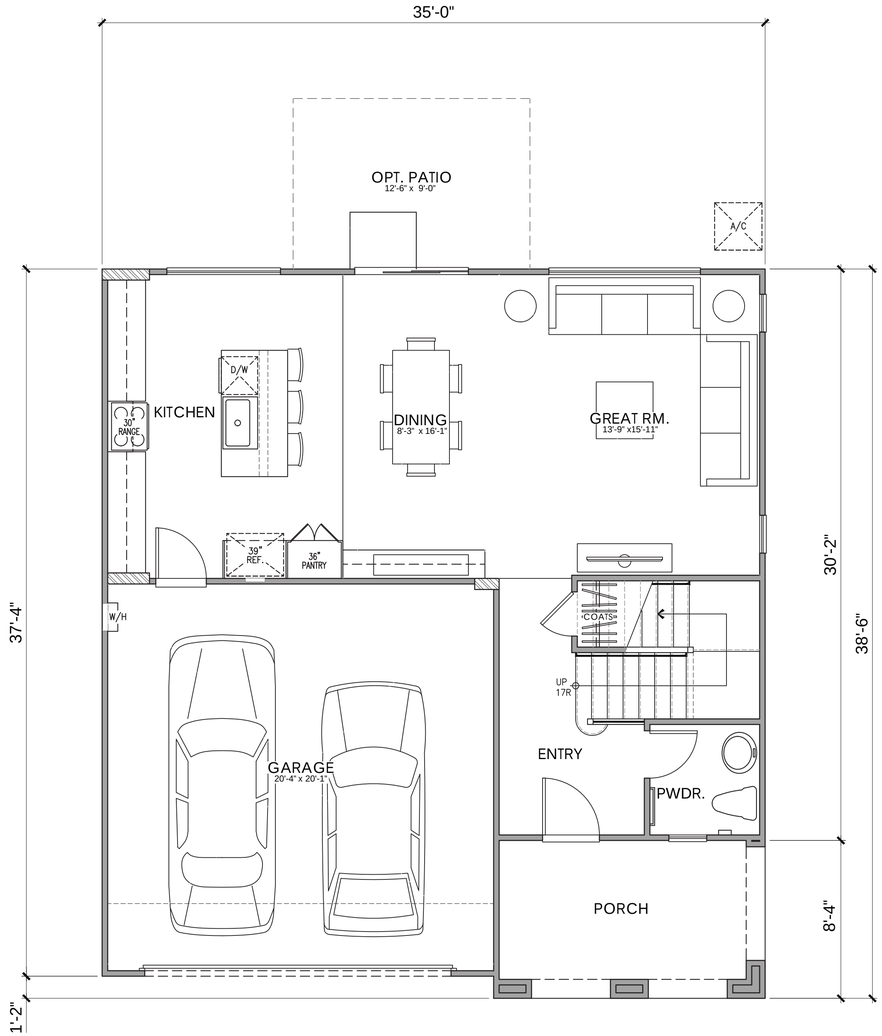
Exhibit B



OPT. PATIO



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 2 (1945) "A"

3 BEDROOM, 2.5 BATH, LOFT, OPTIONAL PATIO

PLAN 1945
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	772 SQ. FT.
SECOND FLOOR AREA	1,173 SQ. FT.
TOTAL DWELLING	1,945 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	430 SQ. FT.
PORCH "A"	117 SQ. FT.
PORCH "B"	117 SQ. FT.
PORCH "C"	117 SQ. FT.
OPT. PATIO	90 SQ. FT.

0 2 4 8 12

LENNAR®

Sierra West

21A/ 21B 45 x 80
Roseville, CA

02/08/2021
#20088
A-11

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT

Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

Items shown dashed shall occur at lots requiring enhancements, see site.

REAR

LEFT

COLOR SCHEME 2

PLAN 2A (1945 "A")

SPANISH "A" ELEVATIONS

0 2 4 8 12

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A-12

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Exhibit B

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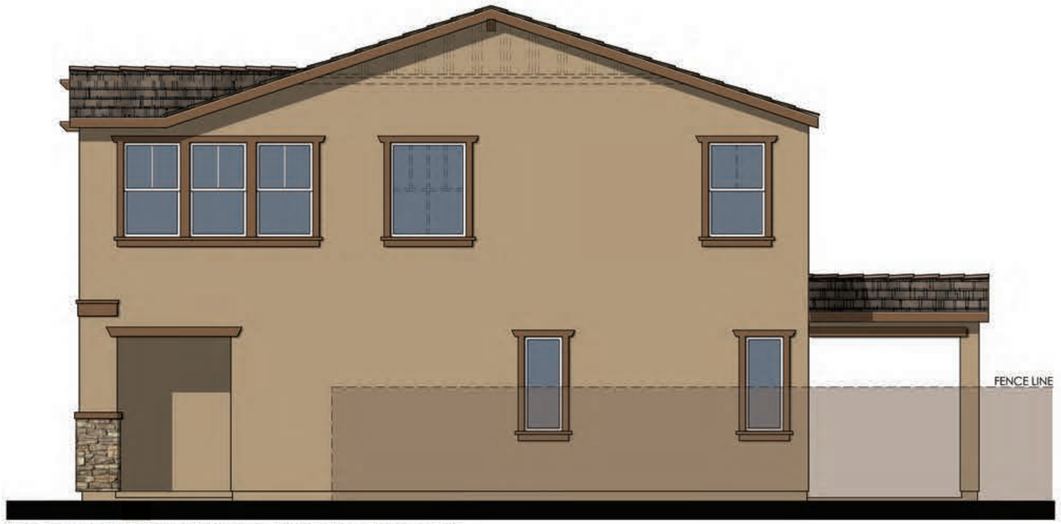
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

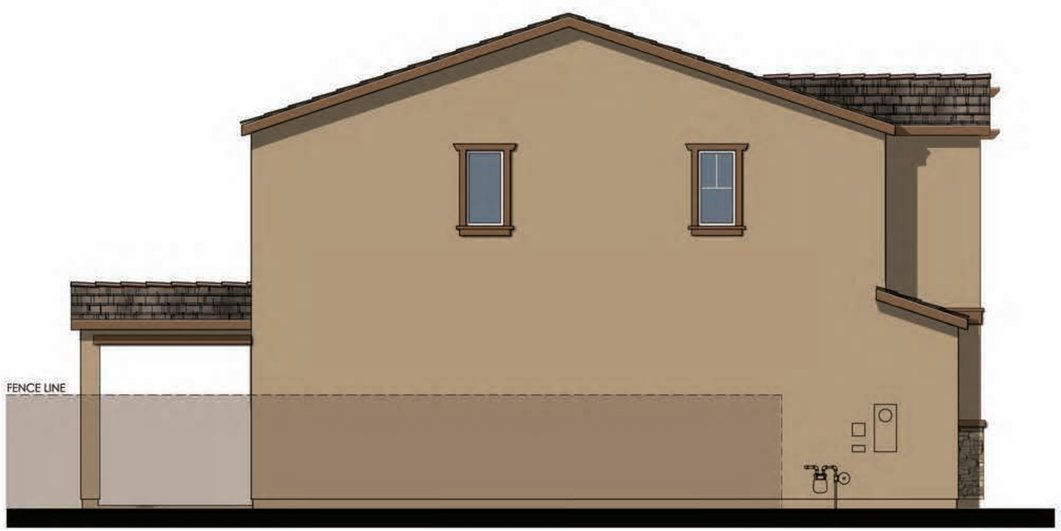


Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

COLOR SCHEME 5

PLAN 2B (1945 "B")

CRAFTSMAN "B" ELEVATIONS

0 2 4 8 12

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Roseville, CA

02/08/2021
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Exhibit B

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Refer to landscape drawings for wall, tree, and shrub locations

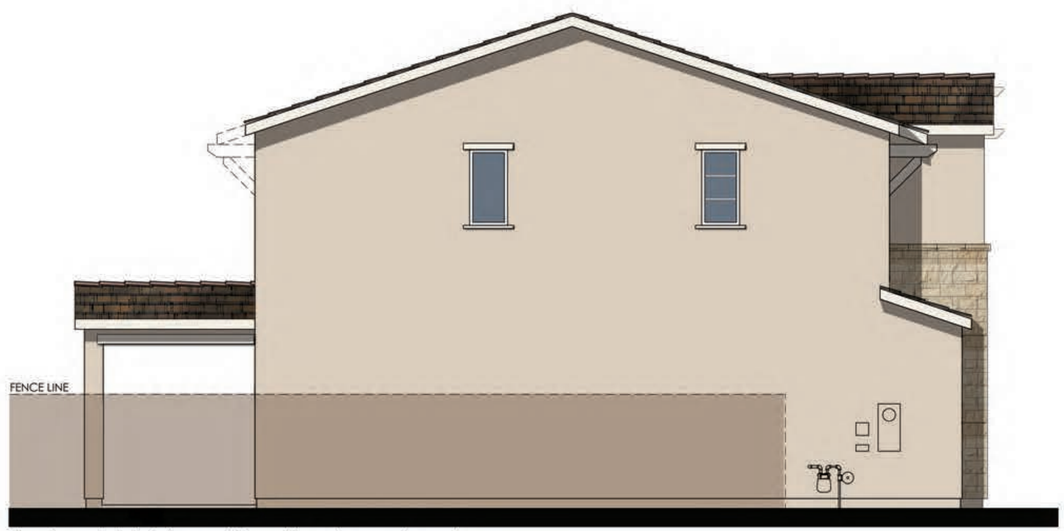
FRONT

Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 8

PLAN 2C (1945 "C")

CONTEMPORARY "C" ELEVATIONS

0 2 4 8 12

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Roseville, CA

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Kevin L. Crook Architect Inc
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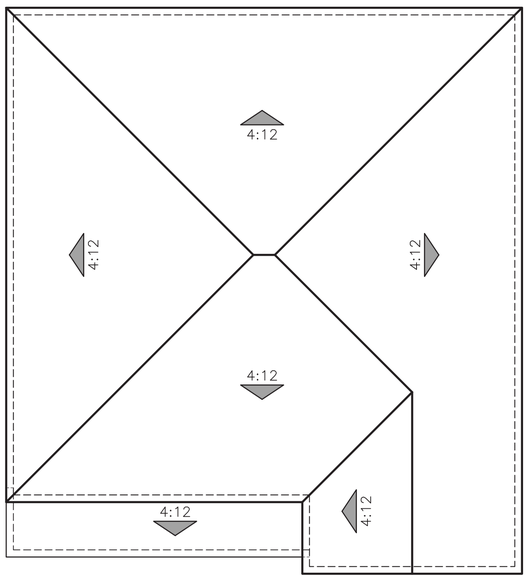
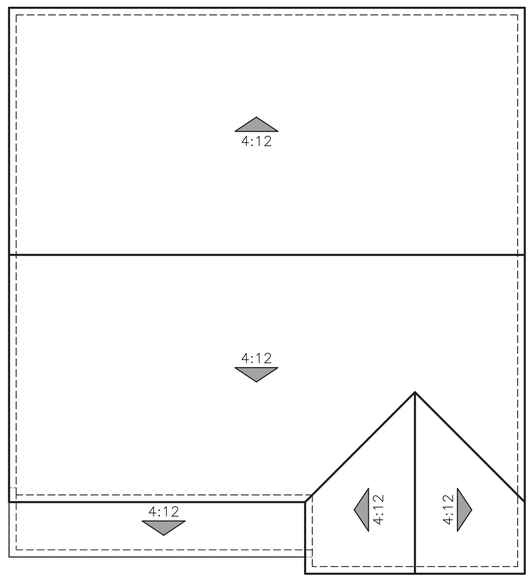
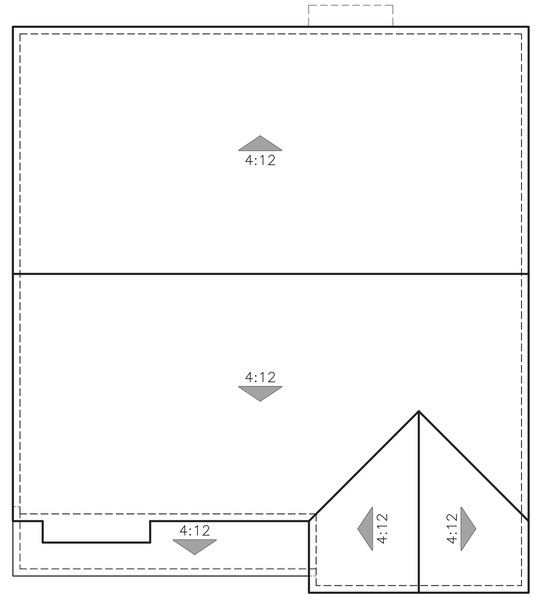
Exhibit B



"A" SPANISH



"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS

PLAN 2 (1945)

0 2 4 8 12

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Sierra West

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#20088
A-15

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

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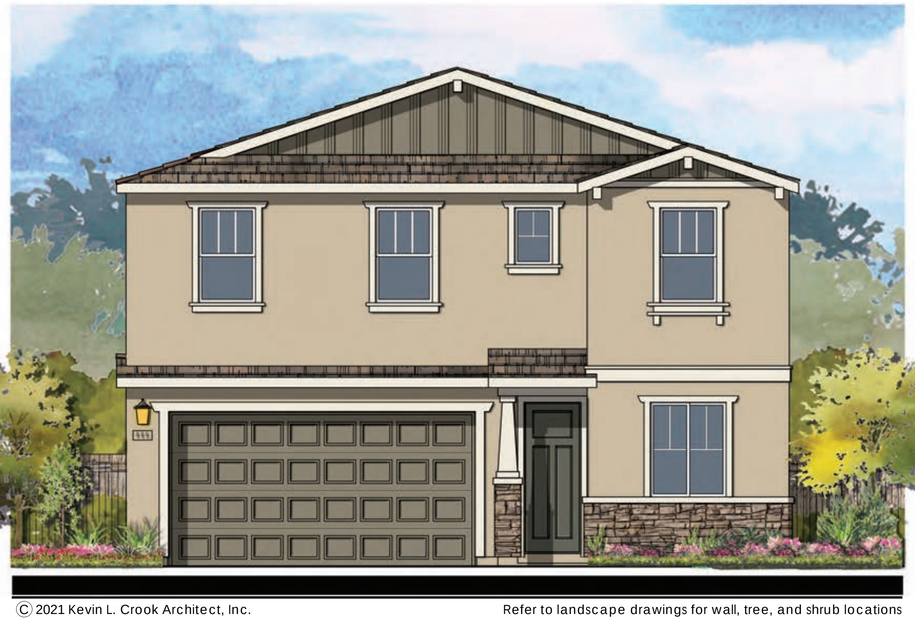
Refer to landscape drawings for wall, tree, and shrub locations

SPANISH "A"



Ⓒ 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

CRAFTSMAN "B"

Ⓒ 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

CONTEMPORARY "C"

PLAN 3 (2018)

FRONT ELEVATIONS

0 2 4 8 12

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21A/ 21B 45 x 80
Roseville, CA

02/08/2021
#20088
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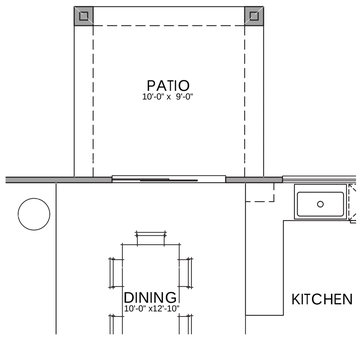
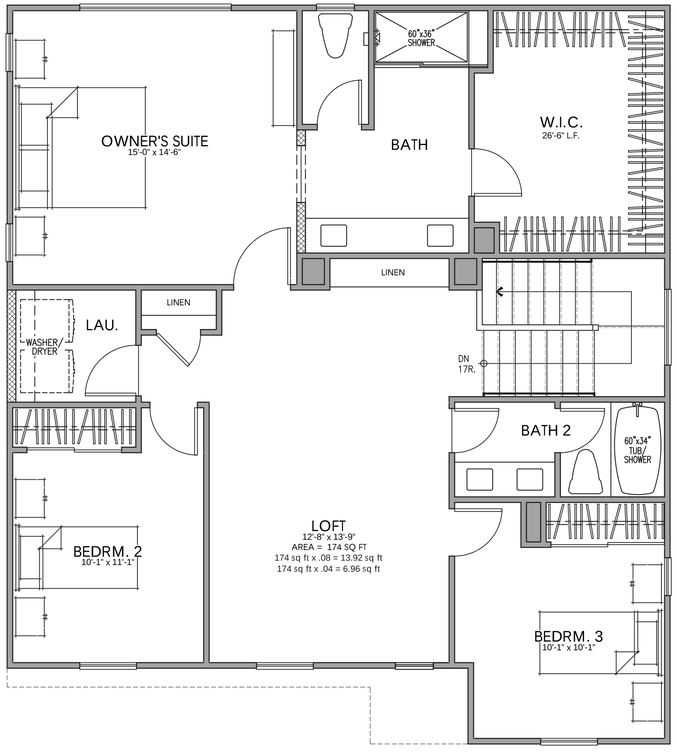
Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

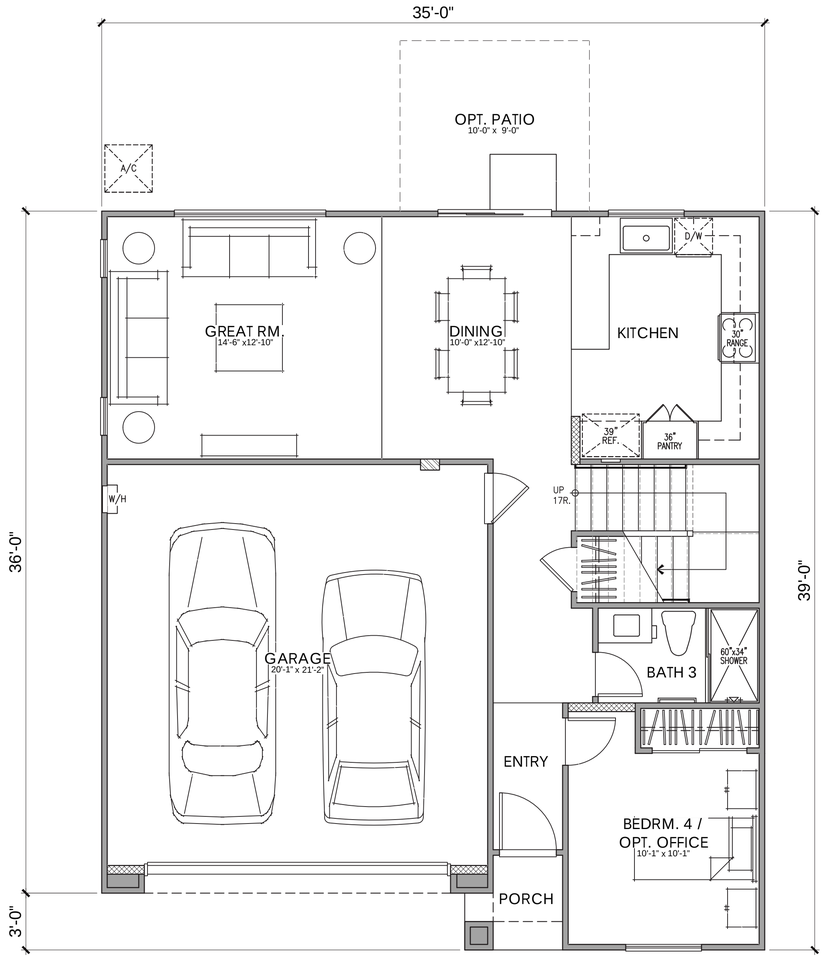
Exhibit B



OPT. PATIO



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	823 SQ. FT.
SECOND FLOOR AREA	1,195 SQ. FT.
TOTAL DWELLING	2,018 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	440 SQ. FT.
PORCH "A", "B" & "C"	22 SQ. FT.
OPT. PATIO	90 SQ. FT.

PLAN 3 (2018) "A"

4 BEDROOM, 3 BATH, LOFT, OPT. OFFICE, OPT. PATIO

0 2 4 8 12

LENNAR

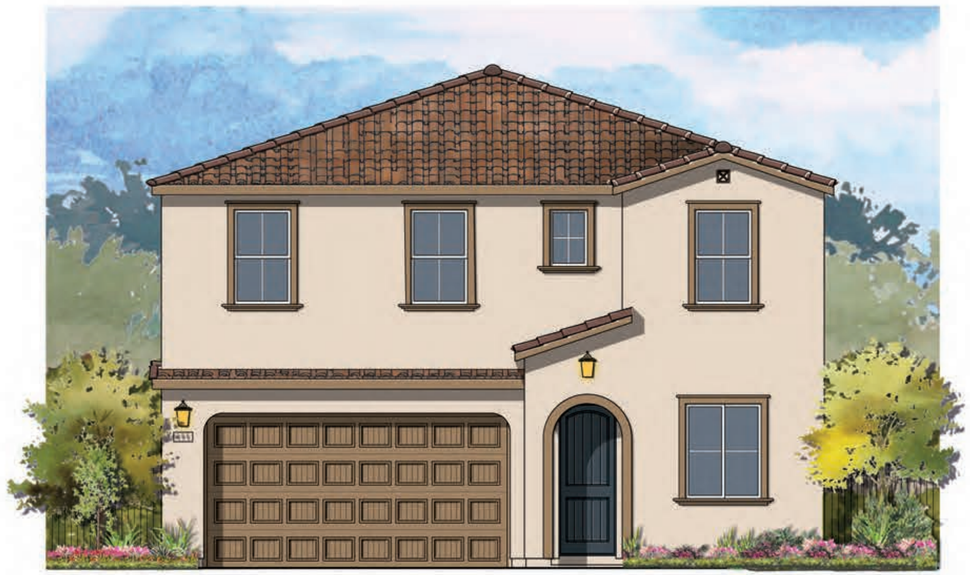
Sierra West

21A/ 21B 45 x 80
Roseville, CA

02/08/2021
#20088
A-17

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

Items shown dashed shall occur at lots requiring enhancements, see site.

REAR

LEFT

COLOR SCHEME 3

PLAN 3A (2018 "A")

SPANISH "A" ELEVATIONS

0 2 4 8 12

LENNAR®

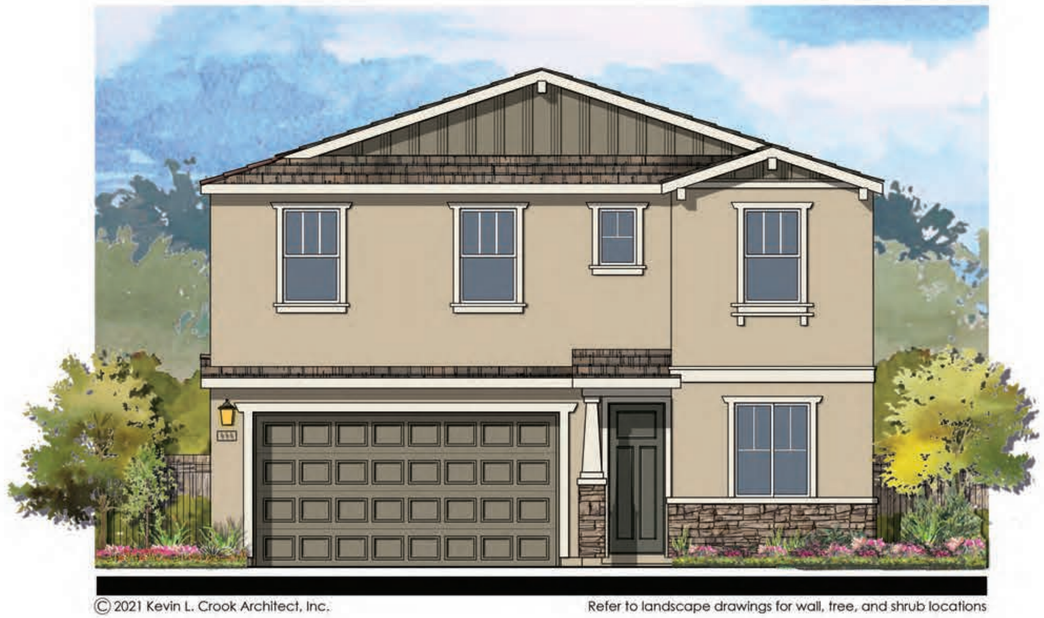
Sierra West

21A/ 21B 45 x 80
Roseville, CA

02/08/2021
#20088
A-18

Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

Exhibit B



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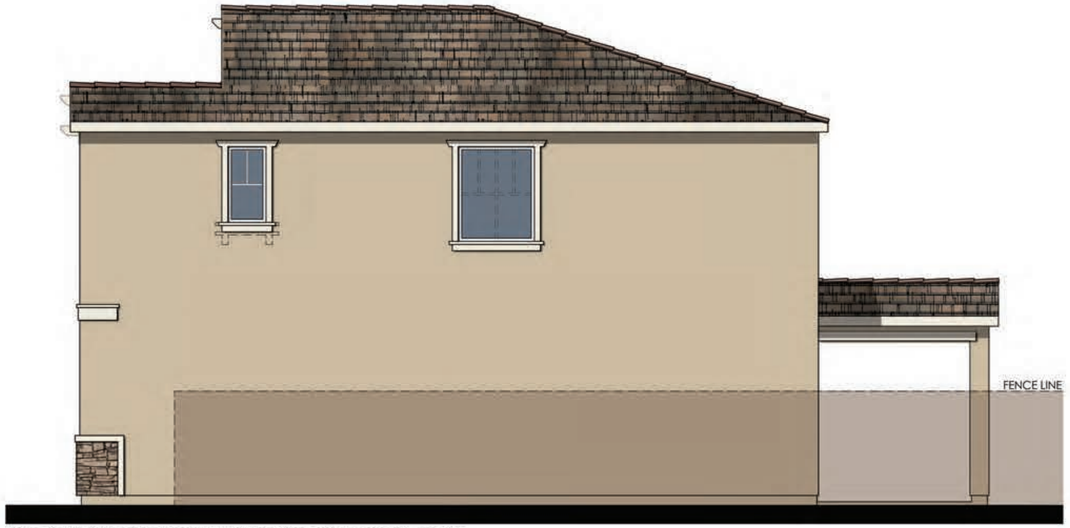
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

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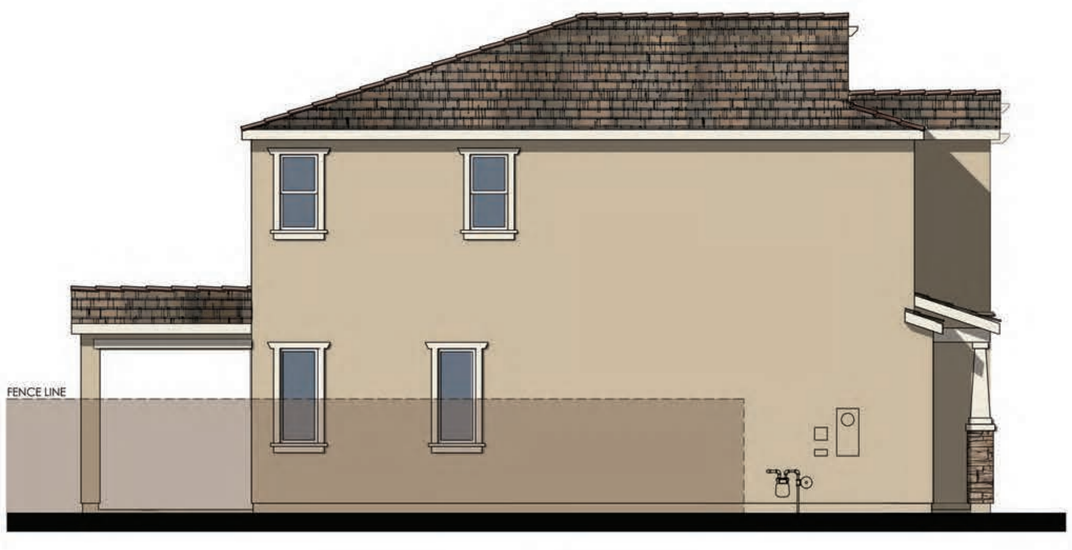
REAR



LEFT

COLOR SCHEME 6

PLAN 3B (2018 "B")

CRAFTSMAN "B" ELEVATIONS

0 2 4 8 12

LENNAR

Sierra West

21A/ 21B 45 x 80
Roseville, CA

02/08/2021
#20088
A-19

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

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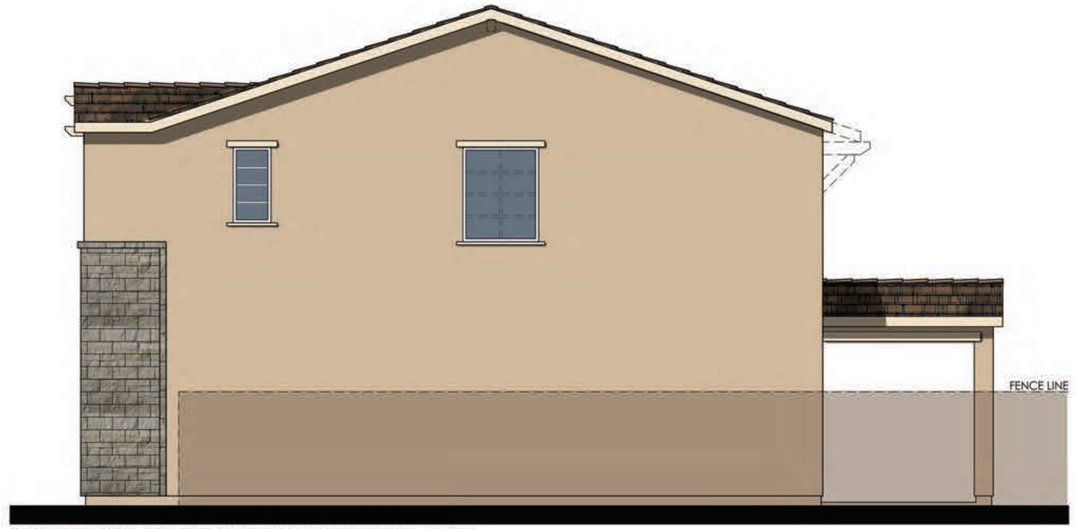
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

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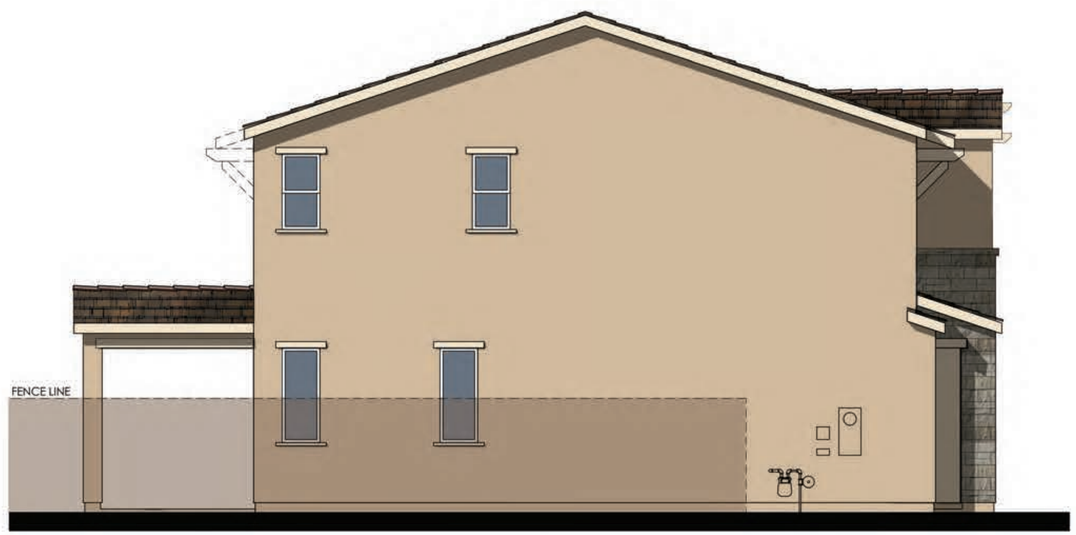

LEFT

COLOR SCHEME 6

PLAN 3C (2018 "C")

CONTEMPORARY "C" ELEVATIONS

0 2 4 8 12

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Sierra West

21A/ 21B 45 x 80
Roseville, CA

02/08/2021
#20088
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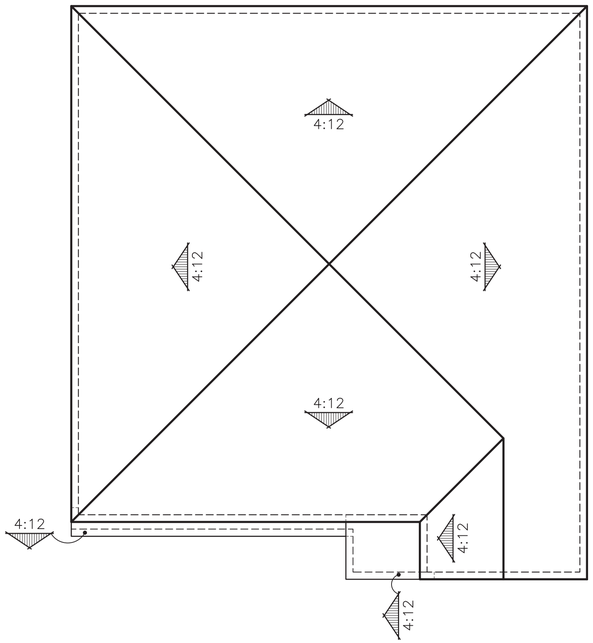
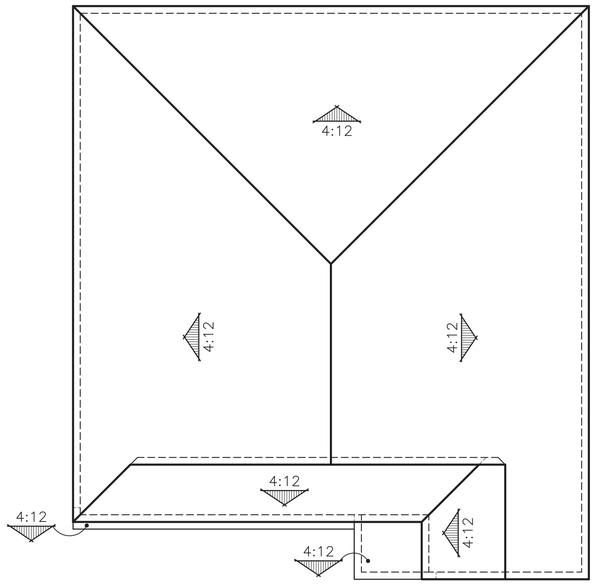
Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

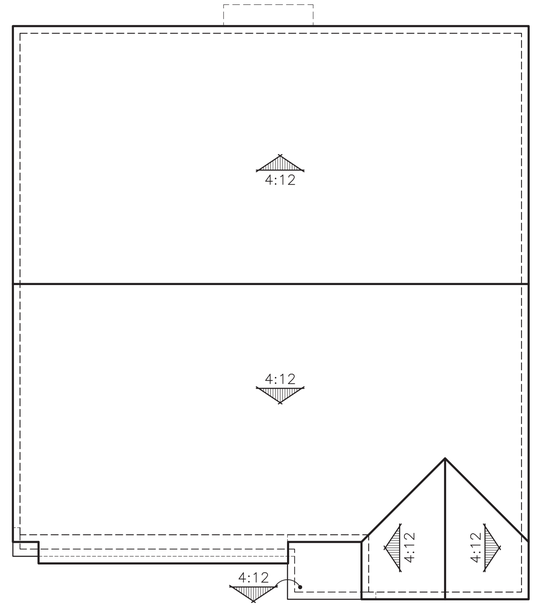
Exhibit B



"A" SPANISH



"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS

PLAN 3 (2018)

0 2 4 8 12

LENNAR

Sierra West

21A/ 21B 45 x 80
Roseville, CA

02/08/2021
#20088
A-21

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

Ⓒ 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

SPANISH "A"

Ⓒ 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

CRAFTSMAN "B"

Ⓒ 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

CONTEMPORARY "C"

PLAN 4 (2190)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR®

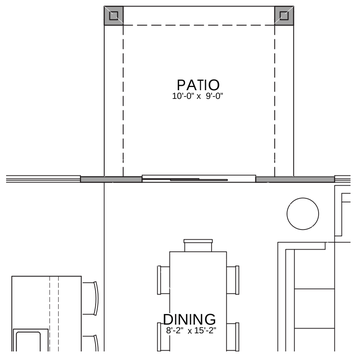
Sierra West

21A/ 21B 45 x 80
Roseville, CA

02/08/2021
#20088
A-22

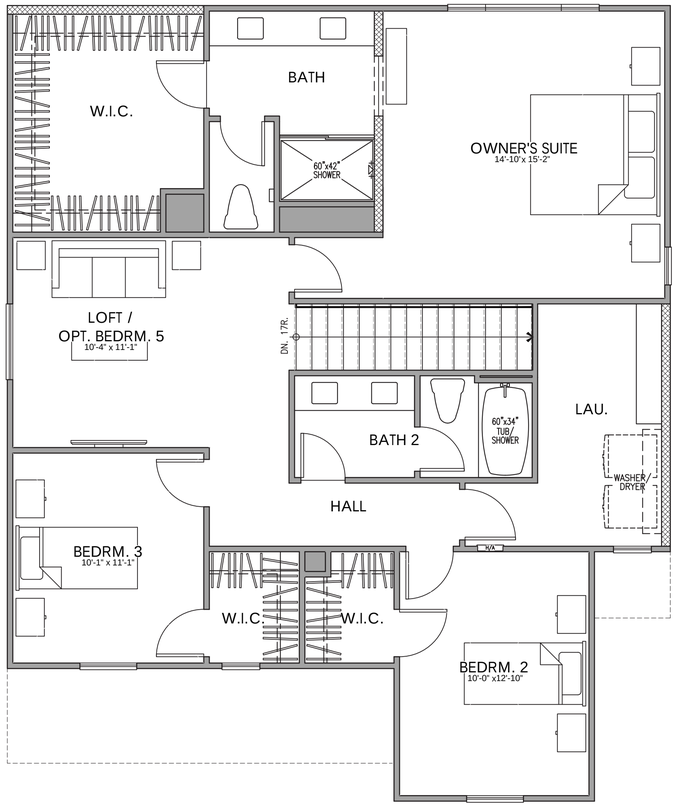
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

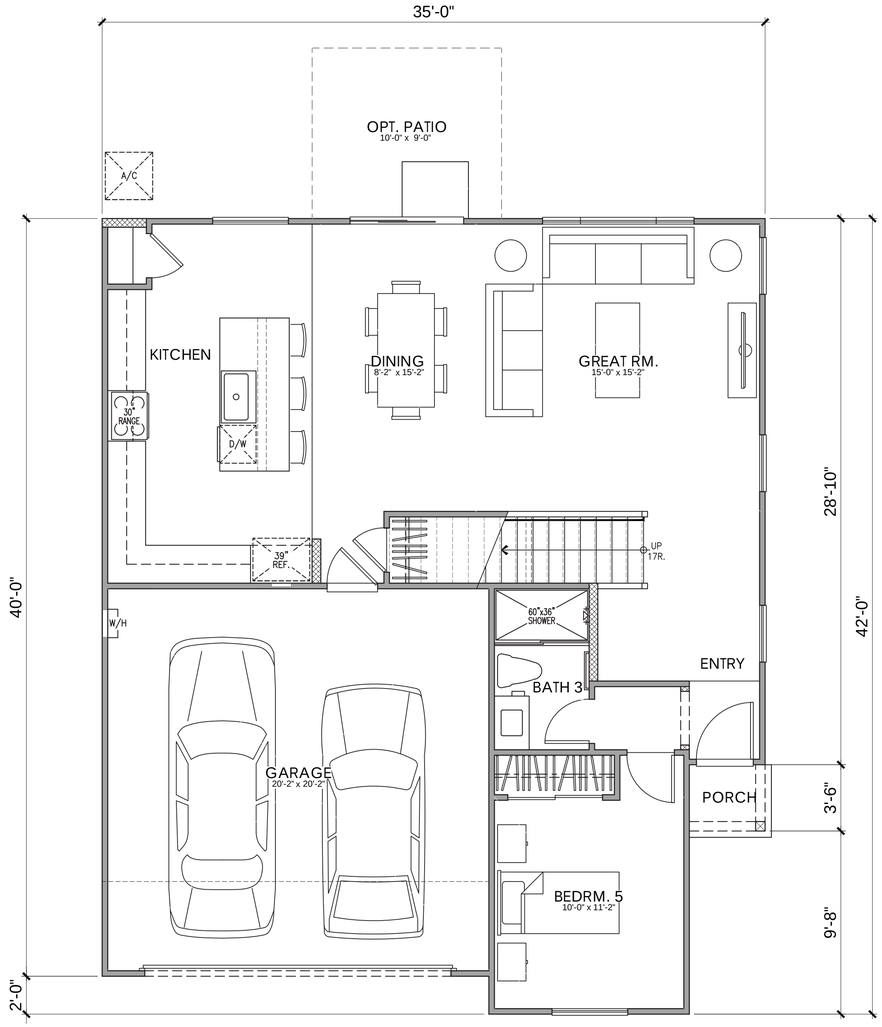


OPT. PATIO

OPT. BEDRM. 5



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	960 SQ. FT.
SECOND FLOOR AREA	1,230 SQ. FT.
TOTAL DWELLING	2,190 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	417 SQ. FT.
PORCH "A", "B" & "C"	14 SQ. FT.
OPT. PATIO	90 SQ. FT.

0 2 4 8 12

PLAN 4 (2190) "A"

5 BEDROOM, 3 BATH, OPT. PATIO, OPT. BEDRM. 5

LENNAR

Sierra West

21A/ 21B 45 x 80
Roseville, CA

02/08/2021
#20088
A-23

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PLANNING + ARCHITECTURE

Exhibit B

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Refer to landscape drawings for wall, tree, and shrub locations

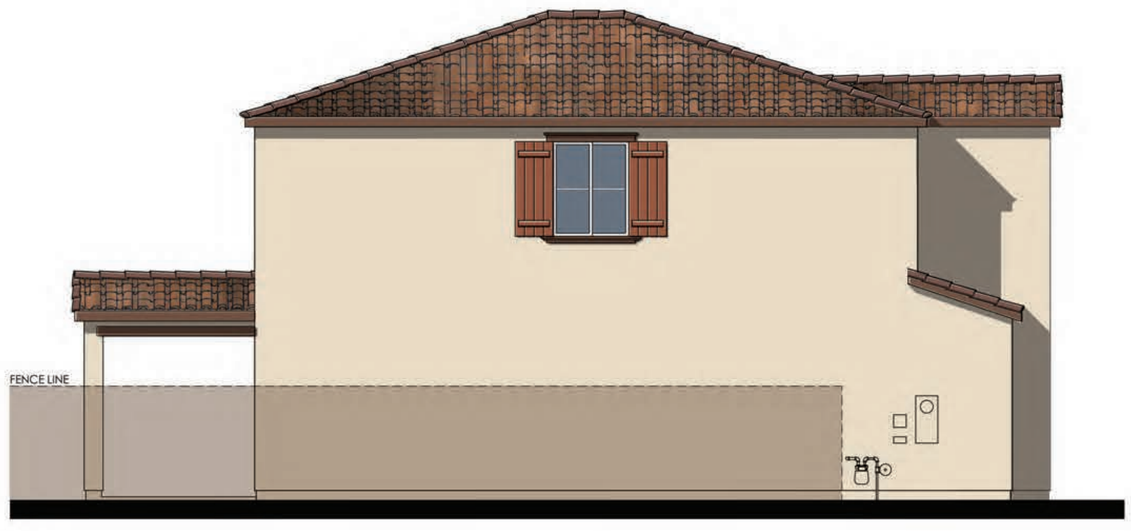
FRONT

Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

COLOR SCHEME 1

PLAN 4A (2190 "A")

SPANISH "A" ELEVATIONS

0 2 4 8 12

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Sierra West

21A/ 21B 45 x 80
Roseville, CA

02/08/2021
#20088
A-24

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Exhibit B

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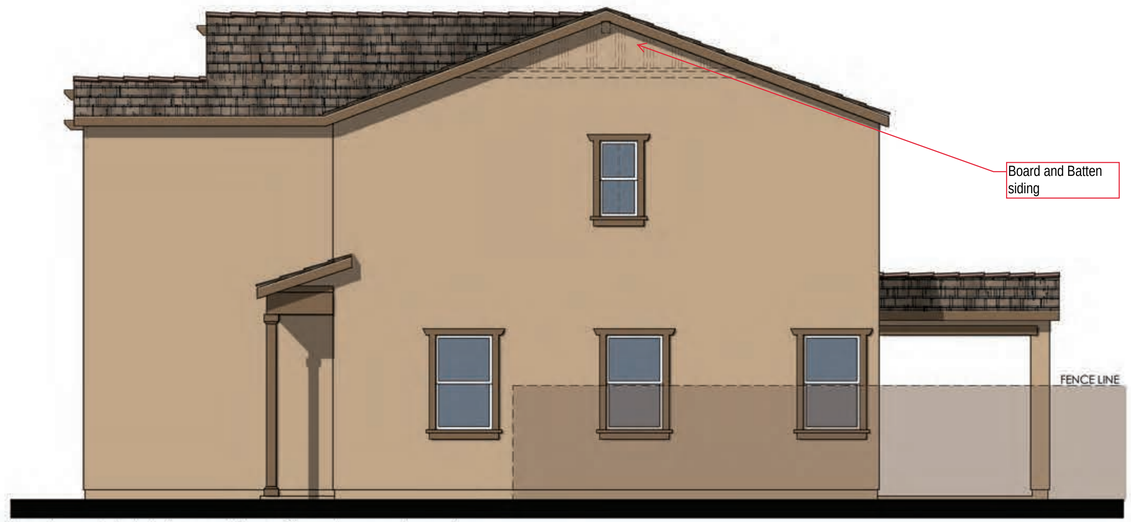
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

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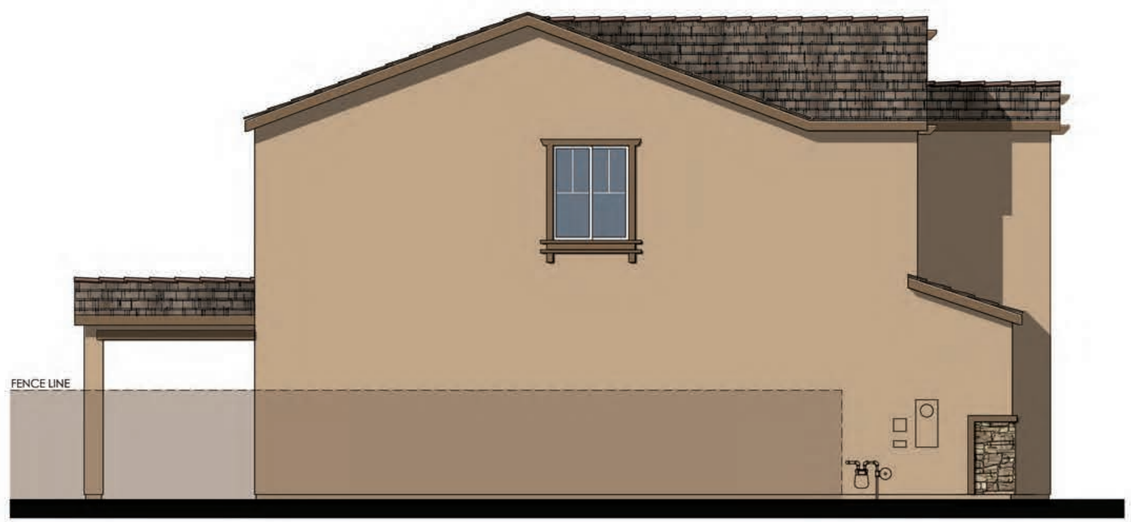

LEFT

COLOR SCHEME 4

PLAN 4B (2190 "B")

CRAFTSMAN "B" ELEVATIONS

0 2 4 8 12

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Sierra West

21A/ 21B 45 x 80
Roseville, CA

02/08/2021
#20088
A-25

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PLANNING + ARCHITECTURE

Exhibit B

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

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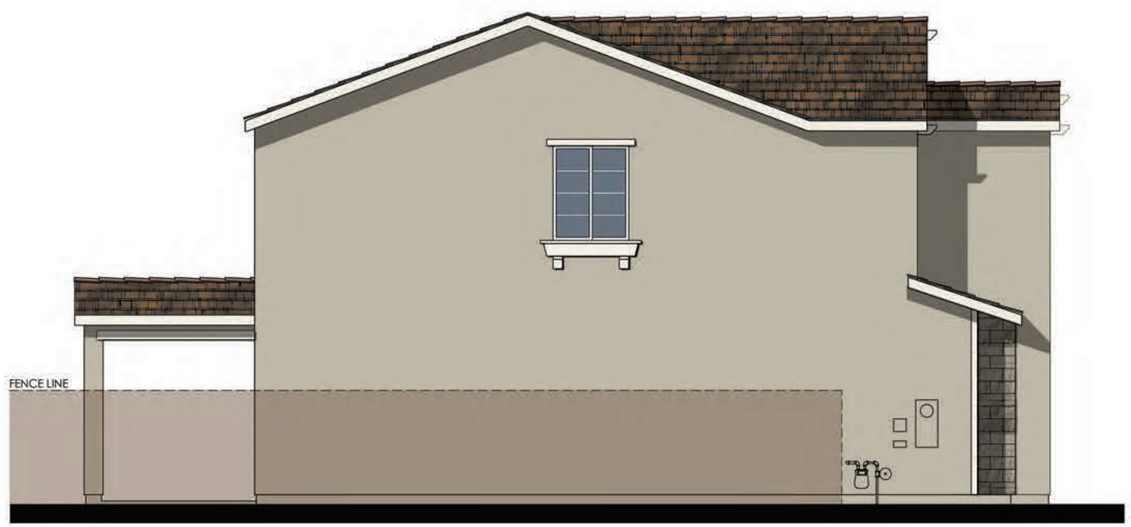
RIGHT

Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

COLOR SCHEME 7

PLAN 4C (2190 "C")

CONTEMPORARY "C" ELEVATIONS

0 2 4 8 12

LENNAR®

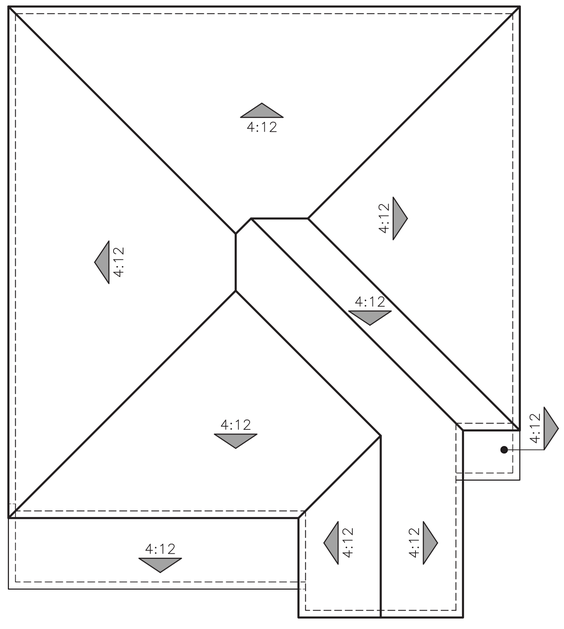
Sierra West

21A/ 21B 45 x 80
Roseville, CA

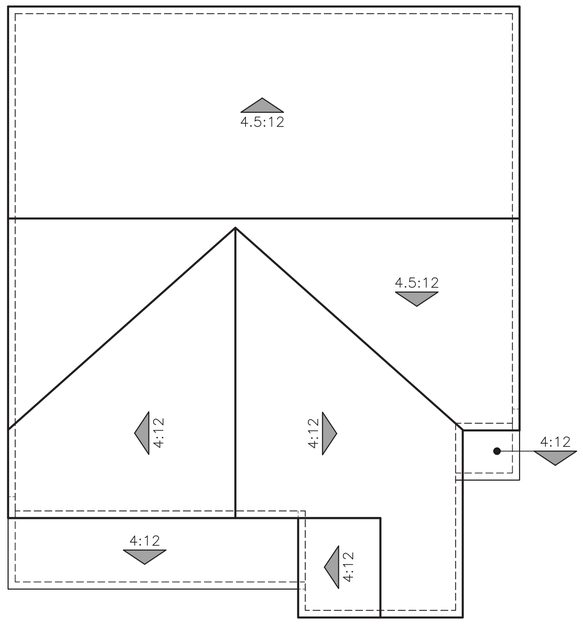
02/08/2021
#20088
A-26

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

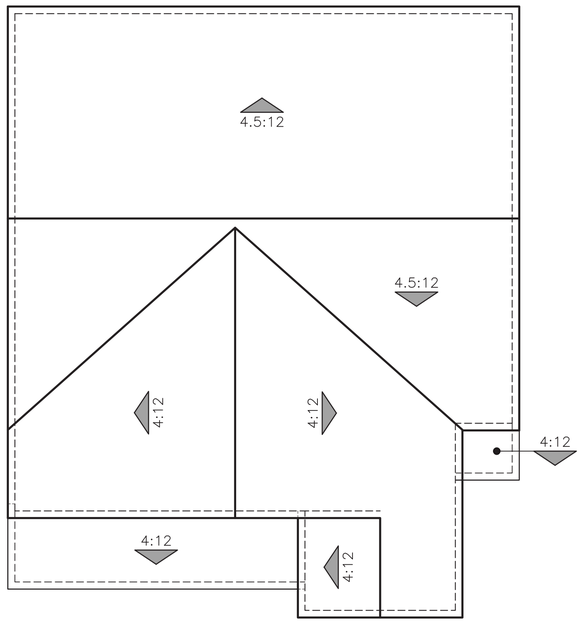
Exhibit B



"A" SPANISH



"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS

PLAN 4 (2190)

0 2 4 8 12

LENNAR

Sierra West

21A/ 21B 45 x 80
Roseville, CA

02/08/2021
#20088
A-27

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

SIERRA WEST VILLAGE 21A

ROSEVILLE, CA

JOB #	20088
CREATED	9/22/2020

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO PAINT BODY	SW6126 NAVAJO WHITE	SW7035 AESTHETIC WHITE	SW7553 FRAGILE BEAUTY
FASCIA / TRIM / GARAGE DOOR	SW6068 BREVITY BROWN	SW7523 BURNISHED BRANDY	SW6109 HOPSACK
FRONT DOOR / SHUTTERS	SW2803 RKWOOD TERRA COTTA	SW0047 STUDIO BLUE GREEN	SW7615 SEA SERPENT
ROOF (LOW PROFILE S-TILE)	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND

"B" ELEVATIONS CRAFTSMAN	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO PAINT BODY	SW7538 TAMARIND	SW7540 ARTISAN TAN	SW6156 RAMIE
FASCIA / TRIM	SW6103 TEA CHEST	SW7523 BURNISHED BRANDY	SW6385 DOVER WHITE
GARAGE DOOR / SIDING	SW6095 TOASTY	SW2823 ROOKWOOD CLAY	SW6172 HARDWARE
FRONT DOOR	SW0008 CAJUN RED	SW7622 HOMBURG GRAY	SW6202 CAST IRON
ROOF (SHAKE)	1FBCJ3181 SMOKEY TOPAZ	1FBCJ3181 SMOKEY TOPAZ	1FBCJ3181 SMOKEY TOPAZ
STONE	DEL MARE BURNT OCHRE	DEL MARE BURNT OCHRE	DEL MARE PALERMO
GROUT	GRAY	GRAY	GRAY

"C" ELEVATIONS CONTEMPORARY	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO PAINT BODY	SW7638 JOGGING PATH	SW7517 CHINA DOLL	SW7689 ROW HOUSE TAN
FASCIA / TRIM / GARAGE DOOR	SW7566 WESTHIGHLAND WT	SW7566 WESTHIGHLAND WT	SW6371 VANILLIN
FRONT DOOR	SW6221 MOODY BLUE	SW7705 WHEAT PENNY	SW7740 MESSENGER BAG
ROOF (SLATE)	1FACS6031 LA TERRA BLEND	1FACS6031 LA TERRA BLEND	1FACS6031 LA TERRA BLEND
STONE (RUNNING BOND)	HEWN STONE HSP514 SPAN	HEWN STONE HSP514 FOUNDATION	HEWN STONE HSP514 SPAN
GROUT	GRAY	GRAY	GRAY

PAINT:	SHERWIN WILLIAMS
STONE / BRICK:	BORAL
ROOF:	BORAL
GROUT:	ORCO or EQUAL

LENNAR

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ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO

TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES

**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

WRITTEN COLOR SCHEMES

Exhibit B

SPANISH
SCHEME #1

LENNAR

SIERRA WEST 21A
ROSEVILLE, CA

#20088
SEPT. 23, 2020

Kevin L. Crook Architect Inc
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SPANISH
SCHEME #2

LENNAR

SIERRA WEST 21A
ROSEVILLE, CA

#20088
SEPT. 23, 2020

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SPANISH
SCHEME #3

LENNAR

SIERRA WEST 21A
ROSEVILLE, CA

#20088
SEPT. 23, 2020

Kevin L. Crook Architect Inc
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COLOR BOARDS - “A” SPANISH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

Exhibit B

CRAFTSMAN
SCHEME #4

LENNAR

SIERRA WEST 21A
ROSEVILLE, CA

#20088
SEPT. 23, 2020

Kevin L. Crook Architect Inc
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CRAFTSMAN
SCHEME #5

LENNAR

SIERRA WEST 21A
ROSEVILLE, CA

#20088
SEPT. 23, 2020

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CRAFTSMAN
SCHEME #6

LENNAR

SIERRA WEST 21A
ROSEVILLE, CA

#20088
SEPT. 23, 2020

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COLOR BOARDS - “B” CRAFTSMAN

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

LENNAR

Sierra West

21A/ 21B 45 x 80
Roseville, CA

02/08/2021
#20088
A-30

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Exhibit B

CONTEMPORARY
SCHEME #7

LENNAR

SIERRA WEST 21A
ROSEVILLE, CA

#20088
SEPT. 23, 2020

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

CONTEMPORARY
SCHEME #8

LENNAR

SIERRA WEST 21A
ROSEVILLE, CA

#20088
SEPT. 23, 2020

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

CONTEMPORARY
SCHEME #9

LENNAR

SIERRA WEST 21A
ROSEVILLE, CA

#20088
SEPT. 23, 2020

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COLOR BOARDS - “C” CONTEMPORARY

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

LENNAR

Sierra West

21A/ 21B 45 x 80
Roseville, CA

02/08/2021
#20088
A-31

Kevin L. Crook Architect Inc
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Exhibit B

EUROPEAN
PLAN 1B (2307)

SPANISH
PLAN 2A (2469)

TRADITIONAL
PLAN 3C (2704)

EUROPEAN
PLAN 4B (2804)

STREET SCENE

0 2 4 8 12

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Sierra West

21A/ 21B 50 x 80
Roseville, CA

02/08/2021
#20089
A-33

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Inc
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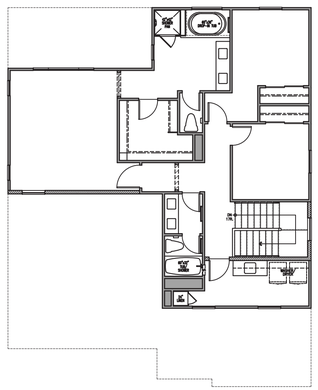
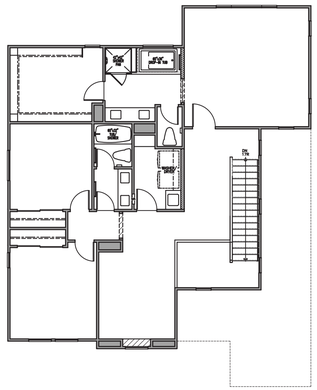
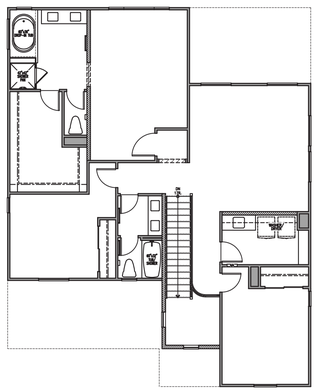
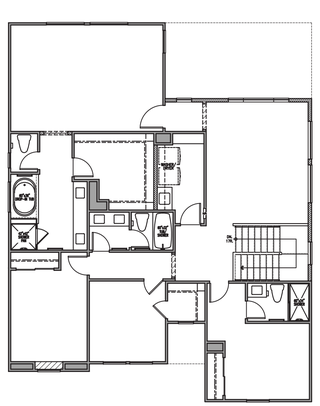
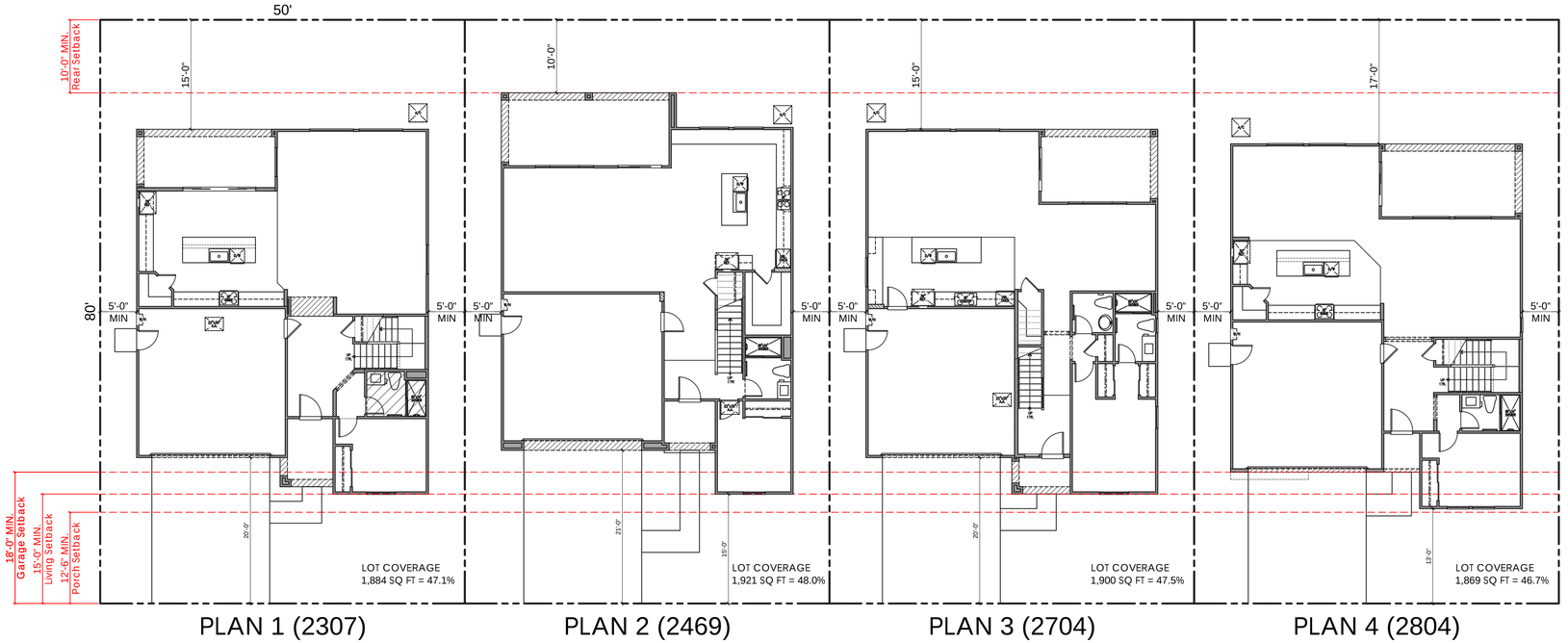
Exhibit B











TYPICAL PLOTTING

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Sierra West

21A/ 21B 50 x 80
Roseville, CA

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A-34

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Exhibit B

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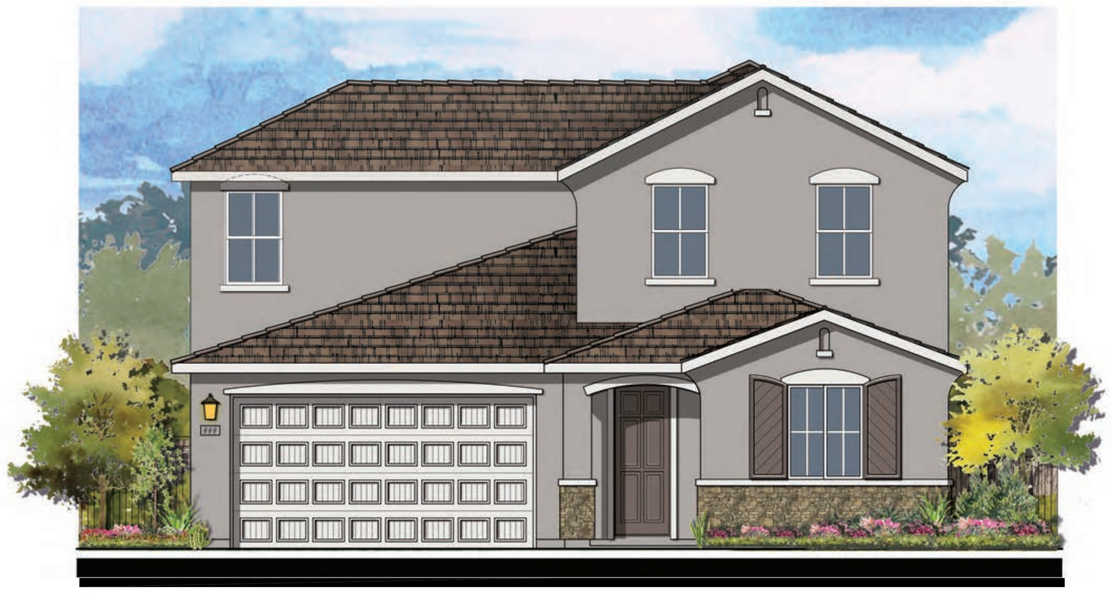
Refer to landscape drawings for wall, tree, and shrub locations

"A" SPANISH



Ⓒ 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

"B" EUROPEAN

Ⓒ 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

"C" TRADITIONAL

PLAN 1 (2307)

FRONT ELEVATIONS

0 2 4 8 12

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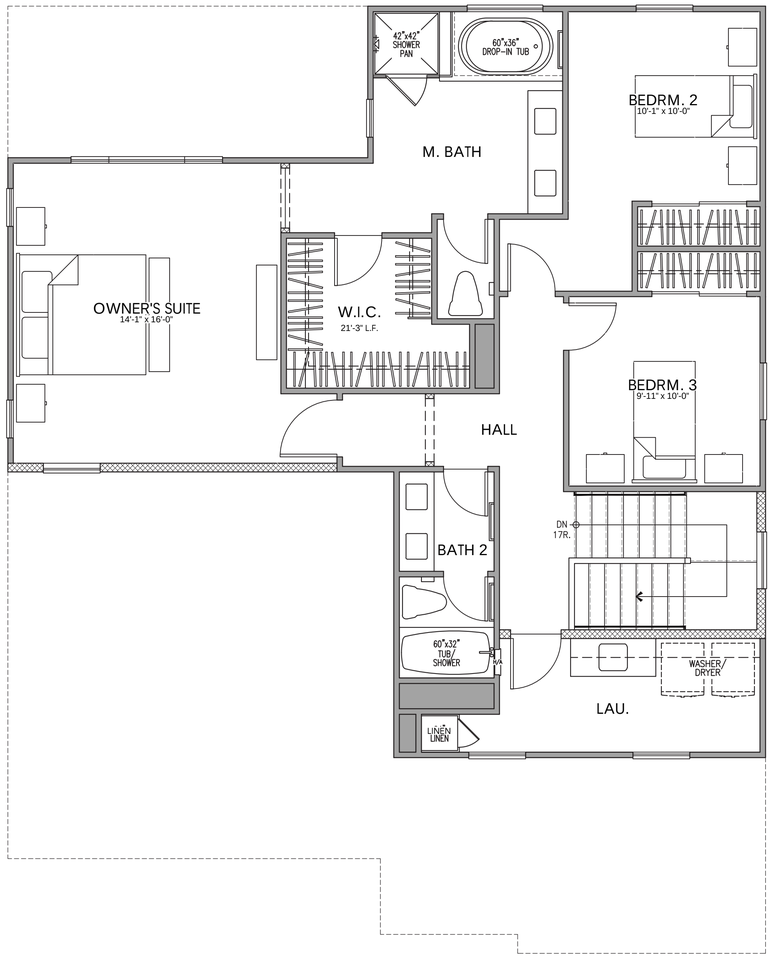
Sierra West

21A/ 21B 50 x 80
Roseville, CA

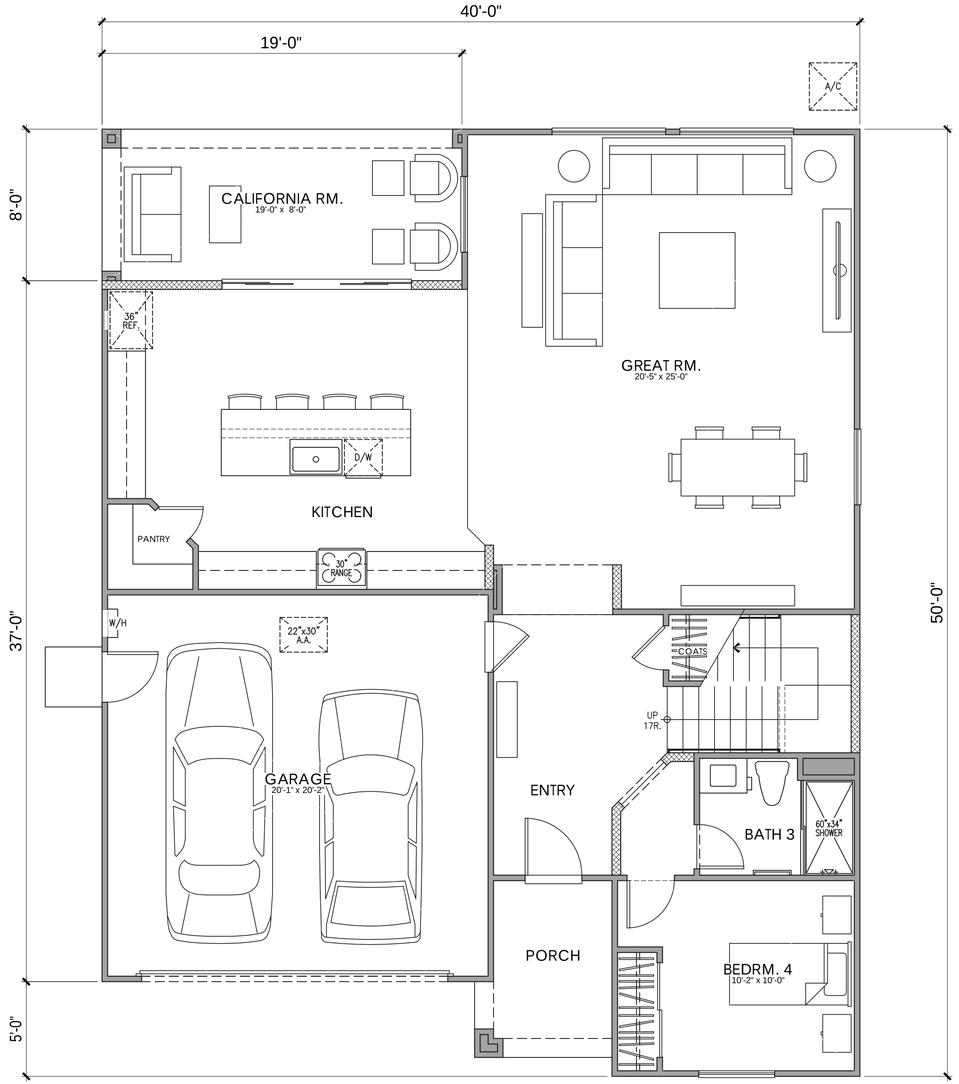
02/08/2021
#20089
A-35

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 1
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,252 SQ. FT.
SECOND FLOOR AREA	1,055 SQ. FT.
TOTAL DWELLING	2,307 SQ. FT.

UNCONDITIONED SPACE

GARAGE	418 SQ. FT.
PORCH "A"	62 SQ. FT.
PORCH "B"	62 SQ. FT.
PORCH "C"	55 SQ. FT.
CALIFORNIA ROOM	152 SQ. FT.

0 2 4 8 12

PLAN 1 (2307) "A"

4 BEDROOM, 3 BATH

LENNAR

Sierra West

21A/ 21B 50 x 80
Roseville, CA

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#20089
A-36

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

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Refer to landscape drawings for wall, tree, and shrub locations

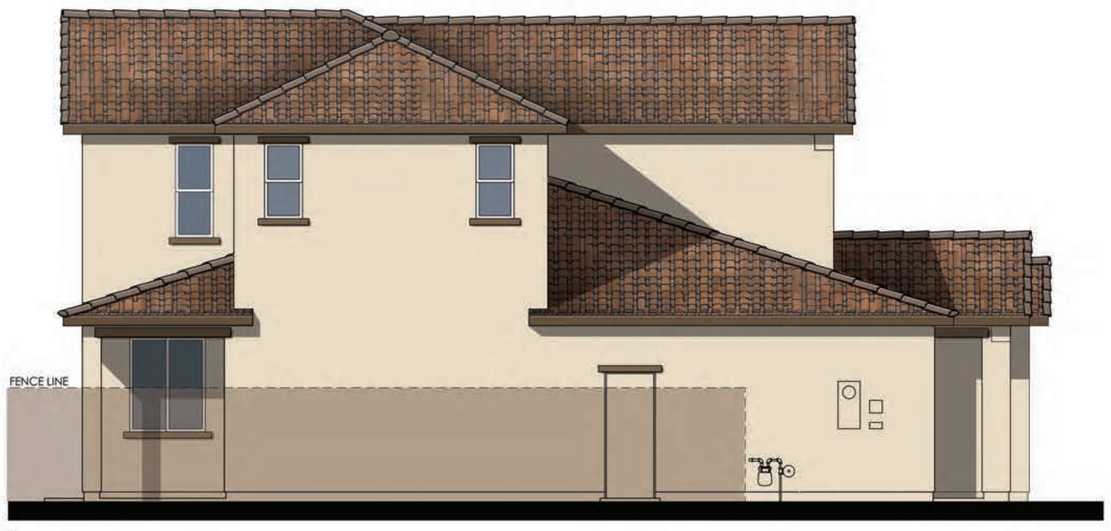
FRONT

Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

COLOR SCHEME 1

PLAN 1A (2307 "A")

SPANISH ELEVATION

0 2 4 8 12

LENNAR®

Sierra West

21A/ 21B 50 x 80
Roseville, CA

02/08/2021
#20089
A-37

Kevin L. Crook Architect Inc
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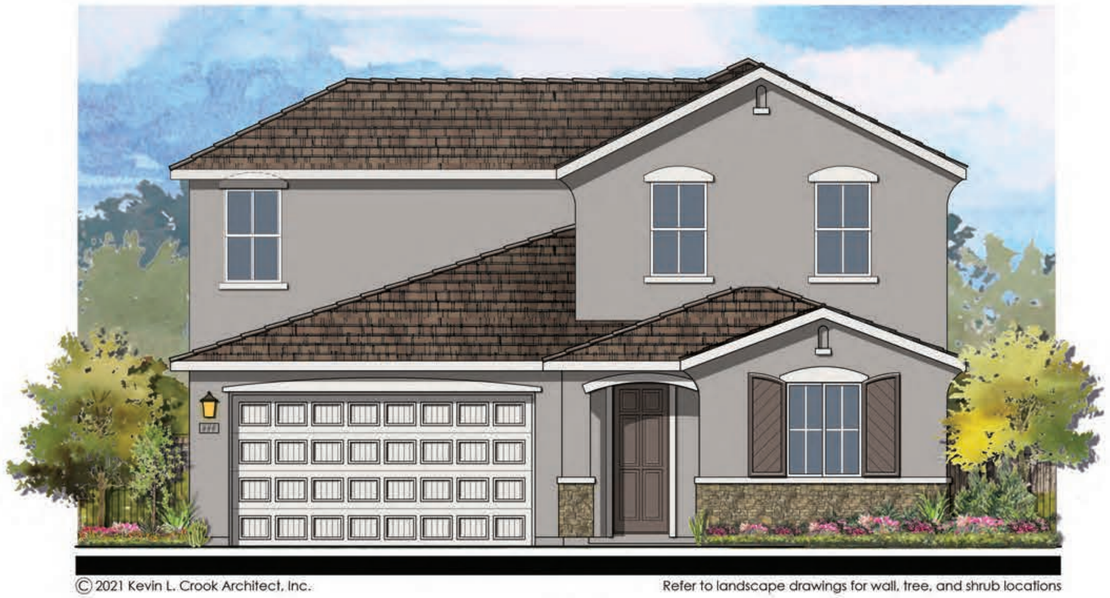
Exhibit B



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Refer to landscape drawings for wall, tree, and shrub locations

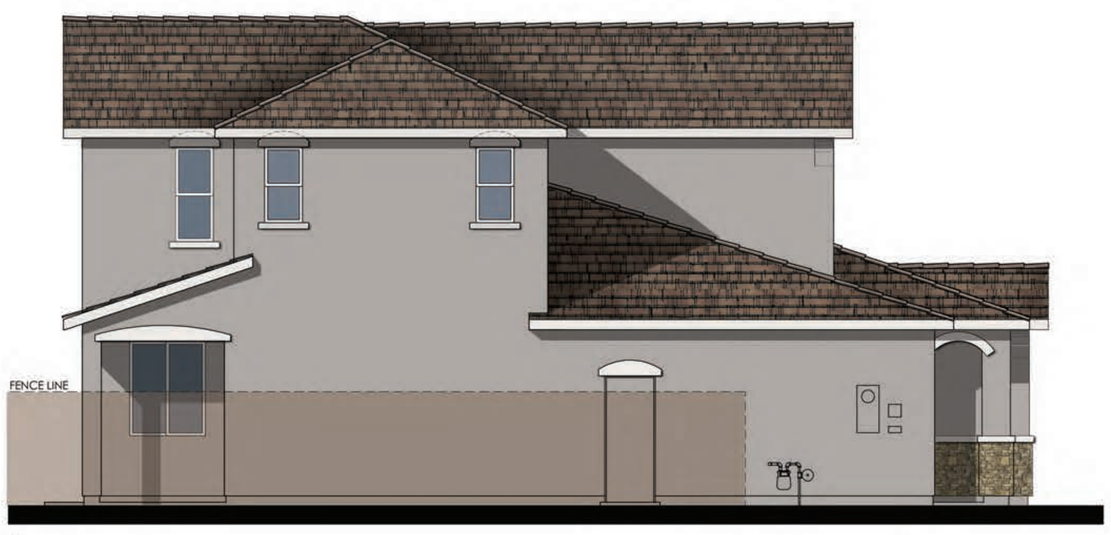
FRONT

Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

COLOR SCHEME 4

PLAN 1B (2307 "B")

EUROPEAN ELEVATION

0 2 4 8 12

LENNAR®

Sierra West

21A/ 21B 50 x 80
Roseville, CA

02/08/2021
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A-38

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Exhibit B

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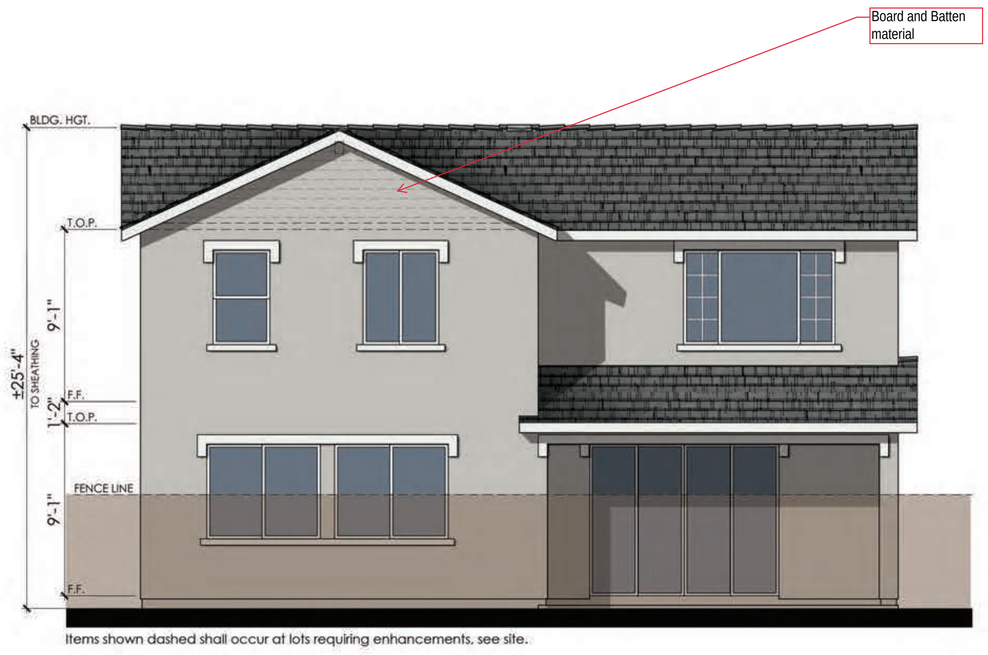
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR

LEFT

COLOR SCHEME 7

PLAN 1C (2307 "C")

TRADITIONAL ELEVATION

0 2 4 8 12

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Sierra West

21A/ 21B 50 x 80
Roseville, CA

02/08/2021
#20089
A-39

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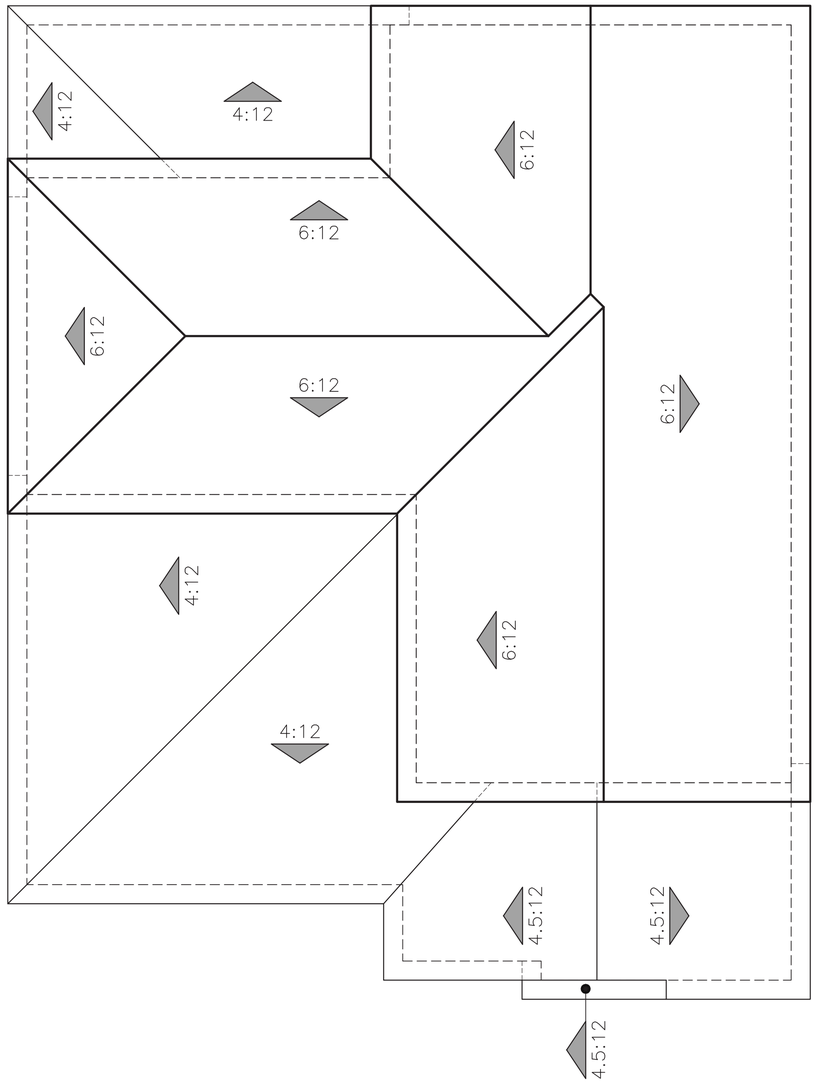
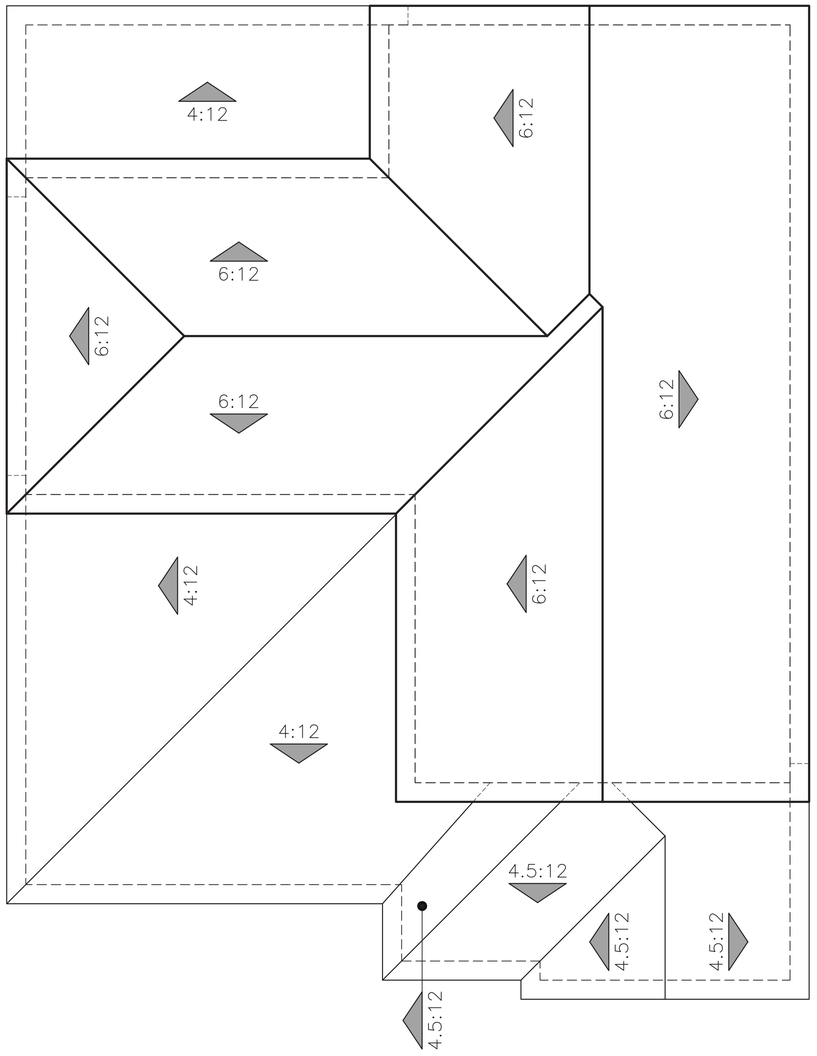
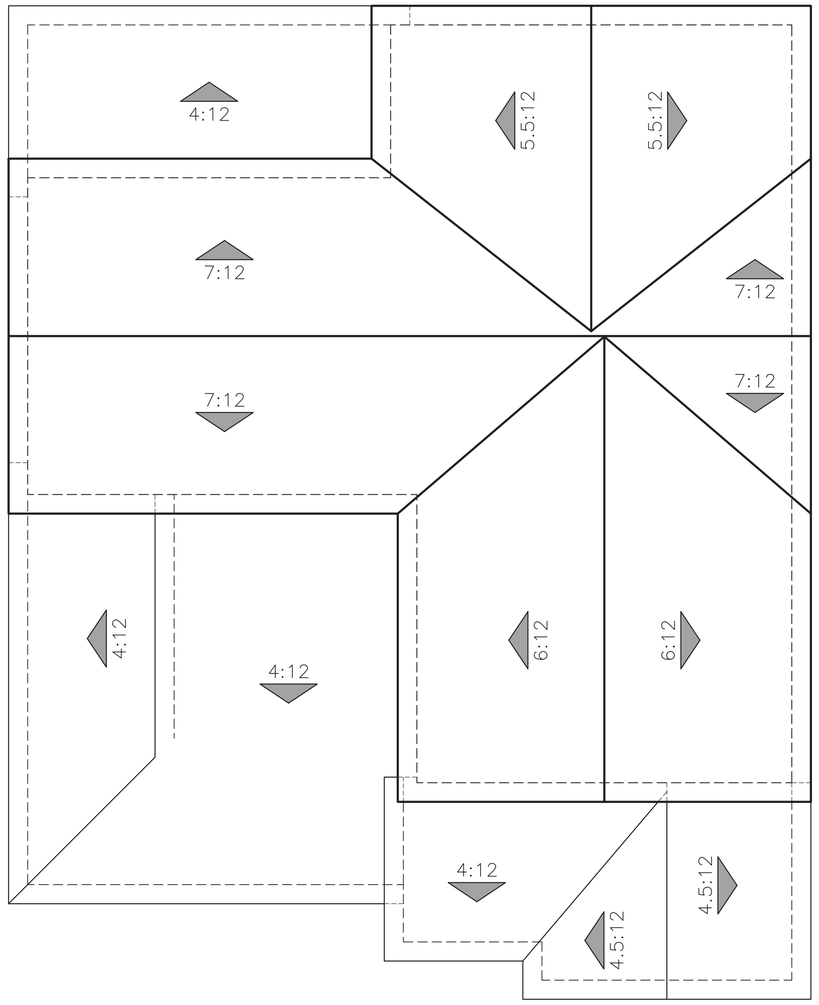
Exhibit B



"A" MODERN SEASIDE



"B" MODERN FARMHOUSE



"C" PROGRESSIVE TRADITIONAL

ROOF PLANS

PLAN 1 (2307)

0 2 4 8 12

LENNAR®

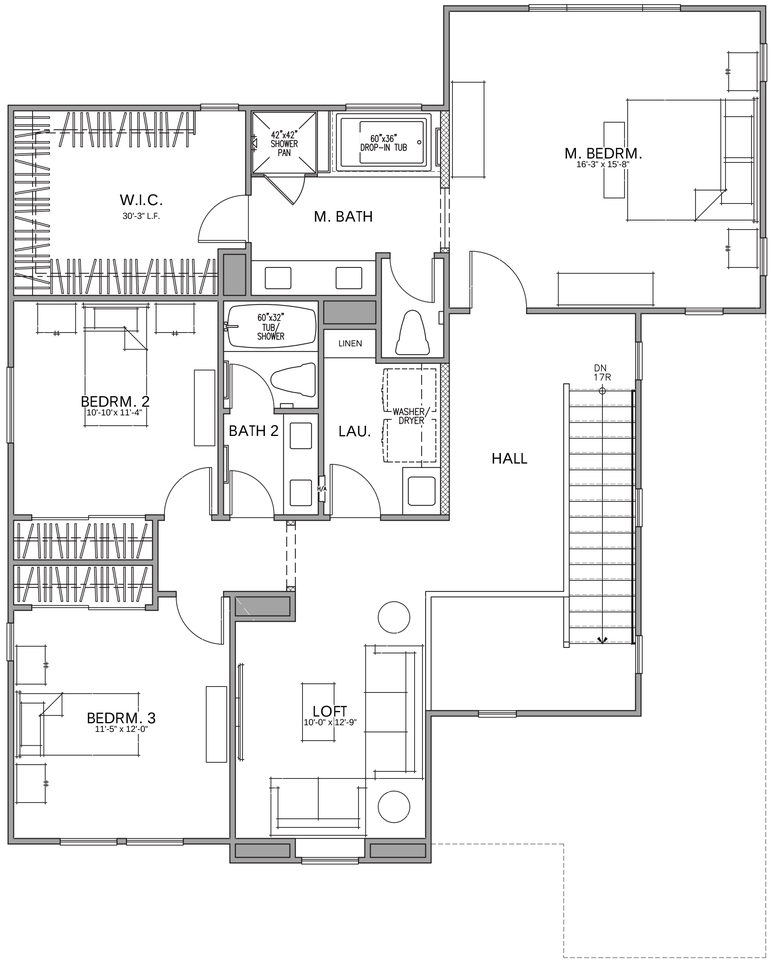
Sierra West

21A/ 21B 50 x 80
Roseville, CA

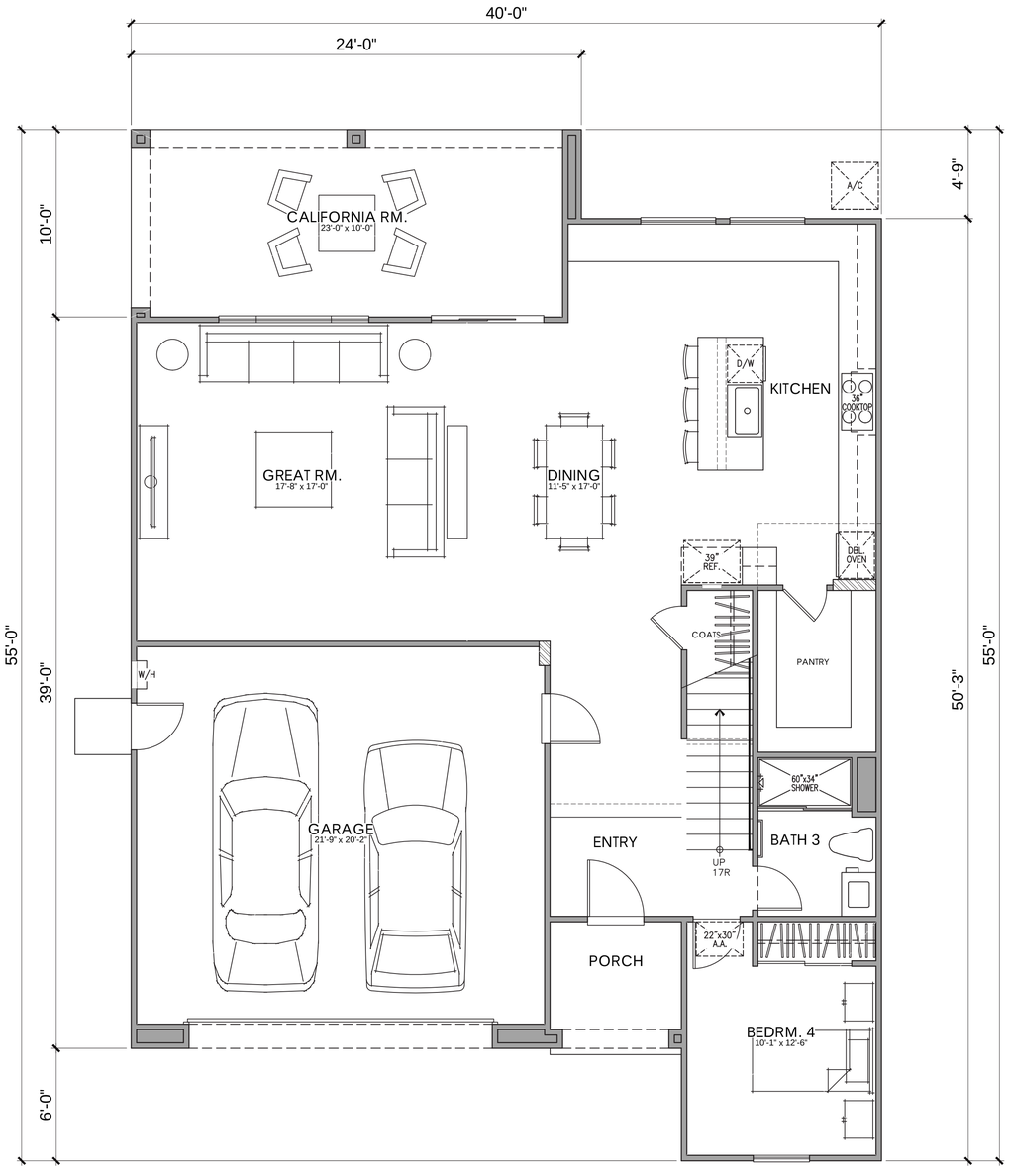
02/08/2021
#20089
A-40

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 2 (2469) "A"

4 BEDROOM, 3.5 BATH, LOFT, OPT. DECK

PLAN 2
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,192 SQ. FT.
SECOND FLOOR AREA	1,277 SQ. FT.
TOTAL DWELLING	2,469 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	452 SQ. FT.
PORCH "A"	47 SQ. FT.
PORCH "B"	47 SQ. FT.
PORCH "C"	47 SQ. FT.
CALIFORNIA ROOM	230 SQ. FT.
OPT. DECK	230 SQ. FT.

0 2 4 8 12

LENNAR®

Sierra West

21A/ 21B 50 x 80
Roseville, CA

02/08/2021
#20089
A-41

Kevin L. Crook Architect Inc
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Exhibit B

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Refer to landscape drawings for wall, tree, and shrub locations

"A" SPANISH

Ⓒ 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

"B" EUROPEAN

Ⓒ 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

"C" TRADITIONAL

PLAN 2 (2469)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR®

Sierra West

21A/ 21B 50 x 80
Roseville, CA

02/08/2021
#20089
A-42

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT

Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

Items shown dashed shall occur at lots requiring enhancements, see site.

REAR

LEFT

COLOR SCHEME 3

PLAN 2A (2469 "A")

SPANISH ELEVATION

0 2 4 8 12

LENNAR®

Sierra West

21A/ 21B 50 x 80
Roseville, CA

02/08/2021
#20089
A-43

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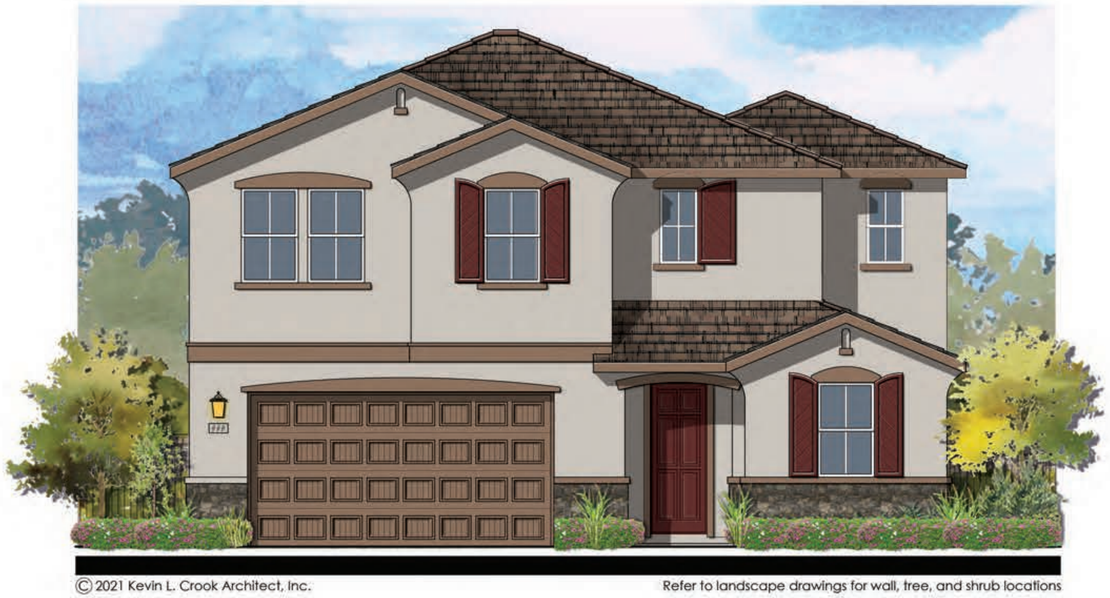
Exhibit B



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Refer to landscape drawings for wall, tree, and shrub locations

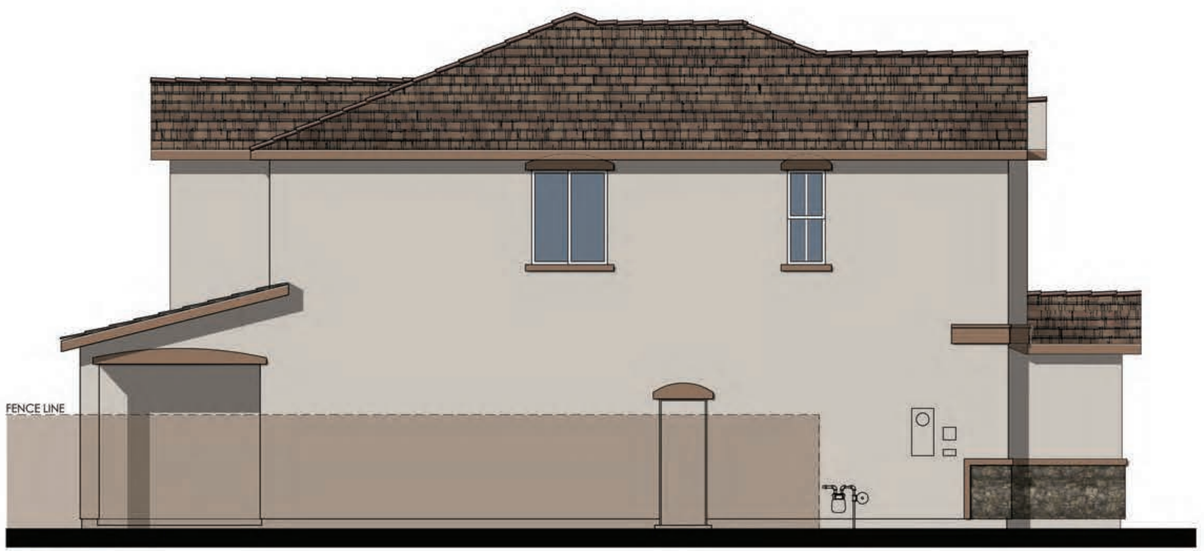
FRONT

Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

COLOR SCHEME 6

PLAN 2B (2469 "B")

EUROPEAN ELEVATION

0 2 4 8 12

LENNAR®

Sierra West

21A/ 21B 50 x 80
Roseville, CA

02/08/2021
#20089
A-44

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

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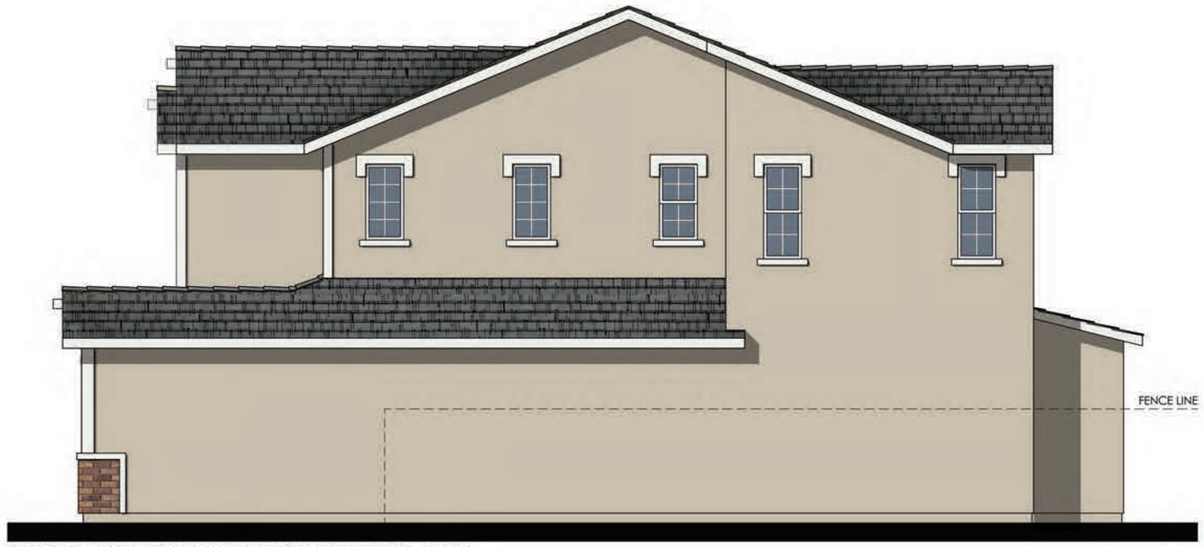
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

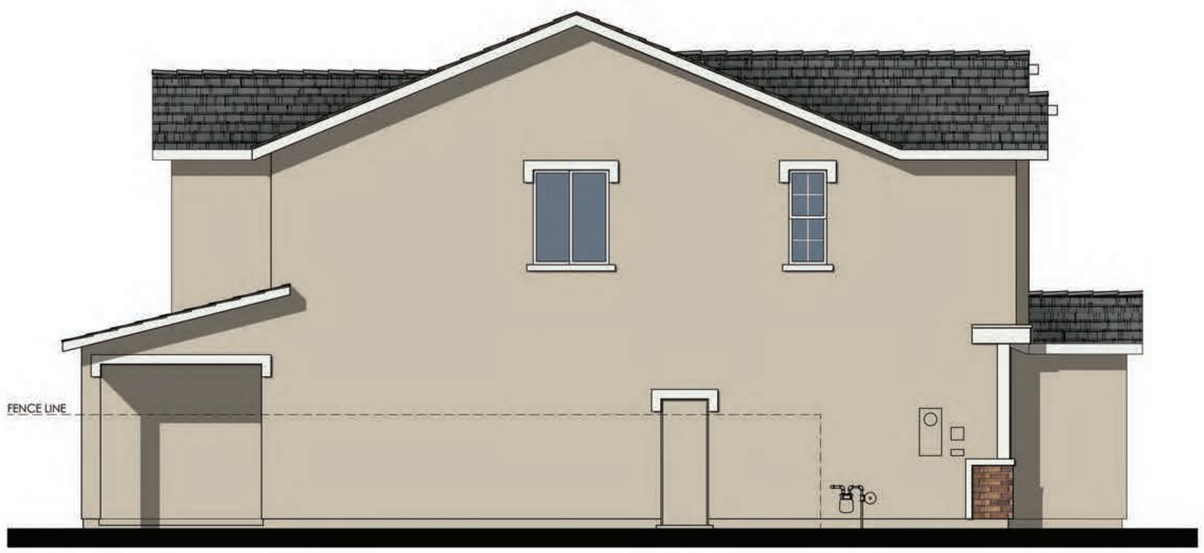


Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

COLOR SCHEME 9

PLAN 2C (2469 "C")

TRADITIONAL ELEVATION

0 2 4 8 12

LENNAR®

Sierra West

21A/ 21B 50 x 80
Roseville, CA

02/08/2021
#20089
A-45

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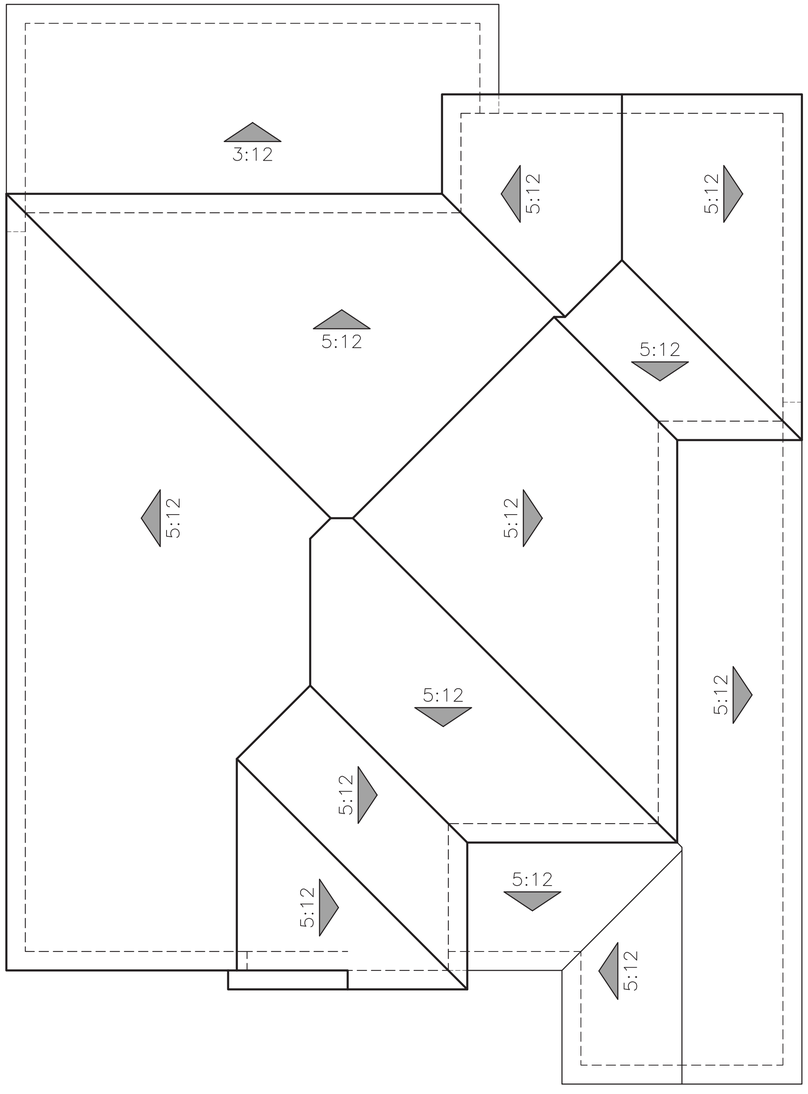
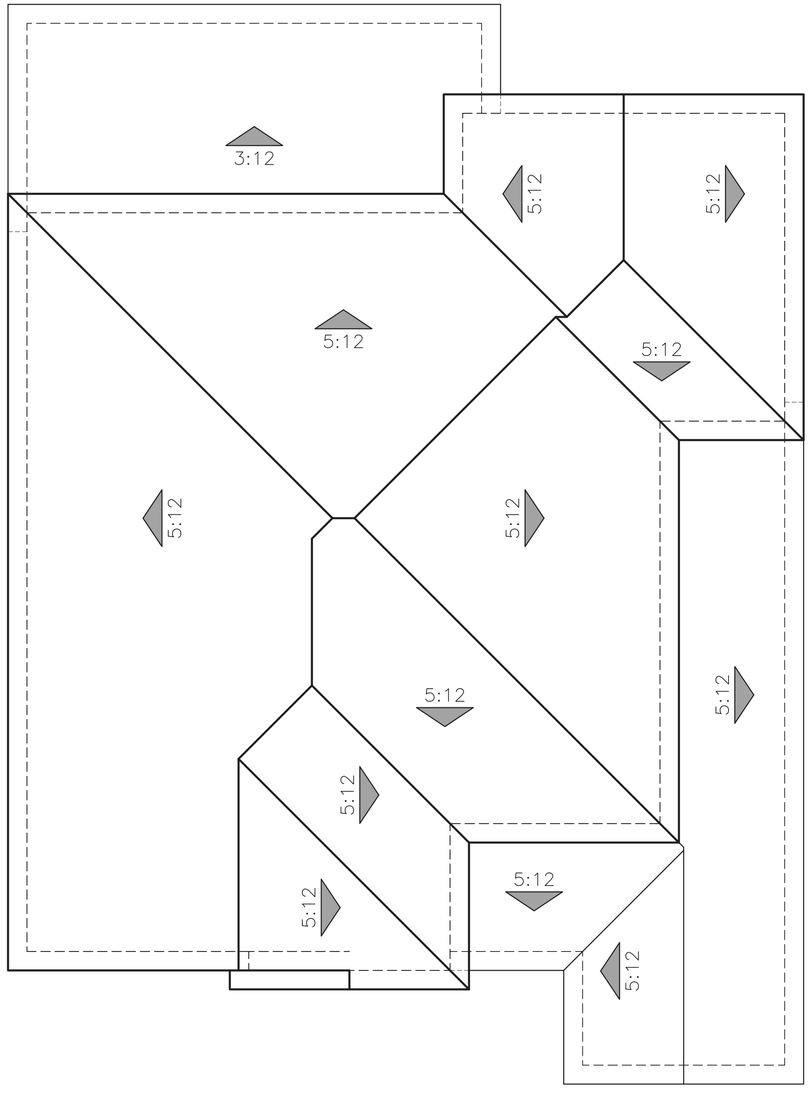
PLANNING + ARCHITECTURE

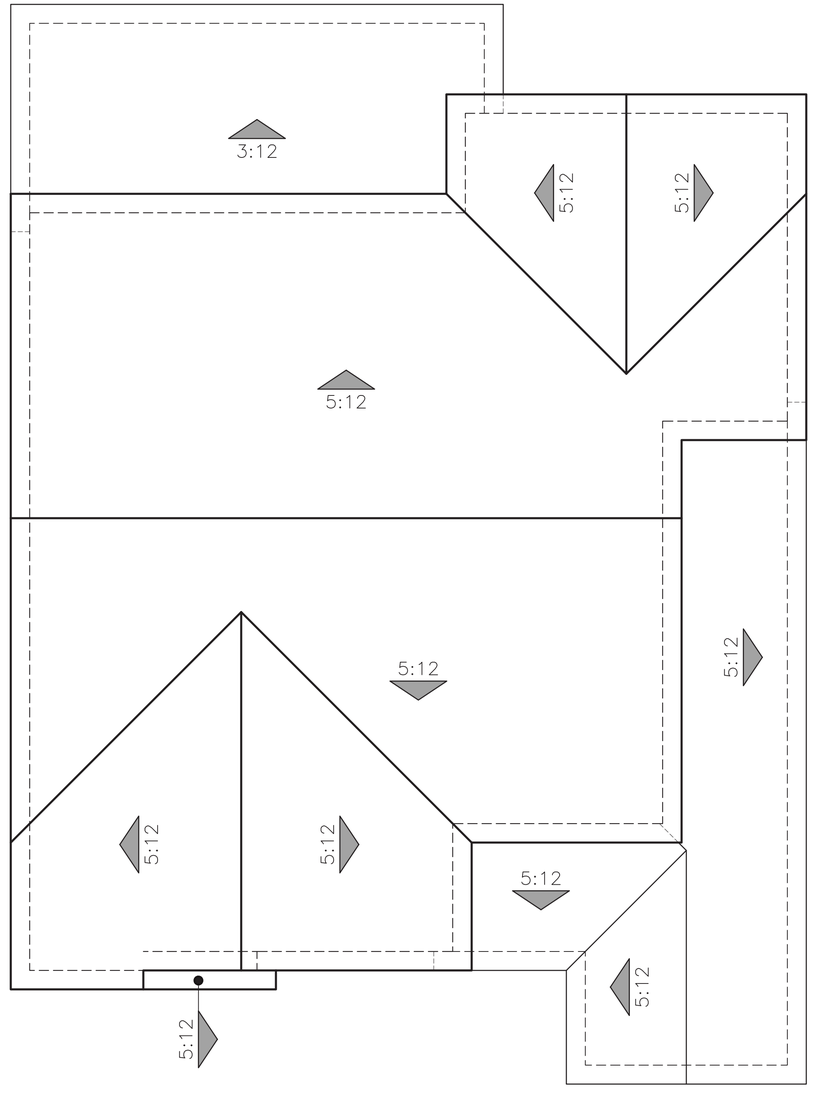
Exhibit B



"A" MODERN SEASIDE



"B" MODERN FARMHOUSE



"C" PROGRESSIVE TRADITIONAL

ROOF PLANS

PLAN 2 (2469)

0 2 4 8 12

LENNAR

Sierra West

21A/ 21B 50 x 80
Roseville, CA

02/08/2021
#20089
A-46

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

Ⓒ 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

"A" SPANISH

Ⓒ 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

"B" EUROPEAN

Ⓒ 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

"C" TRADITIONAL

PLAN 3 (2704)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR®

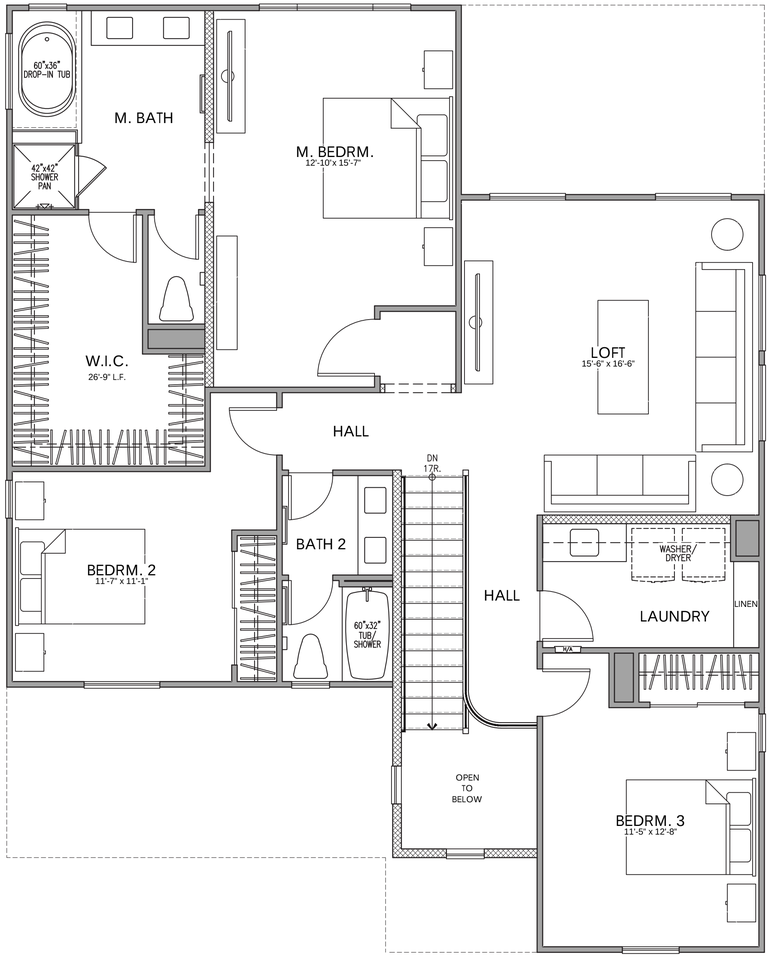
Sierra West

21A/ 21B 50 x 80
Roseville, CA

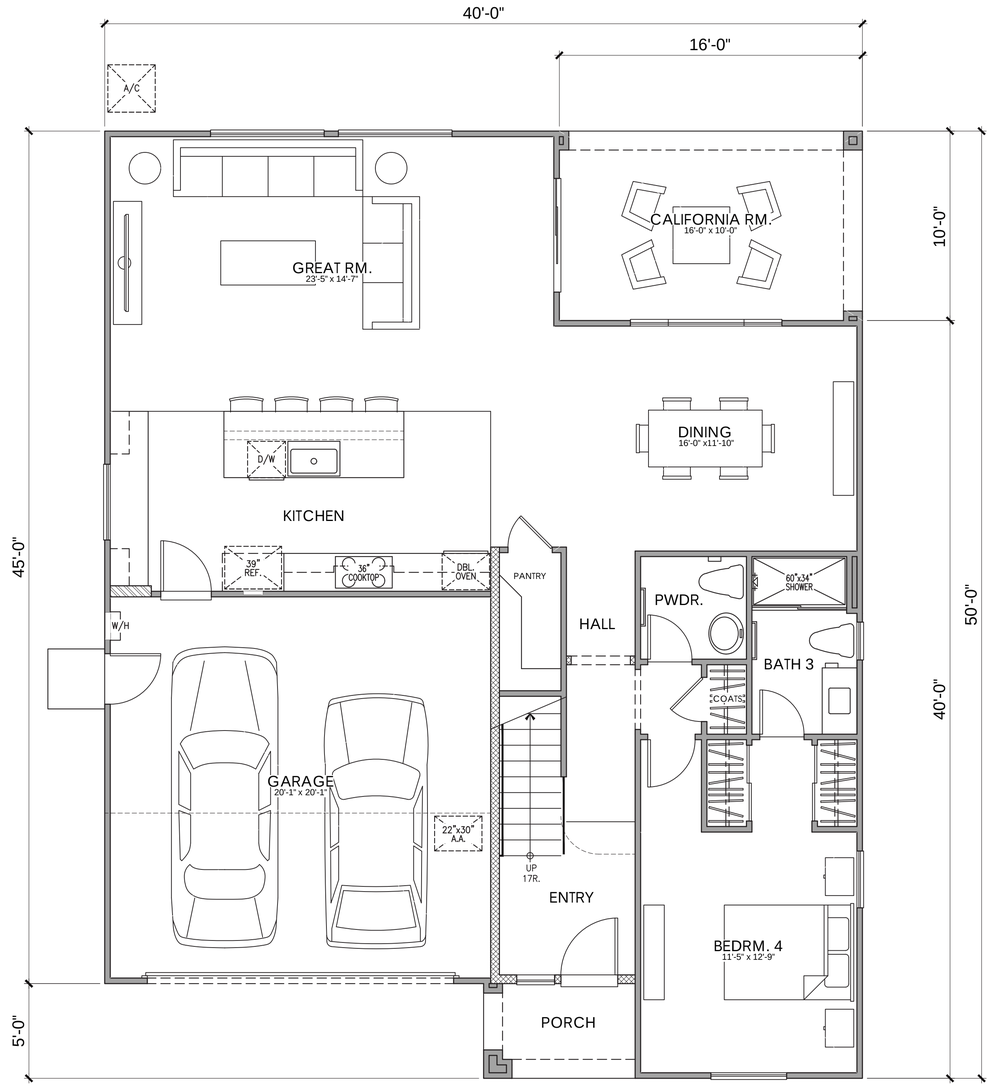
02/08/2021
#20089
A-47

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 2
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,285 SQ. FT.
SECOND FLOOR AREA	1,419 SQ. FT.
TOTAL DWELLING	2,704 SQ. FT.

UNCONDITIONED SPACE

GARAGE	415 SQ. FT.
PORCH "A"	40 SQ. FT.
PORCH "B"	32 SQ. FT.
PORCH "C"	32 SQ. FT.
CALIFORNIA ROOM	160 SQ. FT.

0 2 4 8 12

PLAN 3 (2704) "A"

4 BEDROOM, 3.5 BATH, LOFT

LENNAR®

Sierra West

21A/ 21B 50 x 80
Roseville, CA

02/08/2021
#20089
A-48

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

Items shown dashed shall occur at lots requiring enhancements, see site.

REAR

LEFT

COLOR SCHEME 2

PLAN 3A (2704 "A")

SPANISH ELEVATION

0 2 4 8 12

LENNAR®

Sierra West

21A/ 21B 50 x 80
Roseville, CA

02/08/2021
#20089
A-49

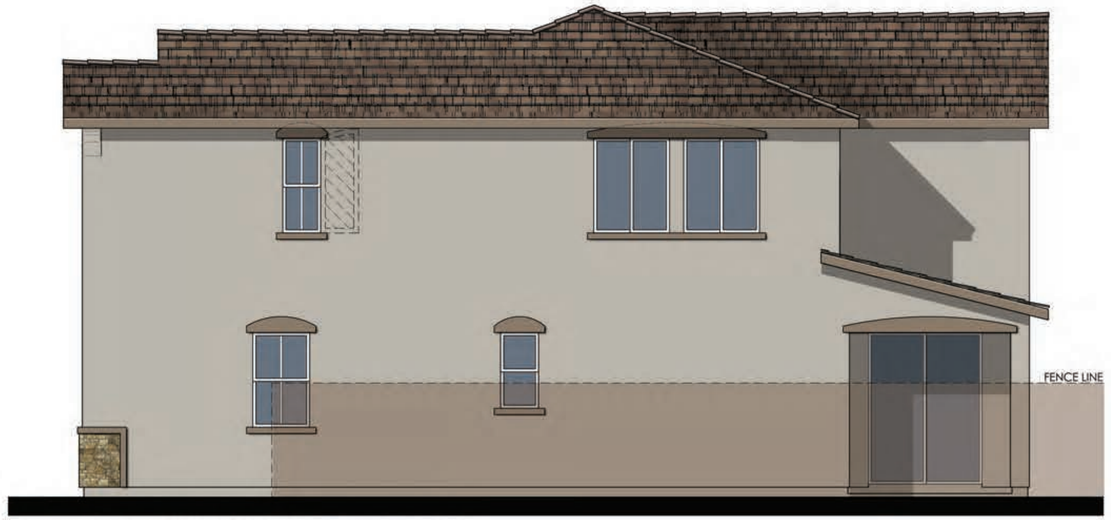
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

Items shown dashed shall occur at lots requiring enhancements, see site.

REAR

LEFT

COLOR SCHEME 5

PLAN 3B (2704 "B")

EUROPEAN ELEVATION

0 2 4 8 12

LENNAR®

Sierra West

21A/ 21B 50 x 80
Roseville, CA

02/08/2021
#20089
A-50

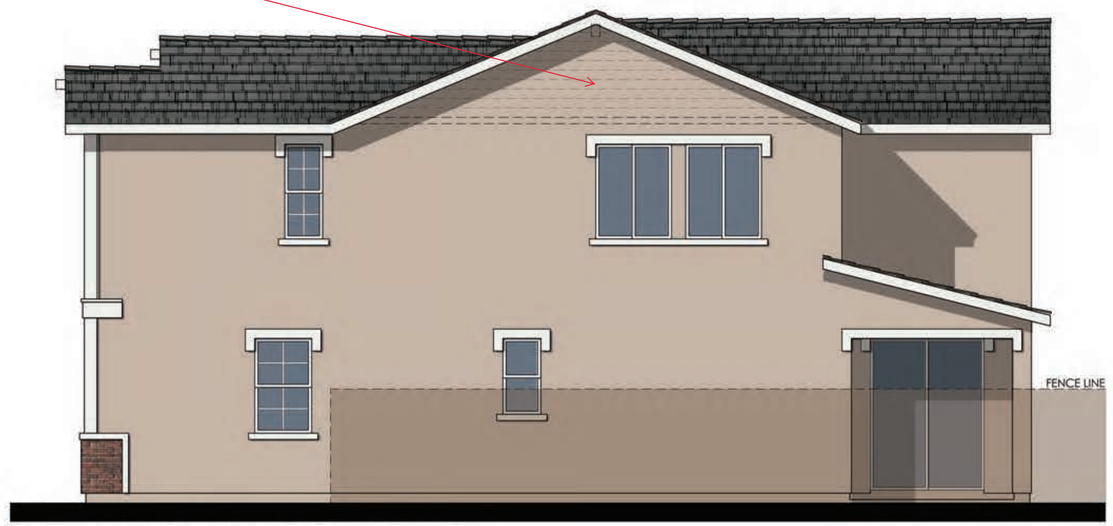
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

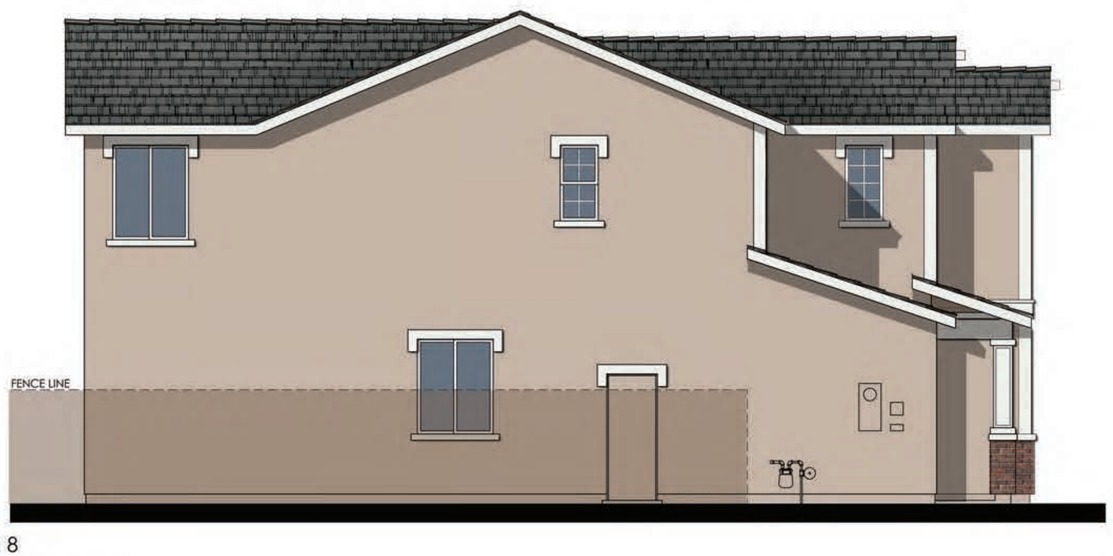
Items shown dashed shall occur at lots requiring enhancements, see site.

REAR

COLOR SCHEME 8

PLAN 3C (2704 "C")

TRADITIONAL ELEVATION



LEFT

0 2 4 8 12

LENNAR®

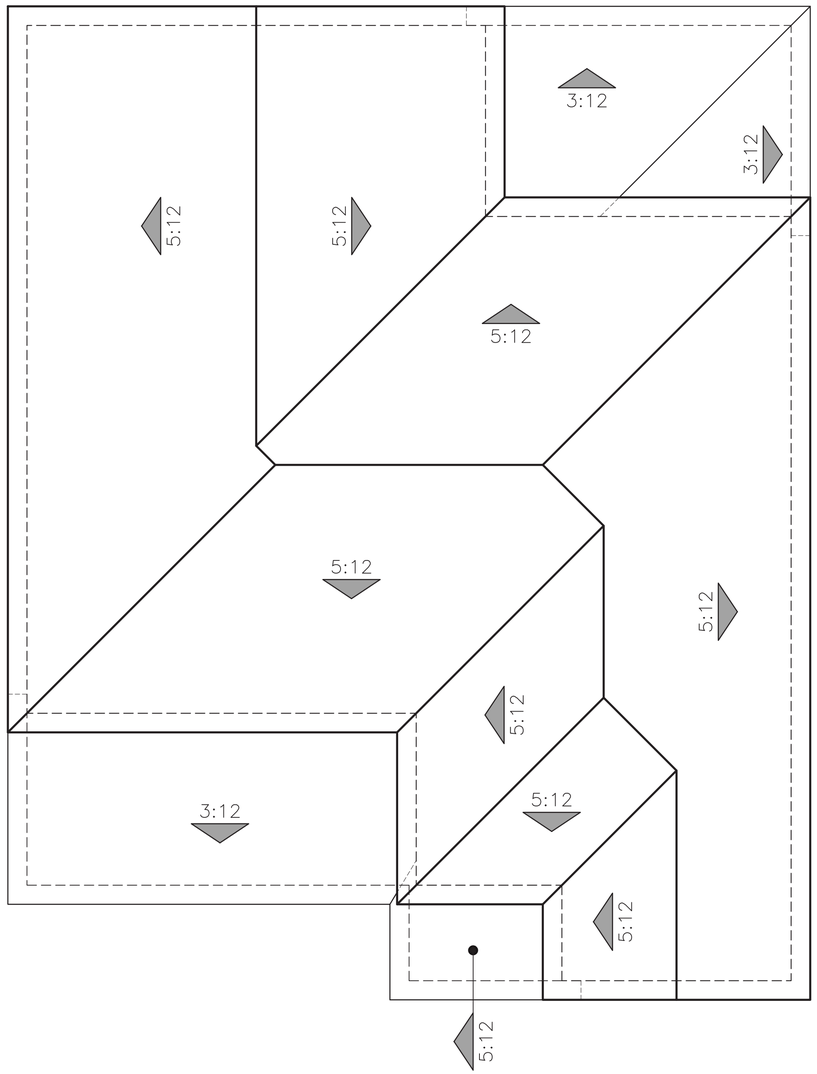
Sierra West

21A/ 21B 50 x 80
Roseville, CA

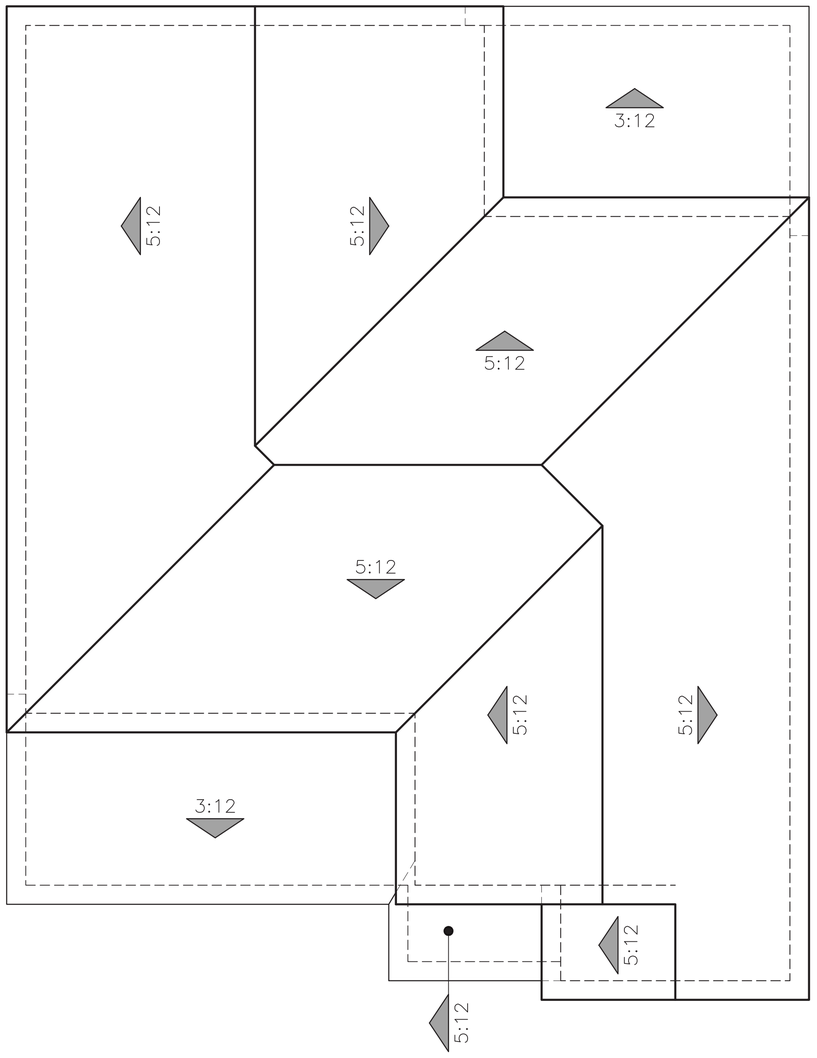
02/08/2021
#20089
A-51

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

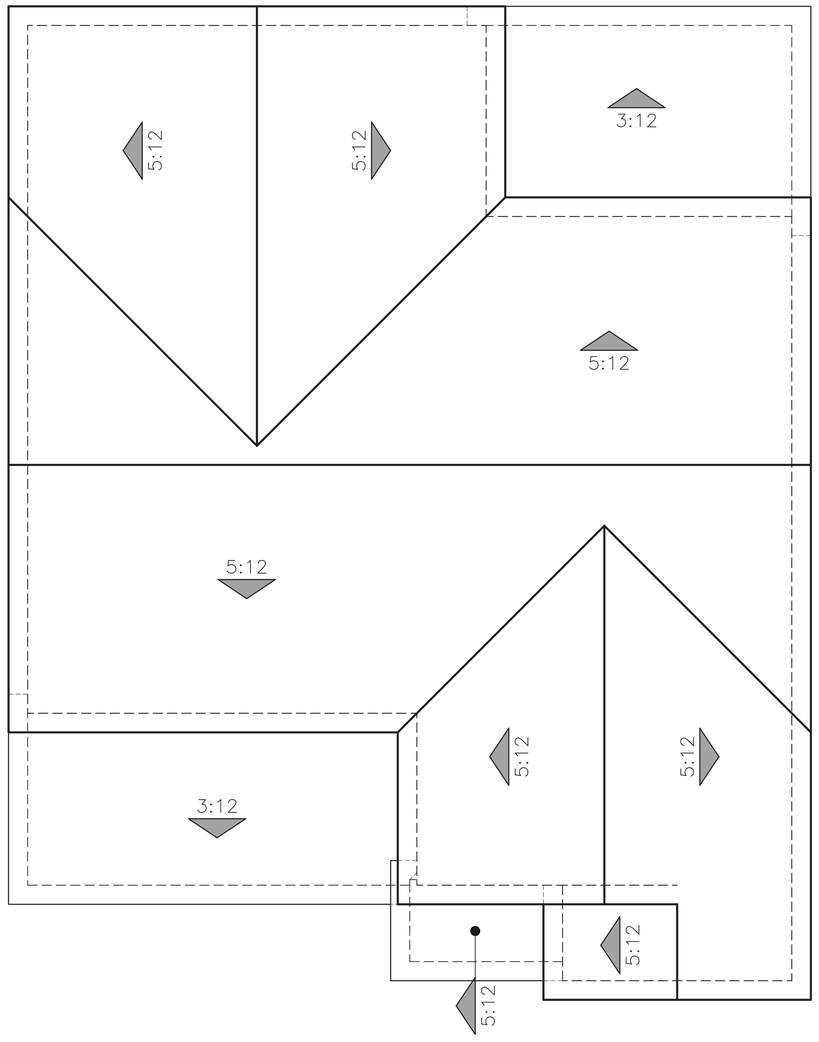
Exhibit B



"A" MODERN SEASIDE



"B" MODERN FARMHOUSE



"C" PROGRESSIVE TRADITIONAL

ROOF PLANS

PLAN 3 (2704)

0 2 4 8 12

LENNAR®

Sierra West

21A/ 21B 50 x 80
Roseville, CA

02/08/2021
#20089
A-52

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

Ⓒ 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

"A" SPANISH

Ⓒ 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

"B" EUROPEAN

Ⓒ 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

"C" TRADITIONAL

PLAN 4 (2804)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR®

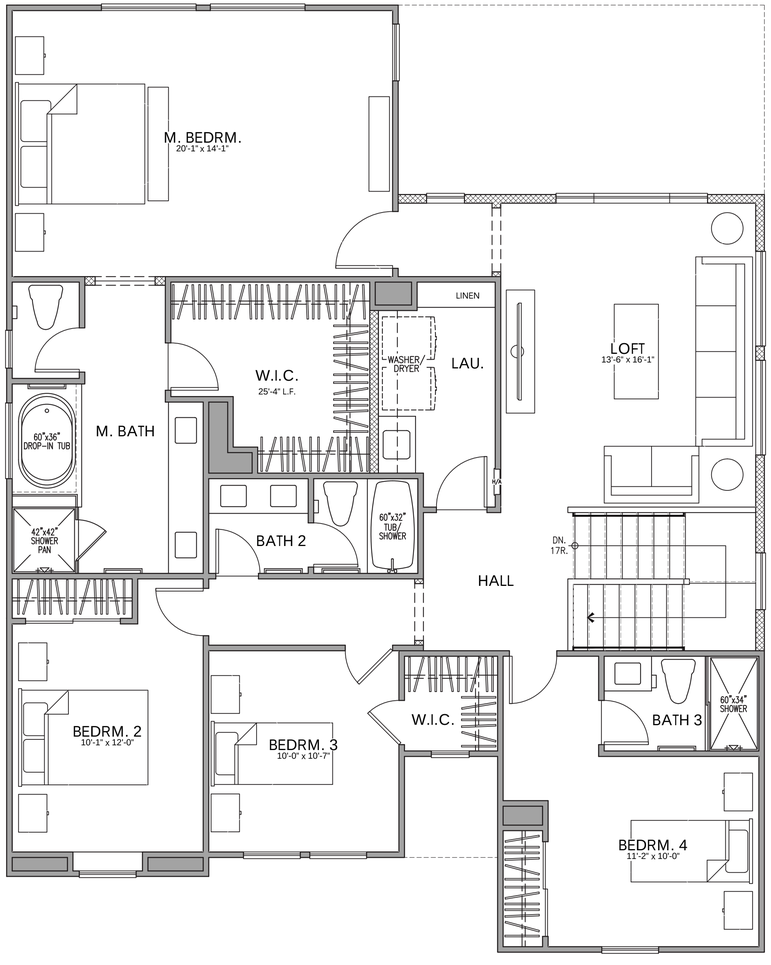
Sierra West

21A/ 21B 50 x 80
Roseville, CA

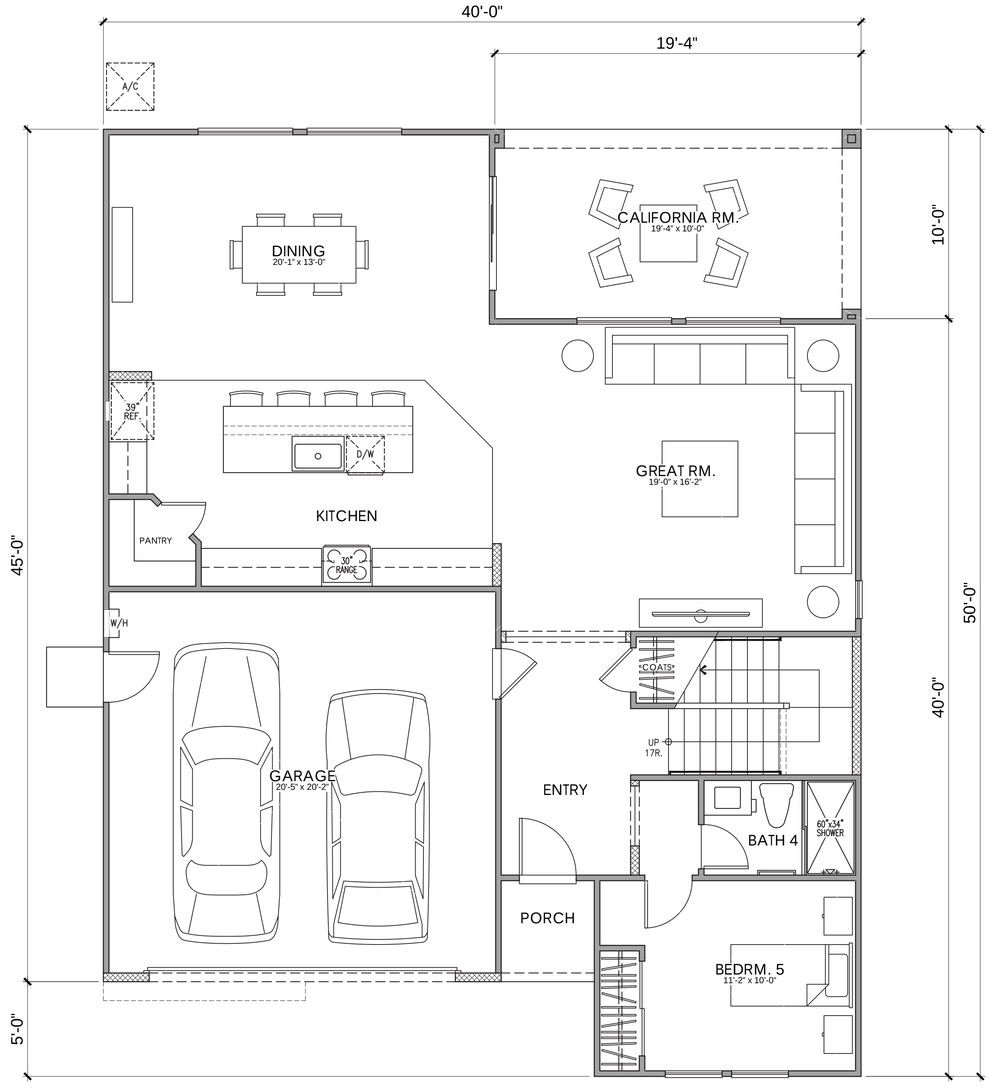
02/08/2021
#20089
A-53

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,226 SQ. FT.
SECOND FLOOR AREA	1,578 SQ. FT.
TOTAL DWELLING	2,804 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	424 SQ. FT.
PORCH "A"	26 SQ. FT.
PORCH "B"	26 SQ. FT.
PORCH "C"	26 SQ. FT.
CALIFORNIA ROOM	193 SQ. FT.

0 2 4 8 12

PLAN 4 (2804) "A"

5 BEDROOM, 4 BATH, LOFT

LENNAR

Sierra West

21A/ 21B 50 x 80
Roseville, CA

02/08/2021
#20089
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Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

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Refer to landscape drawings for wall, tree, and shrub locations

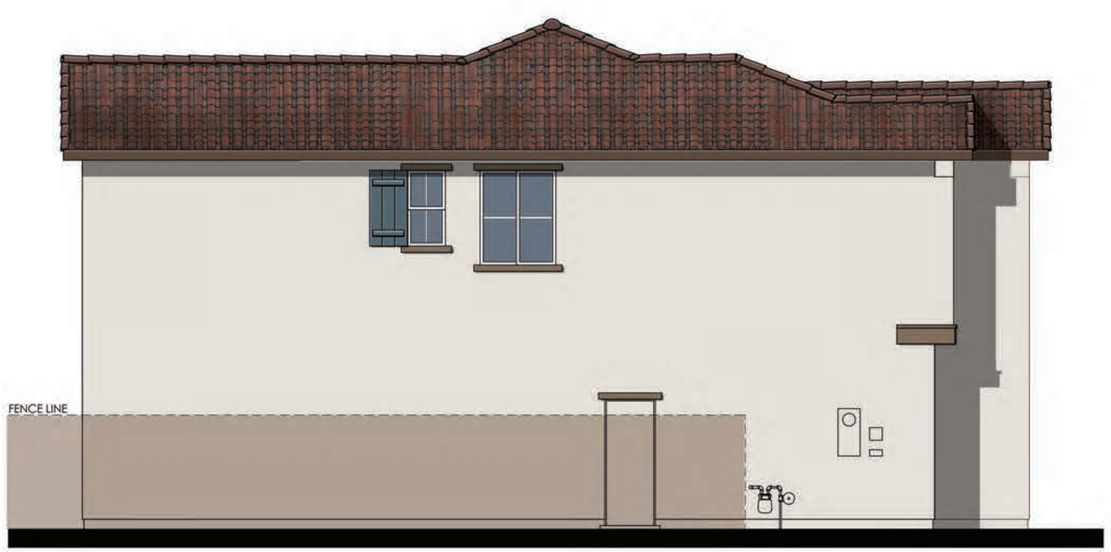
FRONT

Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

COLOR SCHEME 3

PLAN 4A (2804 "A")

SPANISH ELEVATION

0 2 4 8 12

LENNAR®

Sierra West

21A/ 21B 50 x 80
Roseville, CA

02/08/2021
#20089
A-55

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Exhibit B

© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT

Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

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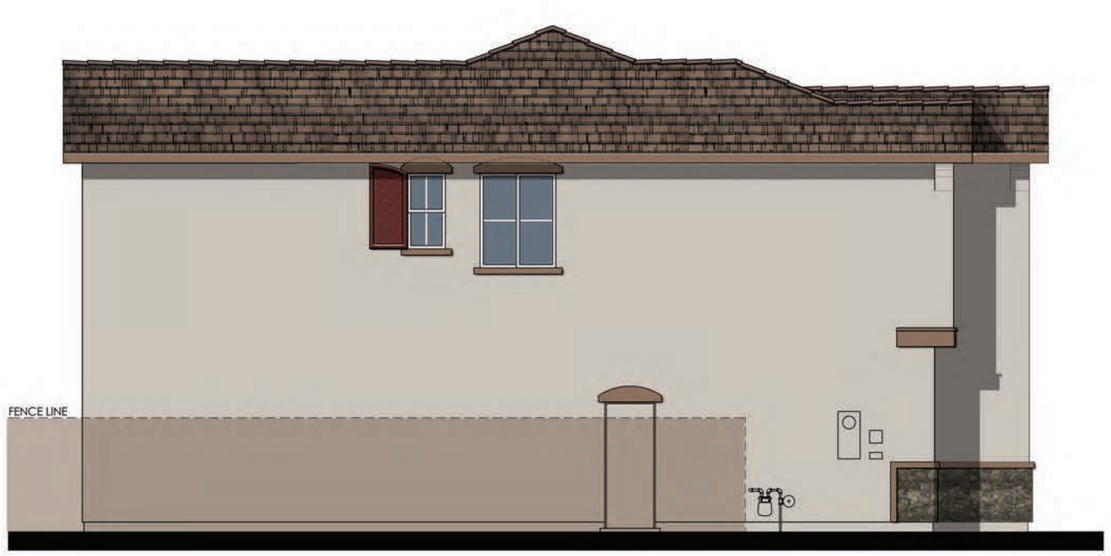
REAR



LEFT

COLOR SCHEME 6

PLAN 4B (2804 "B")

EUROPEAN ELEVATION

0 2 4 8 12

LENNAR®

Sierra West

21A/ 21B 50 x 80
Roseville, CA

02/08/2021
#20089
A-56

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

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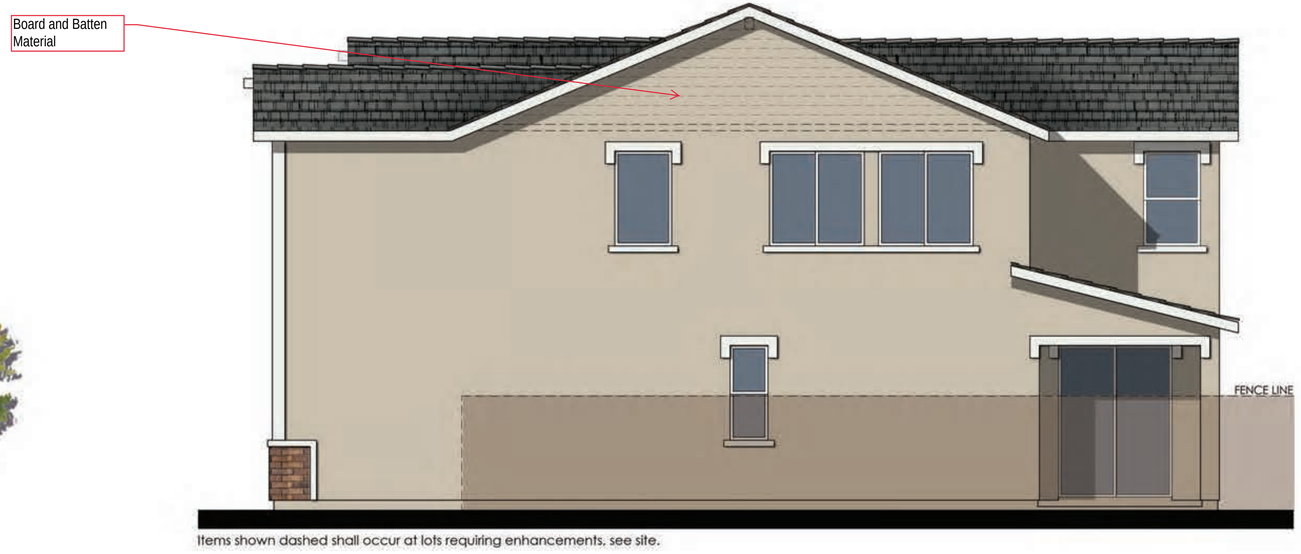
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



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RIGHT

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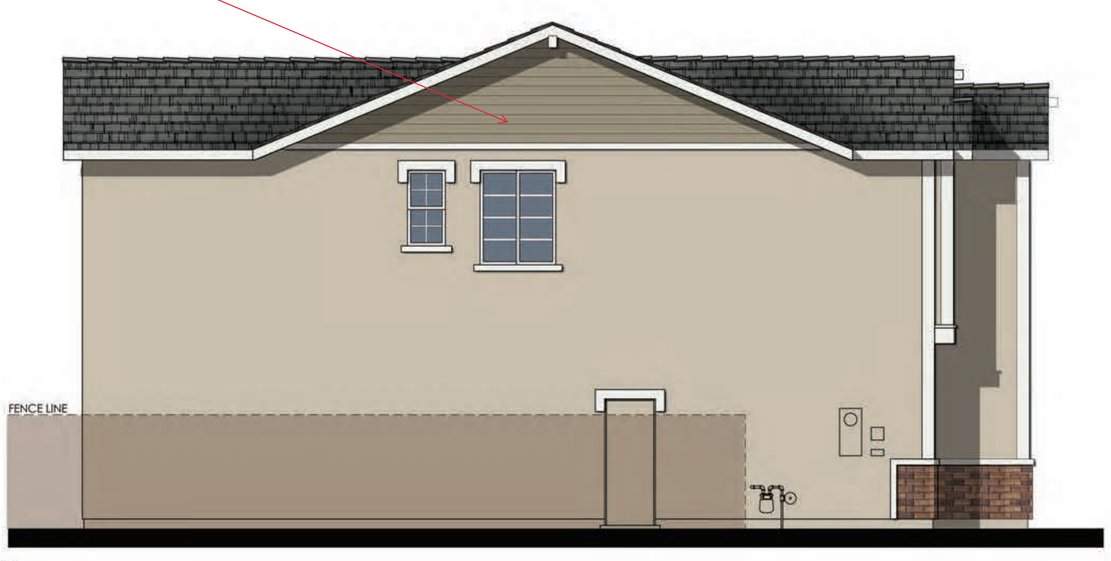
REAR



LEFT

COLOR SCHEME 9

PLAN 4C (2804 "C")

TRADITIONAL ELEVATION

0 2 4 8 12

LENNAR®

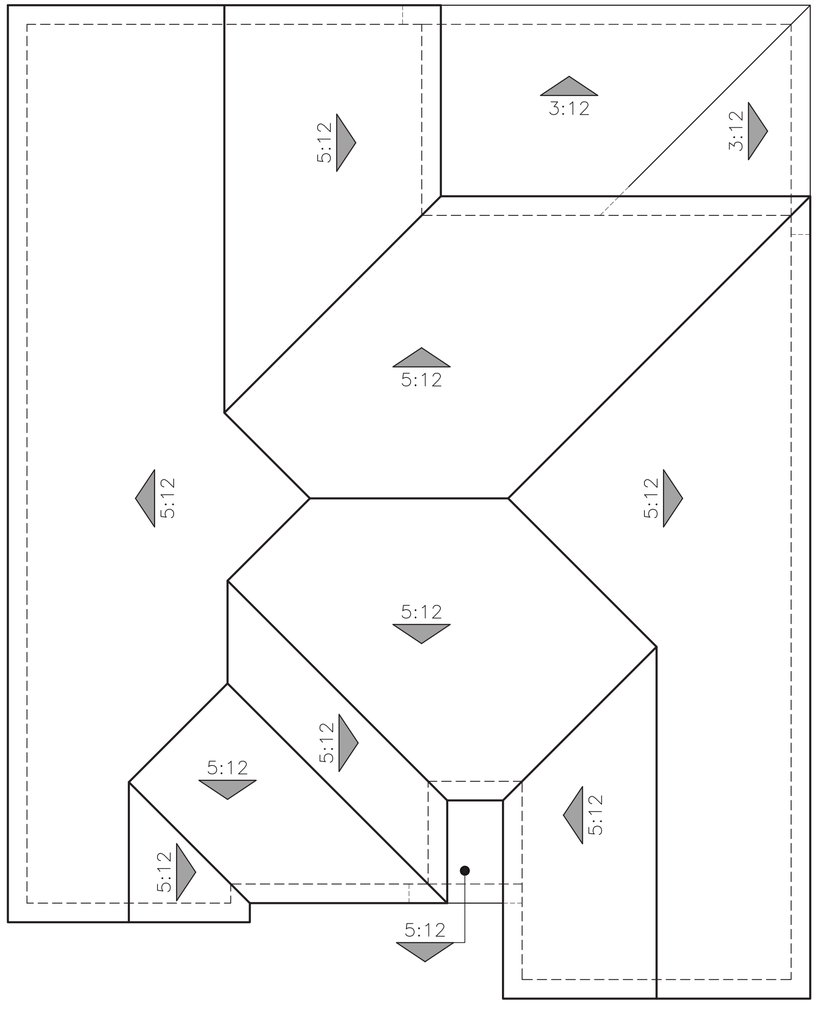
Sierra West

21A/ 21B 50 x 80
Roseville, CA

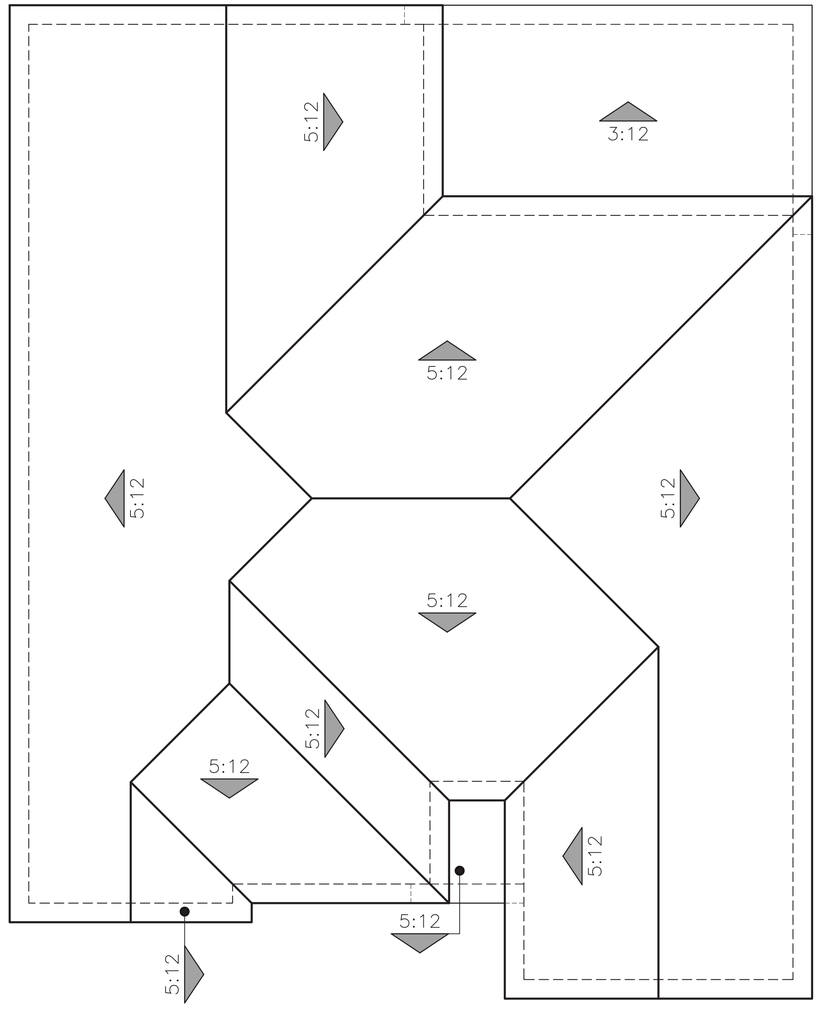
02/08/2021
#20089
A-57

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

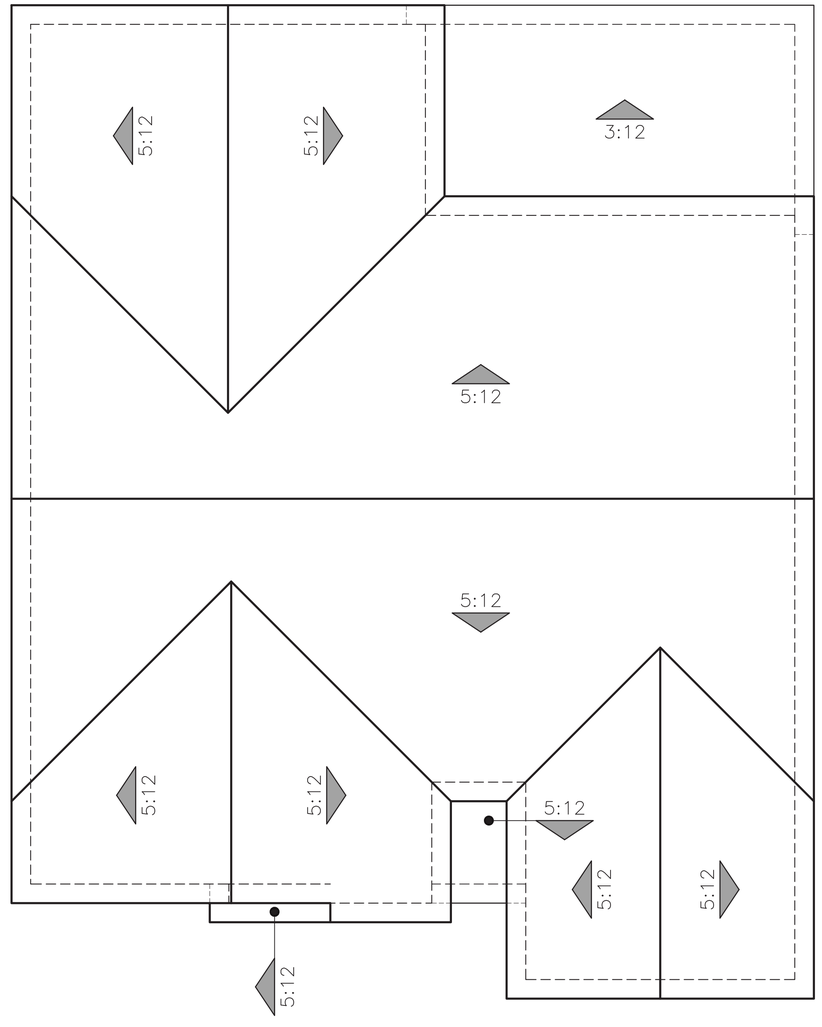
Exhibit B



"A" MODERN SEASIDE



"B" MODERN FARMHOUSE



"C" PROGRESSIVE TRADITIONAL

ROOF PLANS

PLAN 4 (2804)

0 2 4 8 12

LENNAR®

Sierra West

21A/ 21B 50 x 80
Roseville, CA

02/08/2021
#20089
A-58

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

SIERRA WEST VILLAGE 21B

ROSEVILLE, CA

PROJECT # 20089
CREATED 9/22/2020

"A" ELEVATIONS SPANISH		SCHEME 1	SCHEME 2	SCHEME 3
STUCCO PAINT BODY		SW6126 NAVAJO WHITE	SW7516 KESTREL WHITE	SW7626 ZURICH WHITE
FASCIA		SW6104 KAFFEE	SW6090 JAVA	SW6083 SABLE
TRIM / GARAGE		SW 6103 TEA CHEST	SW6089 GROUNDED	SW7509 TIKI HUT
FRONT DOOR / SHUTTERS		SW6202 CAST IRON	SW7592 CRABBY APPLE	SW0032 NEEDLEPOINT NAVY
ROOF: LOW PROF "S" VILLA		1VICS6464 CA MISSION BLD	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND

"B" ELEVATIONS EUROPEAN		SCHEME 4	SCHEME 5	SCHEME 6
STUCCO PAINT BODY		SW6003 PROPER GRAY	SW7016 MINDFUL GRAY	SW7022 ALPACA
FASCIA / TRIM / GARAGE DOOR		SW7004 SNOWBOUND	SW7039 VIRTUAL TAUPE	SW6088 NUTHATCH
FRONT DOOR / SHUTTERS		SW6040 LESS BROWN	SW2848 ROYCROFT PEWTER	SW2802 ROOKWOOD RED
ROOF: FLAT SLATE		1FACS3184 RUSTIC BRWN BLD	1FACS3184 RUSTIC BRWN BLD	1FACS3184 RUSTIC BRWN BLD
STONE		CHIANTI ANCIENT VILLA LEDGESTONE	SEVILLA ANCIENT VILLA LEDGESTONE	UMBER CREEK ANCIENT VILLA LEDGESTONE

"C" ELEVATIONS TRADITIONAL		SCHEME 7	SCHEME 8	SCHEME 9
STUCCO PAINT BODY		SW7649 SILVERPLATE	SW9086 COOL BEIGE	SW7542 NATUREL
FASCIA / TRIM / GARAGE DOOR		SW7006 EXTRA WHITE	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE
SIDING		SW6249 STORM CLOUD	SW9088 UTAUPEIA	SW2845 BUNGLEHOUSE GRAY
FRONT DOOR / SHUTTERS		SW7674 PEPPERCORN	SW6236 GRAYS HARBOR	SW2851 SAGE GREEN LIGHT
ROOF: FLAT SHAKE		1FBCF1430 CHARCOAL BLEND	1FBCF1430 CHARCOAL BLEND	1FBCF1430 CHARCOAL BLEND
BRICK: TUNDRA		ASHLAND	HARTFORD	RIVERBED

PAINT:	SHERWIN WILLIAMS
STONE:	BORAL
BRICK:	ELDORADO
ROOF:	BORAL

LENNAR

Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

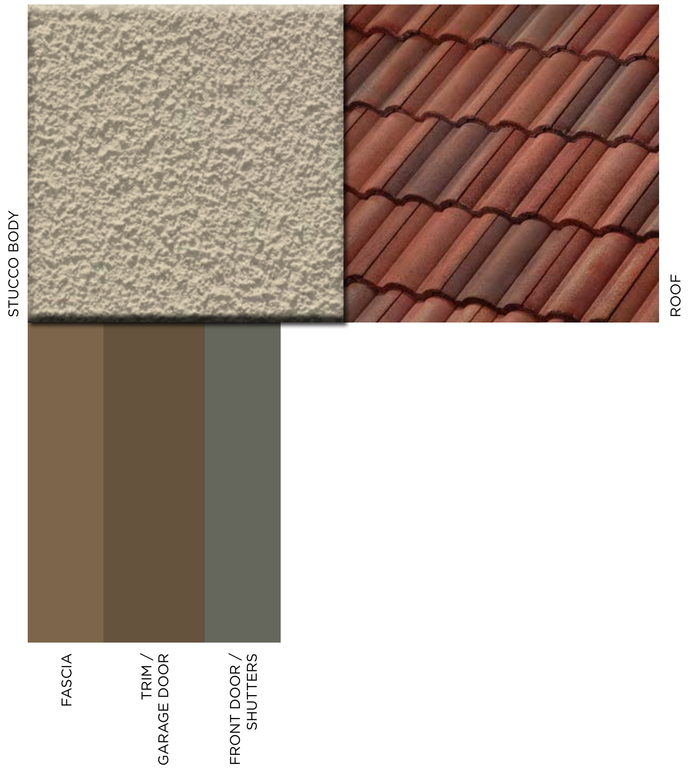
ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

WRITTEN COLOR SCHEMES

Exhibit B

SPANISH
SCHEME #1



LENNAR

SIERRA WEST VILLAGE 21B
ROSEVILLE, CA

#20089
SEPT. 23, 2020

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SPANISH
SCHEME #2

LENNAR

SIERRA WEST VILLAGE 21B
ROSEVILLE, CA

#20089
SEPT. 23, 2020

Kevin L. Crook Architect Inc
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SPANISH
SCHEME #3

LENNAR

SIERRA WEST VILLAGE 21B
ROSEVILLE, CA

#20089
SEPT. 23, 2020

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - “A” SPANISH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

LENNAR

Sierra West

21A/ 21B 50 x 80
Roseville, CA

02/08/2021
#20089
A-60

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

EUROPEAN
SCHEME #4

LENNAR

SIERRA WEST VILLAGE 21B
ROSEVILLE, CA

#20089
SEPT. 23, 2020

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

EUROPEAN
SCHEME #5

LENNAR

SIERRA WEST VILLAGE 21B
ROSEVILLE, CA

#20089
SEPT. 23, 2020

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

EUROPEAN
SCHEME #6

LENNAR

SIERRA WEST VILLAGE 21B
ROSEVILLE, CA

#20089
SEPT. 23, 2020

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - “B” EUROPEAN

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

LENNAR

Sierra West

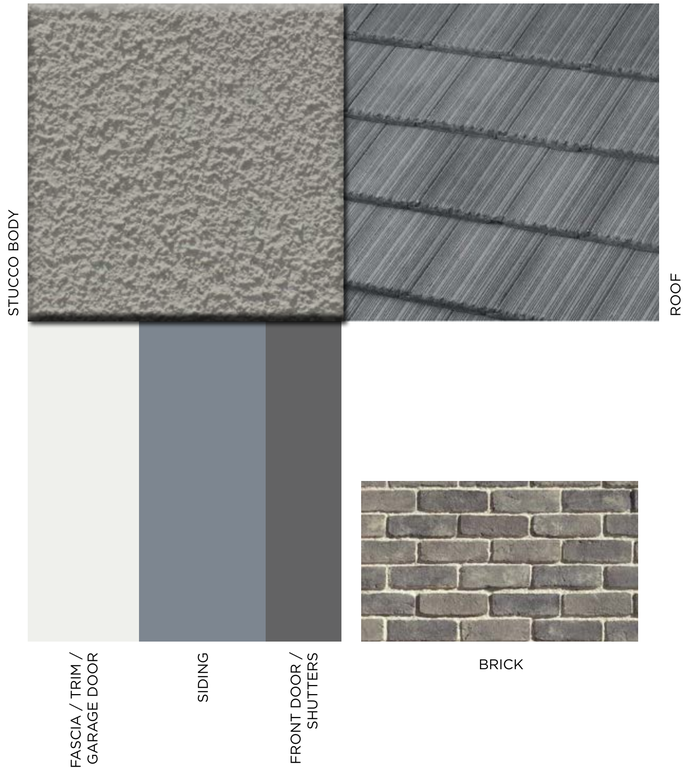
21A/ 21B 50 x 80
Roseville, CA

02/08/2021
#20089
A-61

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B

TRADITIONAL
SCHEME #7

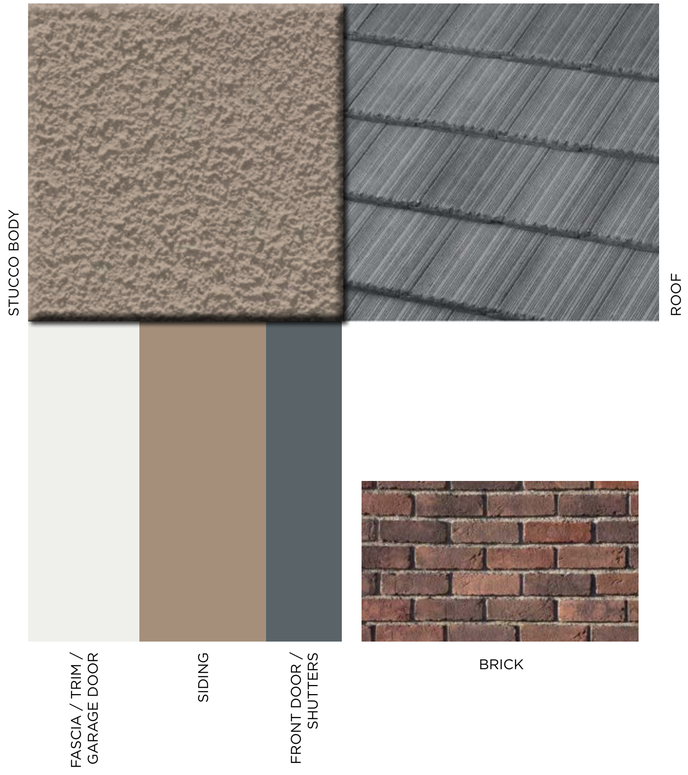


LENNAR

SIERRA WEST VILLAGE 21B
ROSEVILLE, CA
#20089
SEPT. 23, 2020

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

TRADITIONAL
SCHEME #8



LENNAR

SIERRA WEST VILLAGE 21B
ROSEVILLE, CA
#20089
SEPT. 23, 2020

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

TRADITIONAL
SCHEME #9

LENNAR

SIERRA WEST VILLAGE 21B
ROSEVILLE, CA
#20089
SEPT. 23, 2020

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - “C” TRADITIONAL

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION.
REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

LENNAR

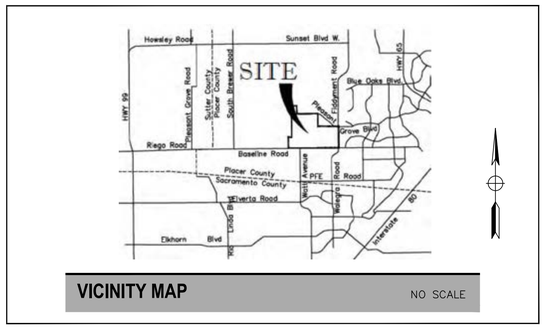
Sierra West

21A/ 21B 50 x 80
Roseville, CA

02/08/2021
#20089
A-62

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Exhibit B



VICINITY MAP NO SCALE

SIERRA WEST

VILLAGES KT 21A-1 / KT 21A-2 / KT 21B-1 / KT 21B-2

CITY OF ROSEVILLE, CA
DECEMBER 1, 2020

LENNAR HOMES OF NORTHERN CA

LENNAR

LICENSED LANDSCAPE ARCHITECT — JAMES HOWARD LUTTRELL — Signature 4-2022 — Renewal Date 12-1-2020 — Date — STATE OF CALIFORNIA

PROJECT NOTES:

1. Contractor shall reference Improvement Plans by REY Engineers, Inc. for additional information, including easements, underground drainage, vertical grade control, setbacks, etc. If a discrepancy exists between plot plans and landscape plans, notify Landscape Architect immediately before proceeding with installations.
2. Bidder shall visit site and thoroughly acquaint himself with existing site conditions, grades, utilities, etc. Upon completion of rough grading, coordinate with owners as to quantity of import / export soil needed to establish finish grades throughout. Report any site discrepancies to the Landscape Architect prior to commencing with any work.
3. Upon completion of landscape installation, a Certificate of Completion shall be filled out and certified by the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
4. Contractor shall comply with all utility company requirements within the easements on this project.
5. Install all work per local codes and ordinances. Prior to start of construction, coordinate with other trades as needed for rough grading, sleeve work, electrical work, irrigation connections, etc.
6. Contractor shall verify location of all on-site utilities prior to start of work. Any damage to utilities shall be repaired by the contractor at no cost to the Owner or County. Call 811 (48) hours prior to commencing any work.
7. Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade.
8. Contractor shall verify all existing conditions on the project, and will report any discrepancies to the Landscape Architect prior to commencing with any work.
9. Contractor shall pay for all permits required for the completion of this project.
10. All landscaped areas within the project limits shall be graded to surface drain at 2% minimum throughout.
11. Contractor shall coordinate with the Owner as to the availability of onsite services (water, electricity, restrooms, etc.) prior to beginning work on the project.
12. The total landscaped area of this project is 183,422 square feet.

LANDSCAPE DOCUMENTATION PACKAGE

APPLICANT

CONTACT	JIM LUTTRELL – EARTHLINE DESIGN LLC
Title	Landscape Architect #3990 – CA
Company	Earthline Design LLC
Address	P.O. Box 661 Orangevale, CA 95662
Phone	916-420-7864
Email	jim@earthlinedesign.com

PROPERTY OWNER AND REPRESENTATIVE

Name	Sean MacDiarmid
Company	Lennar Homes of CA, Inc.
Address	1025 Creekside Ridge Dr. - #240 Roseville, CA 95678
Phone	916-746-8520
Email	sean.macdiarmid@lennar.com

PROJECT

Name	Sierra West Villages KT 21A-1/KT 21A-2/KT 21B-1/KT 21B-2
Address	Roseville, CA 95747

PROJECT INFORMATION

Project type	Typical Front Yard Landscape and Irrigation Work
Water supply	1" domestic water service
Water purveyor	City of Roseville
Total Landscape Area	**183,422 square feet**

DOCUMENTATION PACKAGE

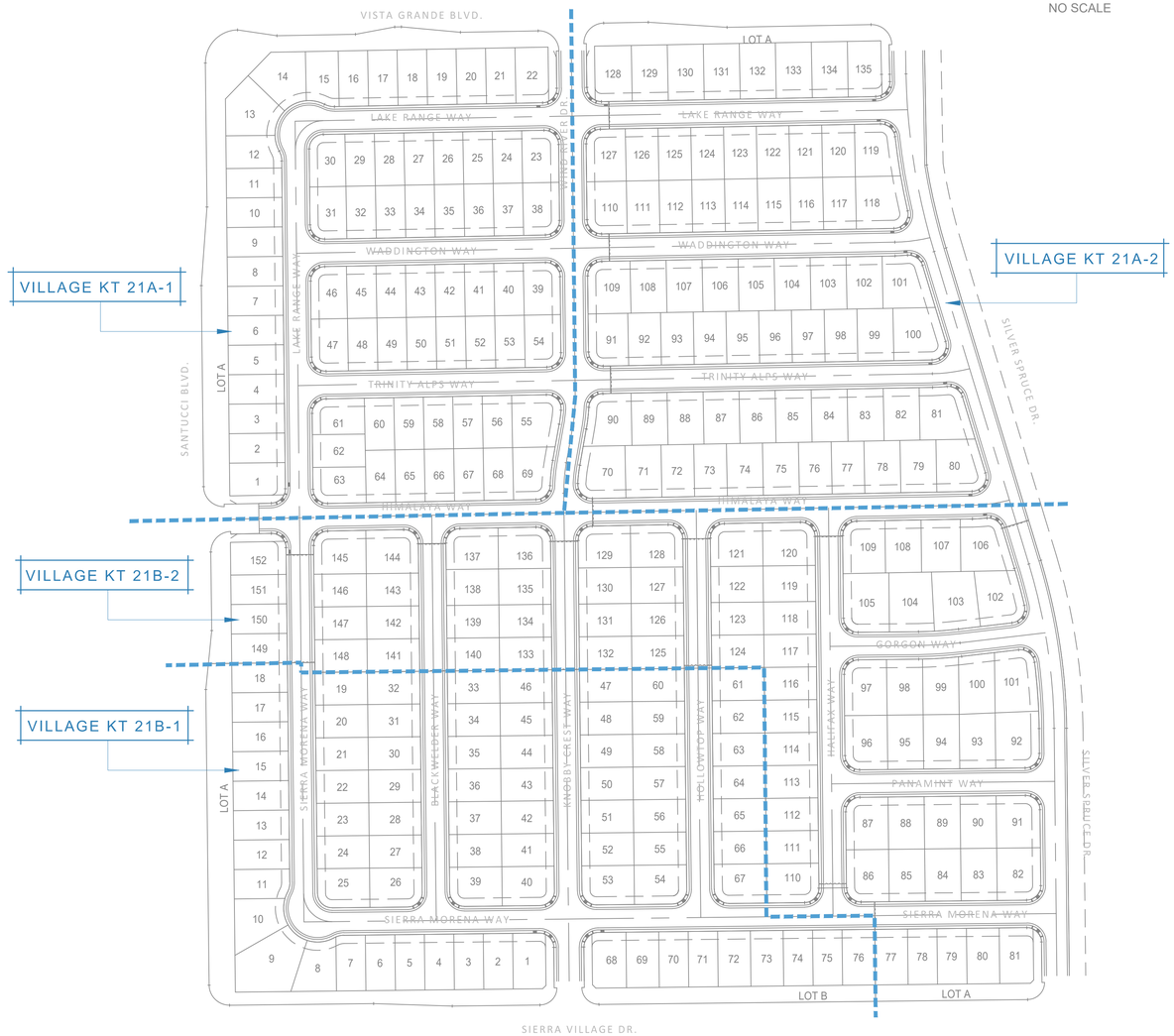
Water Efficient Worksheet	X	Soil Management Report	X
Landscape Design	X	Irrigation Design	X
Grading Design	See Civil		

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package."

Signature _____ Date 12-1-2020

TYPICAL LANDSCAPE PLANS AND CONSTRUCTION DOCUMENTS

NO SCALE



OWNER / DEVELOPER

Lennar Homes of Northern California
1025 Creekside Ridge Dr. - #240
Roseville, CA 95678
(916) 746-8520

CIVIL ENGINEER

R.E.Y. Engineers. Inc.
905 Sutter Street – Suite #200
Folsom, CA 95630
(916) 366-3040

LANDSCAPE ARCHITECT

Earthline Design LLC
P.O. Box 661
Orangevale, CA 95662
(916) 420-7864

SHEET INDEX

	COVER SHEET
L1.1	PLANTING LAYOUTS – 45 FOOT LOTS
L1.2	PLANTING LAYOUTS – 50 FOOT LOTS
L1.2.1	PLANTING LAYOUTS – 50 FOOT LOTS
L1.3	PLANTING NOTES
L1.4	PLANT MATRICES & DETAILS
L2.1	TYPICAL IRRIGATION & DRAINAGE SCHEMATICS
L2.2	IRRIGATION NOTES & DETAILS
L2.3	IRRIGATION CALCS

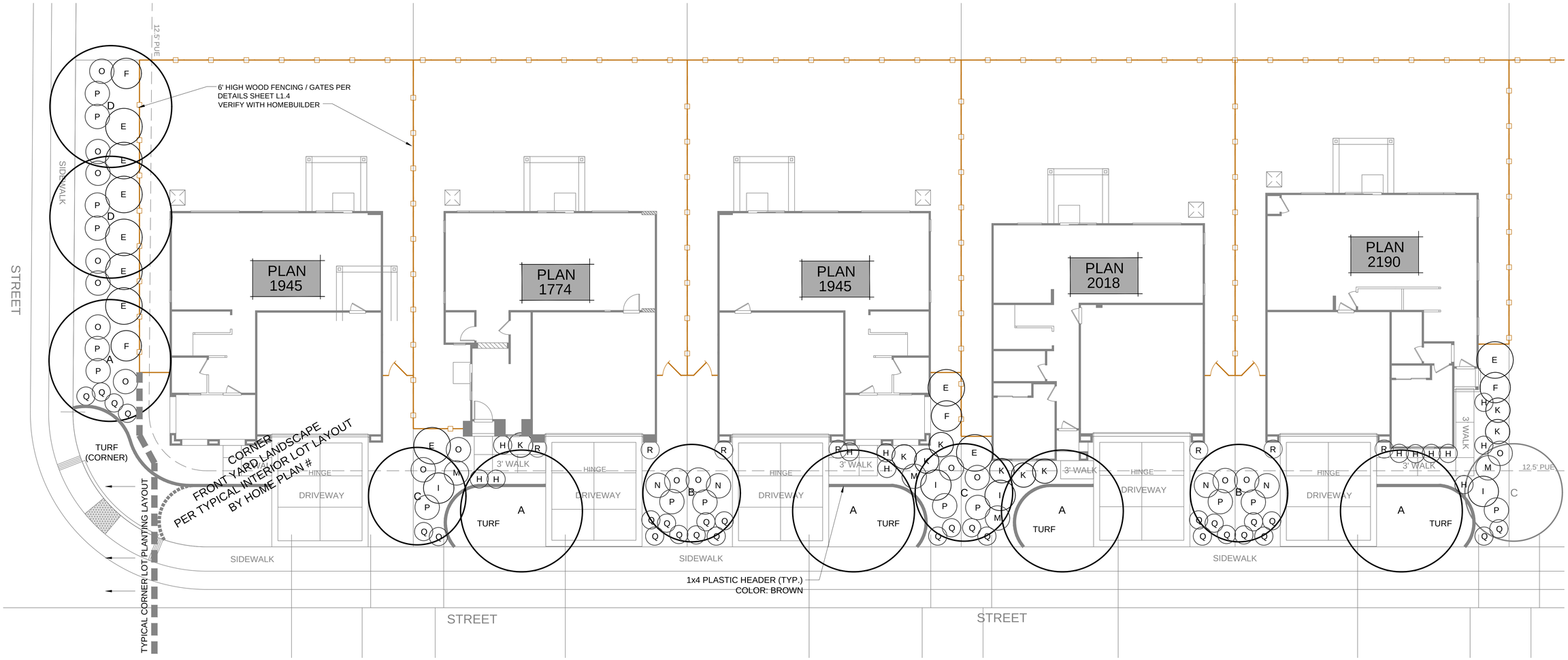
Landscape and Irrigation Maintenance Schedule for all Homes

1. Landscaping shall be maintained to ensure water use efficiency.
2. Contractor and/or owner shall maintain the landscaped areas in accordance with the following specifications and conditions:
   a. WATER AND/OR IRRIGATION – Owner shall provide all water necessary for irrigation.
      i. AUTOMATIC IRRIGATION shall be accomplished on a scheduled basis with such frequency and quantity as dictated by the weather based sensing system installed per the approved irrigation design. This system automatically adjusts the water duration based on changes in rainfall, temperature and historical weather data.
      ii. Irrigation equipment shall be repaired or replaced with the originally installed components or equivalent if necessary.
3. TREES, SHRUBS AND VINES – Pruning, thinning and trimming of shrubs and trees, and training and trimming of vines shall be accomplished on a regular basis to maintain a neat appearance and promote healthy growth. Work will include removal of suckers, cross branches and dead wood. Existing staking and guying of trees shall be inspected regularly and changed as required to permit growth expansion and to prevent damage from chafing.
4. TURF AREAS – Lawn areas shall be mowed regularly and fertilized as necessary to maintain vigorous growth and good color.
5. GROUND COVER AND FLOWER BED maintenance shall consist of trimming ground cover where needed around trees, shrubs, etc. Beds to be weeded and cleaned of leaves and debris on a regular basis to maintain a neat and clean appearance.
6. FERTILIZER shall be applied as necessary to maintain healthy growth. The time of year, soils, type and condition of plants shall determine application schedule.
7. HARDSCAPED AREAS shall be cleaned of debris.

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

Exhibit B

TYPICAL 45 FOOT LOT WIDTH LAYOUTS
SEE SHEET L1.3 FOR PLANT LISTS
SEE SHEET L1.4 FOR STREET TREE MATRIX



1"= 8'-0"
0 4' 8' 16'

LANDSCAPE ARCHITECTURE • SITE DESIGN
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SIERRA WEST
VILLAGES KT 21A-1 / KT 21A-2 / KT 21B-1 / KT 21B-2
CITY OF ROSEVILLE, CALIFORNIA

LENNAR

1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES HORMAN LUTTRELL
Signature
4-2022
Renewal Date
12-1-2020
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
PLANTING LAYOUTS 45 FOOT LOTS

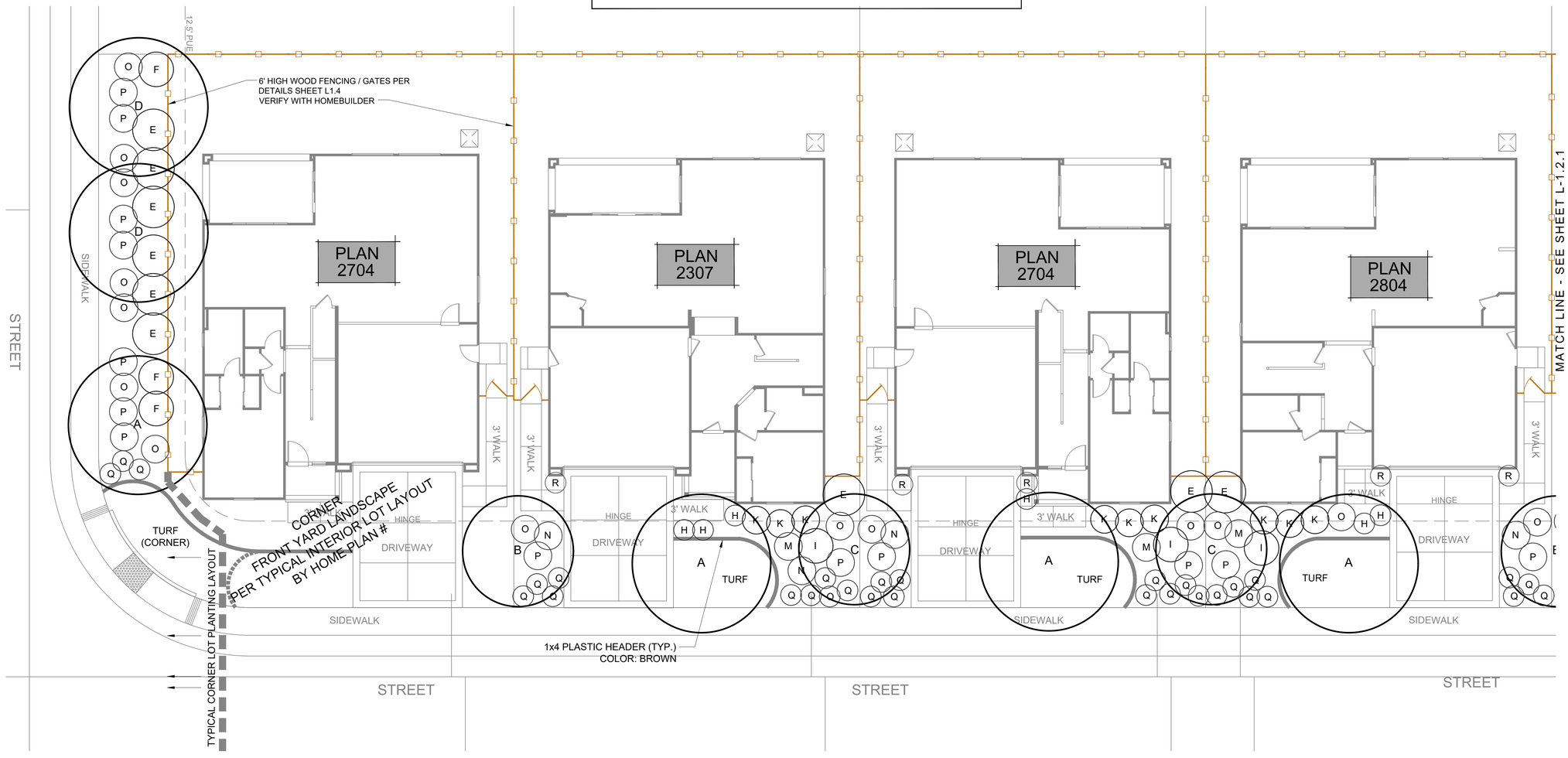
Date DECEMBER 1, 2020
Drawn By JL
Scale NOTED

Sheet
L1.1

City of Roseville Approval

Exhibit B

TYPICAL 50 FOOT LOT WIDTH LAYOUTS
SEE SHEET L1.3 FOR PLANT LISTS
SEE SHEET L1.4 FOR STREET TREE MATRIX



1"= 8'-0"
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CITY OF ROSEVILLE, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL
Signature
4-2022
Renewal Date
12-1-2020
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
PLANTING LAYOUTS 50 FOOT LOTS

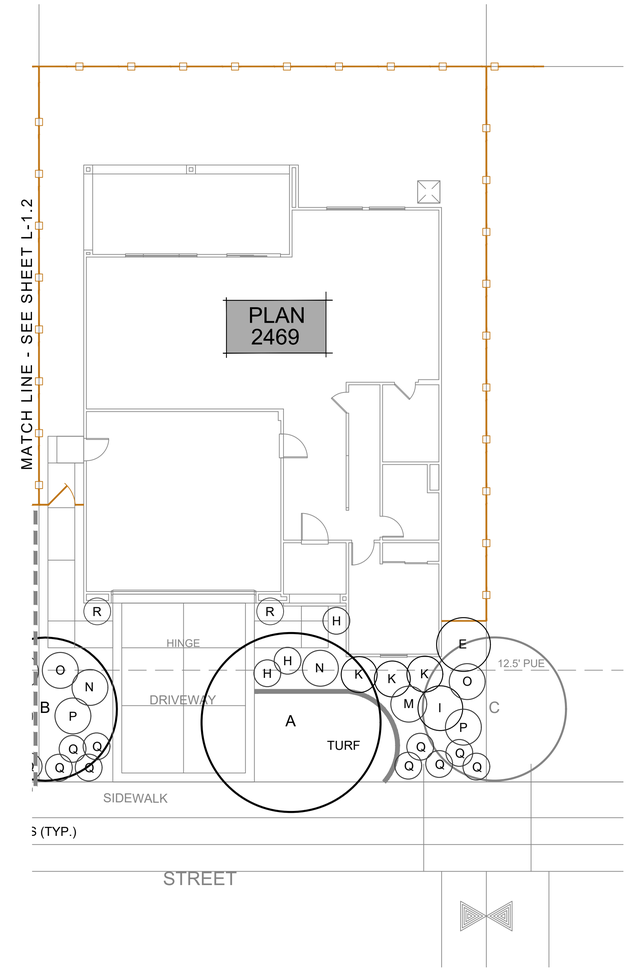
Date DECEMBER 1, 2020
Drawn By JL
Scale NOTED

Sheet
L1.2

City of Roseville Approval

Exhibit B

TYPICAL 50 FOOT LOT WIDTH LAYOUTS
SEE SHEET L1.3 FOR PLANT LISTS
SEE SHEET L1.4 FOR STREET TREE MATRIX



1"= 8'-0"
0 4' 8' 16'

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SIERRA WEST
VILLAGES KT 21A-1 / KT 21A-2 / KT 21B-1 / KT 21B-2
CITY OF ROSEVILLE, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL, JR.
Signature
4-2022
Renewal Date
12-1-2020
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
PLANTING LAYOUTS
50 FOOT LOTS

Date
DECEMBER 1, 2020

Drawn By
JL

Scale
NOTED

Sheet
L1.2.1

City of Roseville Approval

Exhibit B

Sunland Analytical
11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 01/09/2020
Date Submitted 01/07/2020

To: Jim Luttrell
Earthline Design Group
P.O. Box 661
Orangevale, CA 95662

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following:
Location : SIERRA VISTA Site ID : 1-7-20.
Thank you for your business.

* For future reference to this analysis please use SUN # 81228-169625.

SOIL ANALYSIS

Saturation Percent (SP)	57	Soil Texture	Clay Loam
pH	7.29		
E.C.	0.28	mmho/cm	
Tot.Dissolved Salts	179.2	ppm	
Infiltration Rate (0% Slope)	0.25	in/hr	
% Organic Matter	3.3		
C.E.C.	17.0	meq/100g	
Sodium Absorption Ratio (SAR)	2.7		
Exchangable Sodium Percent (ESP)	2.6		
Gypsum Req. (CaSO4*2H2O)	None Required		
est. Nitrogen Release	1.3	#/1000 sq.ft.	

Nitrate	0.25	ppm	*
Phosphorus	5.71	ppm	*****
Potassium	86.48	ppm	**********
Sulfur	14.09	ppm	**********
Chloride	No Test		
Carbonates	No Test		
Sodium	102.83	ppm	**********
Calcium	2416.91	ppm	**********
Magnesium	516.88	ppm	**********
Boron	0.16	ppm	****
Copper	No Test		
Iron	No Test		
Manganese	No Test		
Zinc	No Test		

Very Low | Low | Adequate | Excessive

DATE 01/09/2020
SUN NUMBER 169625

Information requested by: Jim Luttrell, Earthline Design Group
Information for: SIERRA VISTA, Sample ID: 1-7-20

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

SOIL pH (Acidity and Alkalinity)
The pH of this sample indicates the soil is in a range for normal growth of most plants. No modification is required.

DISSOLVED SALTS (Indicated by E.C. & TDS)
These conditions are in the normal range for plant growth.

SOIL TEXTURE AND RATE OF WATER INFILTRATION
The infiltration rate for all soil textures decreases with increasing ground slope. At 0 to 4%, 5 to 8%, 9 to 12%, 13 to 16% and above 16% the infiltration rate of this sample decreases from 0.25 to 0.20, 0.15, 0.10, 0.06, respectively. Infiltration rate also decreases with percent of ground cover and by compaction.

WATER PENETRATION OF SOIL DUE TO CHEMICAL CHARACTERISTICS
When exchangable Sodium increases in the soil, water penetration decreases. Based on SAR and ESP values this sample has no penetration problem due to soil Sodium. No Gypsum required.

ORGANIC MATTER
Organic matter provides a slow nitrogen release and aids water retention. This sample has a moderate Organic Matter content. To maintain moisture and provide sustained nitrogen release a level of 10% organic matter is recommended. This can be accomplished by adding 3 yards per 1000 sq.ft. of ground fir bark that is approximately 75% organic matter (i.e. typically found in ground fir bark which also has naturally low salt and boron concentrations). In California, the MWELO ordenance requires a fixed application of four yards of COMPOST if the soil organic matter is less than 6%. However, of significant concern when applying COMPOST is the potential for the compost to have high salt, high boron content, high C to N ratio and having a highly variable pH (very high to very low). All of these COMPOST characteristics can have very negative affect on plant growth. Take care by having the compost analyzed or by seeing a recent analysis of the compost to be used.

PAGE #2
DATE 01/09/2020
SUN NUMBER 169625

Information requested by: Jim Luttrell, Earthline Design Group
Information for: SIERRA VISTA, Sample ID: 1-7-20

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

SOIL BORON
Boron concenrations are in a range allowing normal plant growth.
SOIL MACRONUTRIENTS : NITROGEN-PHOSPHONUS-POTASSIUM (N-P-K)
GENERAL N-P-K RECOMMENDATION

Use ONE of these NPK preparations for the first fertilizer application.

Standard NPK Fertilizer Preparations	6-20-20	5-20-10	16-16-16	8-16-16	28-3-4	21-0-0	Customer Choice None
#/1000 sq.ft.	21	25	N/A	N/A	N/A	N/A	**

GRASS OR SOD PREPARATION
Till in organic matter, N,P,K and micro nutrients in addition to any lime gypsum or sulfur as directed above. Smooth soil surface and follow seed or sod producers direction for moisture and product application.

TREES AND SHRUBS
Excavate holes for planting shrubs and trees to at least twice the volume of the container. Prepare backfill for tree and shrub planting holes by mixing three parts of native soil (or imported top soil) with one part organic amendment (preferably nitrogen and iron fortified) and 2.5 pounds of 6-20-20 per yard of mix. For extended fertilization, place slow release fertilizer tablets in each hole per manufacturer's instructions. If 6-20-20 was not directly added to backfill mix, during backfill apply uniformly 1/2 oz of 6-20-20 per gallon containers, 2.5 oz per 5 gallons, 6 oz per 24 inch boxes.

PAGE #3
DATE 01/09/2020
SUN NUMBER 169625

Information requested by: Jim Luttrell, Earthline Design Group
Information for: SIERRA VISTA, Sample ID: 1-7-20

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

Summary and Suggested Sequence of Soil Improvements (#/1000 Sq.Ft.)

Organic Amendment	3	Yd./1000 Sq.Ft. Bulk organic amendment (nitrified). or in Calif. if Org.Mat. less than 6% use 4 yd compost.
N-P-K Fertilizer	See above chart	
Sulfate-Sulfur	2	# Ammonium Sulfate

Maintenance Fertilization
Apply 5 pounds of Ammonium sulfate (21-0-0) per 1000 sq.ft.every month until plants become established. After established, apply 28-3-4 (or similar preparation) to provide desired growth rate and color.

GENERAL PLANTING NOTES:

1. **PLANT MATERIAL:**
All plant material / container sizes shall comply with the applicable provisions set forth by the "American Standard for Nursery Stock", American Association of Nurserymen, and the "Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation. Landscape Architect reserves the right to reject any plant material not complying with above standards. Where a discrepancy exists between quantities shown on plant list and plan, the quantities shown on the plan shall govern.

2. **SITE REVIEW:**
The landscape contractor shall inspect the site and be familiar with all existing site conditions prior to submitting a bid. The landscape contractor shall review related drawings and shall ensure coordination with all applicable trades prior to submitting a bid.

3. **FINISH GRADING:**
The contractor shall be responsible for final grading +/- .01 and surface drainage of all planting areas. No low spots which hold standing water for over 2 hours will be accepted.

4. **SOIL PREPARATION:**
The contractor shall follow the recommendations of the soil management report included in these plans.
For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of minimum 4 cubic yards per 1,000 square feet of permeable area shall be incorporated into the top 6 inches of soil except within the TPZ of protected trees, which shall receive a 4"-6" layer of hardwood mulch.

5. **GROUNDCOVER:**
Groundcover shall be planted at the spacings / quantities noted in the Plant List and associated Planting Details.

6. **PRE-EMERGENT:**
A pre-emergent herbicide shall be applied to all planting areas as per manufacturer's recommendations (Dimension, Ronstar, or equal). The landscape contractor shall assume responsibility for the use of chemical products, and is to supply the owner with a written record of the type of chemical used, date applied, and rate of application.

7. **MAINTENANCE:**
The landscape contractor shall maintain the project for a period of 90 days, or for a period agreed to with the owner. This period shall be determined prior to commencement of work. Regular watering, cultivating, weeding, repair of stakes and ties, spraying for insects, etc. shall be performed. Lawns, where shown, shall be mowed regularly, and fertilized as necessary to maintain vigorous growth and good color.

8. **PLANT GUARANTEE:**
All plants and plantings shall be guaranteed to be in a healthy, thriving condition until the end of the maintenance period.

9. **MULCH:**
A minimum of 3" of organic mulch ("Mocha" bark as supplied by Recology or equal) shall be applied to all soil surfaces of planting areas except turf areas, creeping rooting groundcovers, or direct seeding applications where mulch is contraindicated.

Maintain a mulch-free zone of 4" from the crown of all trees, shrubs, and 1 gallon groundcovers.

10. **EROSION CONTROL:**
All landscaped areas with a slope of 2:1 or greater shall have jute netting installed per manufacturer's instructions.

11. **TURF:**
All turf areas shown shall be installed using a dwarf fescue / bluegrass blend sod (Bolero Plus as available from Delta Bluegrass Co. / Stockton, CA or equal). In no cases shall turf area exceed 25% of total front yard landscaped area.

NOTE:
Minimum width of turf in any direction shall be 10'-0". Turf shall not be installed on grades that exceed 4:1.

12. **TREES:**
Trees shall be 15'-0" clear of all light standards, 3' from City maintenance limits, 4' from utility installations (sewers, gas, water lines, meter vaults, catch basins, etc.), 10' from fire hydrants, 10' from front of stop signs, and a minimum of 5'-0" from the edge of curbs and walks. Coordinate tree planting with drainage and utility locations to avoid conflict.

NOTE:
Street trees "A" shall be installed at 6'-0" behind back of public sidewalk.

TREE C NOTE:
Installer shall assure that (1) Tree "C" is installed near the property line as shown on plans between every 2 lots.

TYPICAL PLANTING PALETTES

NOTE:

SEE PLANT PALETTE DISTRIBUTION BY LOT # SHEET L1.4 (LOT NUMBERS SHOWN ON COVER SHEET)

PALETTE 1

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
TREES:				
A	15 GAL	STREET TREE PER MATRIX ON SHEET L1.4	TYPICAL STREET TREE	VARIES
B	15 GAL	CERCIS CANADENSIS 'FOREST PANSY' - STANDARD	FOREST PANSY REDBUD	MOD
C	15 GAL	ARBUTUS UNEDO - STANDARD	STRAWBERRY TREE	LOW
D	15 GAL	ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE SAWLEAF ZELKOVA	MOD
SHRUBS:				
E	5 GAL	VIBURNUM TINUS 'SPRING BOUQUET'	LAURUSTINUS	MOD
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW
H	1 GAL	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	MOD
I	5 GAL	SALVIA GREGGII 'ROSEA'	AUTUMN SAGE	LOW
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW
M	1 GAL	LANTANA MONTMIDENSIS 'TRAILING WHITE'	TRAILING WHITE LANTANA	LOW
N	5 GAL	BERBERIS THUN. 'CRIMSON PYGMY'	DWARF PURPLE BARBERRY	MOD
O	1 GAL	DIETES X 'NOLA ALBA'	KATRINA AFRICAN IRIS	LOW
P	1 GAL	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREEPING MYOPORUM	LOW
Q	1 GAL	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	MOD
R	1 GAL	TRACHELOSPERMUM JASMINOIDES - STAKED FORM	STAKED STAR JASMINE	MOD
TURF	SOD	DWARF FESCUE BLEND SOD LAWN	N/A	HIGH

PALETTE 2

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
TREES:				
A	15 GAL	STREET TREE PER MATRIX ON SHEET L1.4	TYPICAL STREET TREE	VARIES
B	15 GAL	LAURUS NOBILIS 'SARATOGA'	GRECIAN BAY LAUREL	LOW
C	15 GAL	ACER PALMATUM 'SANGO KAKU'	CORAL BARK JAPANESE MAPLE	MOD
D	15 GAL	ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE SAWLEAF ZELKOVA	MOD
SHRUBS:				
E	5 GAL	VIBURNUM TINUS 'SPRING BOUQUET'	LAURUSTINUS	MOD
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW
H	1 GAL	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	MOD
I	5 GAL	EUONYMOUS JAP. 'AUREO-MARGINATA'	VARIEGATED EUONYMOUS	LOW
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW
M	1 GAL	ROSA 'MEIDILAND RED'	GROUNDCOVER ROSE	MOD
N	5 GAL	BUXUS MICROPHYLLA JAP. 'GREEN BEAUTY'	DWARF JAPANESE BOXWOOD	MOD
O	1 GAL	DIETES X 'NOLA ALBA'	KATRINA AFRICAN IRIS	LOW
P	1 GAL	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREEPING MYOPORUM	LOW
Q	1 GAL	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	MOD
R	1 GAL	TRACHELOSPERMUM JASMINOIDES - STAKED FORM	STAKED STAR JASMINE	MOD
TURF	SOD	DWARF FESCUE BLEND SOD LAWN	N/A	HIGH

PALETTE 3

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
TREES:				
A	15 GAL	STREET TREE PER MATRIX ON SHEET L1.4	TYPICAL STREET TREE	VARIES
B	15 GAL	LAGERSTROEMIA INDICA 'TUSCARORA' - STANDARD	CRAPE MYRTLE	LOW
C	15 GAL	PYRUS KAWAKAMII	EVERGREEN FLOWERING PEAR	MOD
D	15 GAL	ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE SAWLEAF ZELKOVA	MOD
SHRUBS:				
E	5 GAL	VIBURNUM TINUS 'SPRING BOUQUET'	LAURUSTINUS	MOD
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW
H	1 GAL	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	MOD
I	5 GAL	LOROPETALUM CHINENSE (PURPLE LEAF VARIETIES ONLY)	CHINESE FRINGE	MOD
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	YEDDO HAWTHORN	LOW
M	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW
N	5 GAL	SALVIA GREGGII 'FUHRMAN'S RED'	AUTUMN SAGE	LOW
O	1 GAL	DIETES X 'NOLA ALBA'	KATRINA AFRICAN IRIS	LOW
P	1 GAL	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREEPING MYOPORUM	LOW
Q	1 GAL	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	MOD
R	1 GAL	TRACHELOSPERMUM JASMINOIDES - STAKED FORM	STAKED STAR JASMINE	MOD
TURF	SOD	DWARF FESCUE BLEND SOD LAWN	N/A	HIGH

PALETTE 4

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
TREES:				
A	15 GAL	STREET TREE PER MATRIX ON SHEET L1.4	TYPICAL STREET TREE	VARIES
B	15 GAL	ACER BUERGERIANUM	TRIDENT MAPLE	MOD
C	15 GAL	MAGNOLIA GRAND. 'LITTLE GEM' - STANDARD	TREE FORM DWARF MAGNOLIA	MOD
D	15 GAL	ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE SAWLEAF ZELKOVA	MOD
SHRUBS:				
E	5 GAL	VIBURNUM TINUS 'SPRING BOUQUET'	LAURUSTINUS	MOD
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW
H	1 GAL	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	MOD
I	5 GAL	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW
M	1 GAL	LANTANA MONT. - TRAILING LAVENDAR	TRAILING LANTANA	LOW
N	5 GAL	BERBERIS THUN. 'CRIMSON PYGMY'	DWARF PURPLE BARBERRY	MOD
O	1 GAL	DIETES X 'NOLA ALBA'	KATRINA AFRICAN IRIS	LOW
P	1 GAL	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREEPING MYOPORUM	LOW
Q	1 GAL	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	MOD
R	1 GAL	TRACHELOSPERMUM JASMINOIDES - STAKED FORM	STAKED STAR JASMINE	MOD
TURF	SOD	DWARF FESCUE BLEND SOD LAWN	N/A	HIGH

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SIERRA WEST
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LENNAR
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LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL
Signature
4-2022
Renewal Date
12-1-2020
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

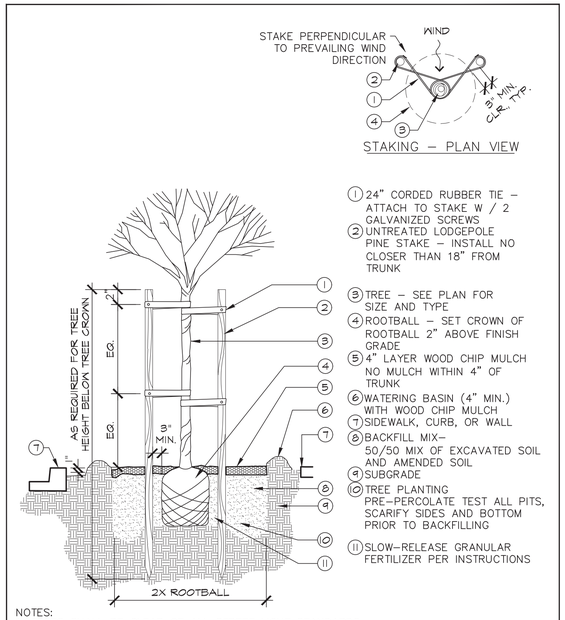
Drawing Title: PLANTING NOTES

Date: DECEMBER 1, 2020
Drawn By: JL
Scale: NOTED

Sheet: L1.3

City of Roseville Approval

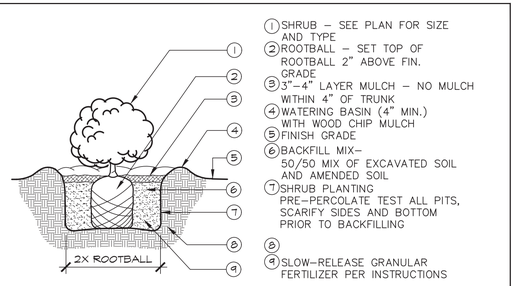
Exhibit B



NOTES:
1. TREES SHALL BE CLEAR OF ALL STREET LIGHT STANDARDS AND MAILBOXES PER LOCAL ORDINANCE
2. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO PLANTING TREES. TREES SHALL BE CLEAR OF UNDERGROUND UTILITIES PER LOCAL ORDINANCES.
3. NURSERY STAKE SHALL BE REMOVED FOLLOWING INSTALLATION.

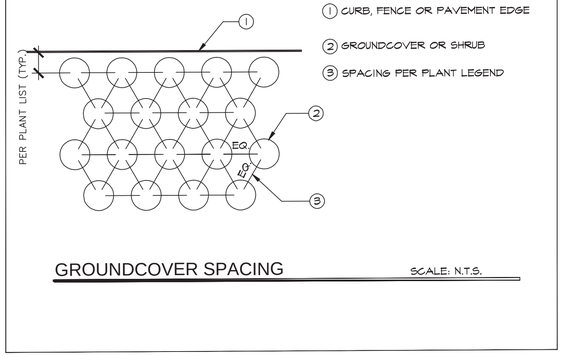
TREE PLANTING

SCALE: N.T.S.



SHRUB PLANTING

SCALE: N.T.S.



GROUNDCOVER SPACING

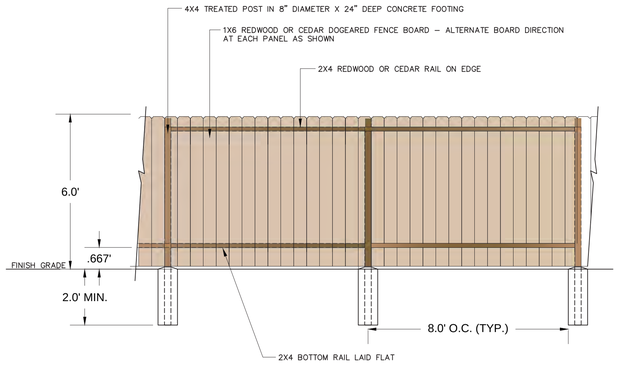
SCALE: N.T.S.

STREET TREE MATRIX BY STREET NAME

See Cover Sheet for Street Locations

TREE (ALL 15 GAL STANDARD)	WUCOLS	STREETS
Koelreuteria paniculata Goldenrain Tree	Moderate	Lake Range Way /Sierra Moreno Way
Carpinus betulis 'Fastigiata' Columnar European Hornbeam	Moderate	Waddington Way / Blackwelder Way
Pistacia chinensis 'Keith Davey' Chinese Pistache	Low	Halifax Way / Knobby Crest Way
Acer rubrum 'Armstrong' Armstrong Red Maple	MODERATE	Gorgon Way / Trinity Alps Way
Elaeocarpus decipiens Japanese Blueberry	Moderate	Hollowtop Way / Panamint Way

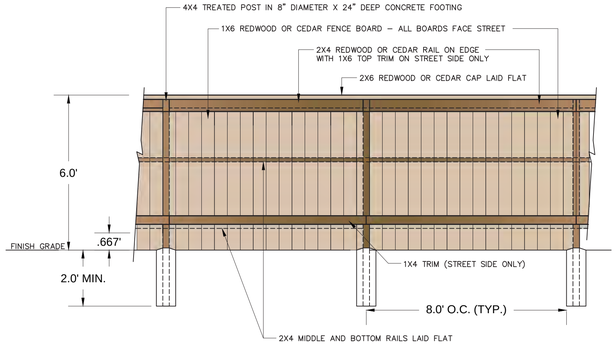
PROPOSED FENCING DETAILS



GOOD NEIGHBOR FENCING/GATES

NO SCALE

NOTES:
1. ALL WOOD SHALL BE CONSTRUCTION COMMON OR BETTER. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED. ALL WOOD CONNECTIONS SHALL USE RING SHANKED NAILS OR SCREWS.
2. WOOD MAY BE PAINTED / STAINED PER COLOR DETERMINED BY OWNER OR GUIDELINES (VERIFY).
3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.



STREET FACING FENCING/GATES

NO SCALE

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3. GATES SHALL MATCH FENCE CONSTRUCTION. HINGE AND LATCHING HARDWARE TO BE APPROVED BY OWNER. PROVIDE SHOP DRAWINGS.

PLANTING PALETTE # BY LOT

See Cover Sheet for Lot Numbers

Villages KT 21A-1 + 21A-2

LOT #	PLANT PALETTE #
2	1
3	1
4	1
5	1
6	1
7	2
8	2
9	2
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125	2
126	3
127	3
128	3
129	3
130	4
131	4
132	4
133	1
134	1
135	1

PLANTING PALETTE # BY LOT

See Cover Sheet for Lot Numbers

Villages KT 21B-1 + 21B-2

LOT #	PLANT PALETTE #
1	1
2	1
3	1
4	1
5	1
6	2
7	2
8	2
9	2
10	2
11	2
12	3
13	3
14	3
15	3
16	3
17	4
18	4
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146	3
147	4
148	4
149	4
150	1
151	1
152	1

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VILLAGES KT 21A-1 / KT 21A-2 / KT 21B-1 / KT 21B-2
CITY OF ROSEVILLE, CALIFORNIA

LENNAR

1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL
Signature
4-2022
Renewal Date
12-1-2020
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
PLANT MATRICES + DETAILS

Date
DECEMBER 1, 2020

Drawn By
JL

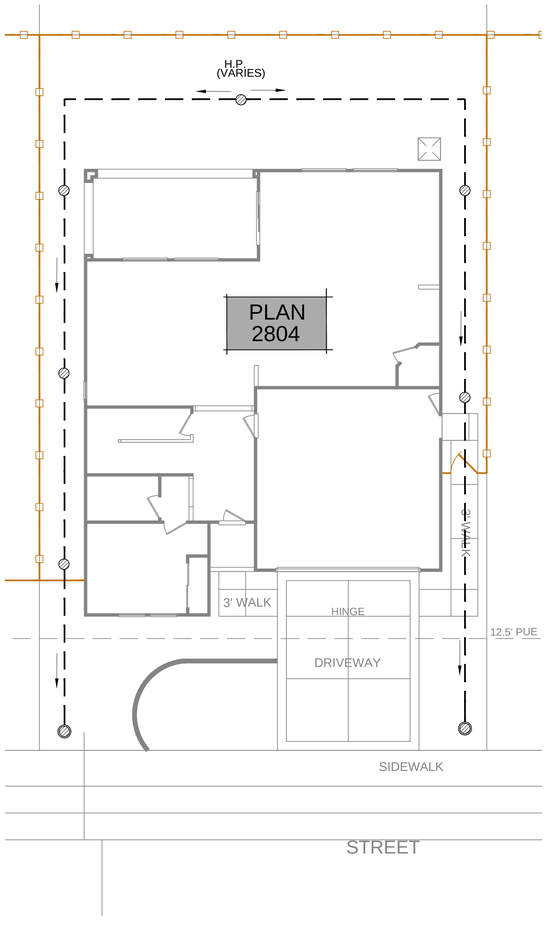
Scale
NOTED

Sheet
L1.4

City of Roseville Approval

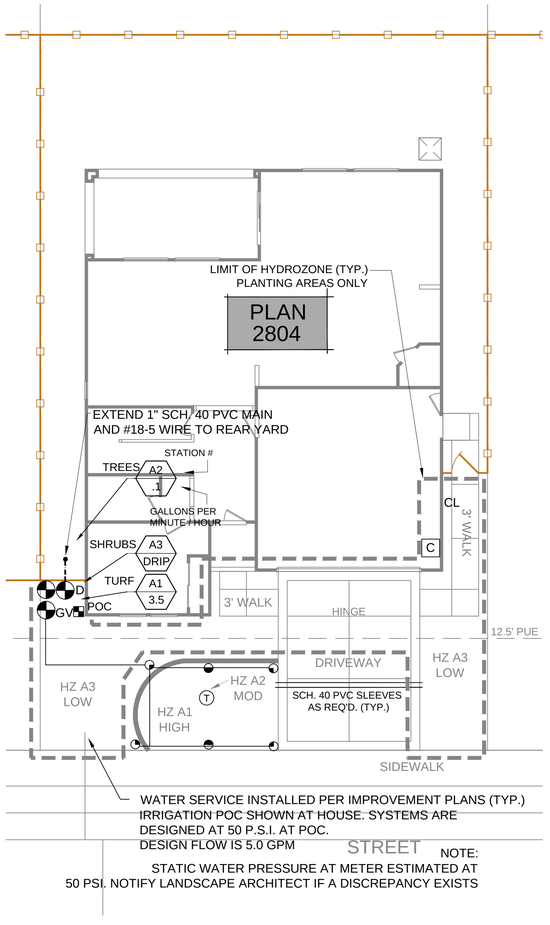
Exhibit B

TYPICAL DRAINAGE SCHEMATIC
ALL LOTS (PLAN 2804 SHOWN)



1"= 8'-0"
0 4' 8' 16'

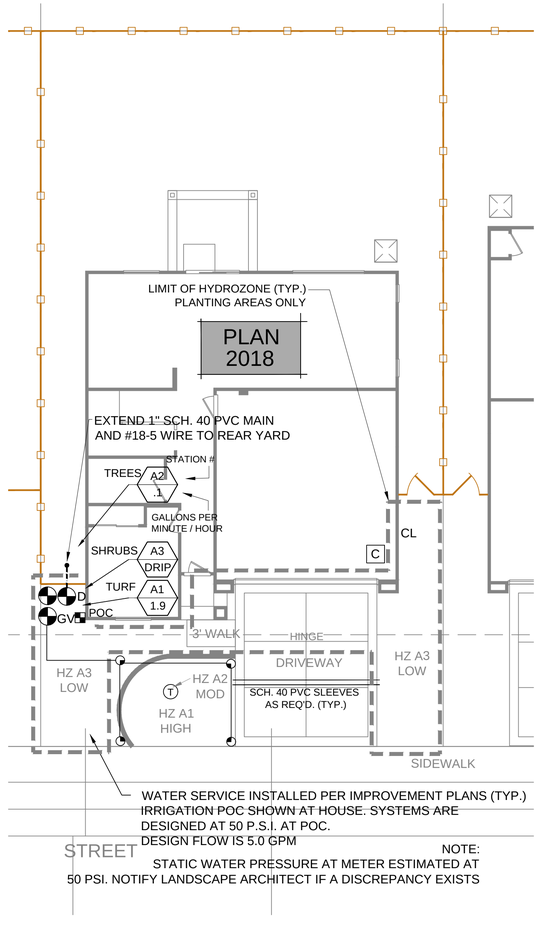
TYPICAL IRRIGATION SCHEMATIC
50 FOOT LOTS (PLAN 2804 SHOWN)



NOTE:
STATIC WATER PRESSURE AT METER ESTIMATED AT
50 PSI. NOTIFY LANDSCAPE ARCHITECT IF A DISCREPANCY EXISTS

1"= 8'-0"
0 4' 8' 16'

TYPICAL IRRIGATION SCHEMATIC
45 FOOT LOTS (PLAN 2018 SHOWN)



NOTE:
STATIC WATER PRESSURE AT METER ESTIMATED AT
50 PSI. NOTIFY LANDSCAPE ARCHITECT IF A DISCREPANCY EXISTS

1"= 8'-0"
0 4' 8' 16'

DRAINAGE NOTES:

PLAN NOTE:

The drainage schematic shown is general in scope, and meant to demonstrate the primary drain pipe and flow patterns. Additional inlets, fittings, and offset locations will vary based on the landscape layout of each lot. Contractor shall be responsible for installing these additional elements as required in order to comply with note #5 below.

1. Contractors shall completely familiarize themselves with the overall site drainage patterns as shown on the Civil Improvement Grading Plans and profiles by MSA Engineering, Inc.
2. Contractors shall confirm rough grading specifications and responsibilities prior to construction.
3. All finish grades shall slope at 2% minimum throughout.
4. Finish grades shall be established at 2" below hardscape.
5. All areas that cannot be surfaced drained shall be drained using 3" SDR PVC perforated drain lines, solid fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.
6. Contractor shall coordinate drain line installation under hardscape with other trades as required.
7. Roof downspouts (not shown) within property shall **NOT be connected to underground drainage system**. This includes all front, rear, and side yard roof downspouts. Contractor shall install a "splash block" (submit sample to Owner for approval) at each downspout location.
8. Do not install any drainage lines or other equipment on any offsite landscape lots.
9. Installer shall place catch basins and / or inlets in appropriate locations throughout each property as needed to minimize standing water (coordinate with homebuilder on site regarding finish grading by others). See standing water condition in note #5 above.
10. Installer shall be responsible for providing proper surface drainage throughout site, and in addition, for providing proper clearances per local codes and ordinances at house foundation locations.

DRAINAGE LEGEND

SYM	DESCRIPTION
— — —	3" DIAMETER SDR 35 PVC PERFORATED DRAIN LINE - HOLES DOWN (WITH FILTER FABRIC SOCK) SLOPE AT 1% MINIMUM
→	FLOW DIRECTION OF PIPE (1% MINIMUM)
⊘	NDS INLET (SIZE, CONFIGURATION AS REQUIRED) (ATRIUM GRATES IN PLANTER AREAS)
⊘	3" NDS 90 AT OUTLET POINT ADD 12" DIAMETER APRON OF 1.5" DRAIN ROCK AROUND OUTLET

WATER EFFICIENT LANDSCAPE ORDINANCE:

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria to the efficient use of water in the landscape design plan.

Signed: _____ **Date:** 12-1-2020

James Luttrell – CA Landscape Architect #3990

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LENNAR

LICENSED LANDSCAPE ARCHITECT
JAMES ROSMAN LUTTRELL
Signature
4-2022
Renewal Date
12-1-2020
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

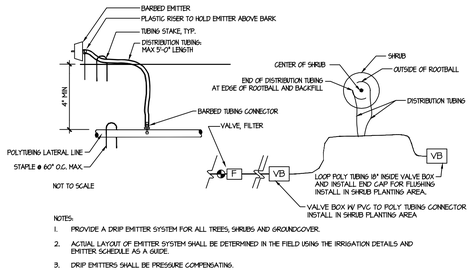
Drawing Title
TYPICAL IRRIGATION & DRAINAGE SCHEMATICS

Date DECEMBER 1, 2020
Drawn By JL
Scale NOTED

Sheet
L2.1

City of Roseville Approval

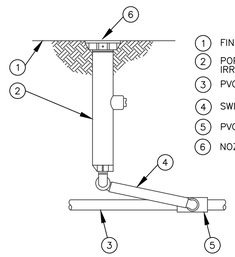
Exhibit B



NOTES:

1. PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS AND GROUNDCOVER.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE.
3. DRIP EMITTERS SHALL BE PRESSURE COMPENSATING.

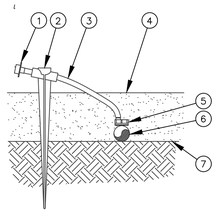
DRIP DETAILS



1. FINISH GRADE
2. POP-UP SPRAY SPRINKLER: IRRITROL I-400PR OR EQUAL
3. PVC LATERAL PIPE
4. SWING ASSEMBLY:
5. PVC SCH 40 TEE (OR SWING PIPE)
6. NOZZLE PER LEGEND

PRECISION_SPRAY_ON_4"_POP-UP_BODY

NO SCALE

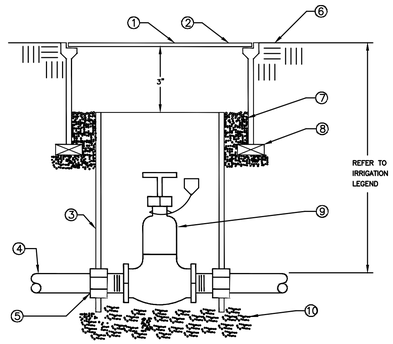


1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. PRESSURE-COMPENSATING MODULE BARB INLET X BARB OUTLET EMITTER: RAIN BIRD PC EMITTER
6. ½" POLYETHYLENE TUBING: RAIN BIRD XT-700 XERI-TUBE
7. FINISH GRADE

NOTES:

1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

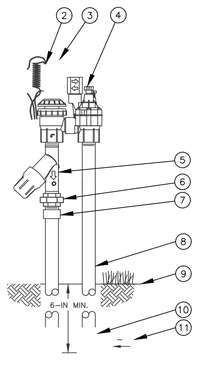
PRESSURE_COMPENSATING_EMITTER_INTO_1/4"_TUBING-STAKE



1. PERMANENTLY STAMP VALVE BOX LID WITH VALVE IDENTIFICATION (G.V.)
2. CARSON 810 ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10".
3. 6" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE)
4. PVC MAIN LINE
5. SCHEDULE 40 PVC MALE ADAPTER – 2 TOTAL
6. FINISH GRADE – FLUSH WITH BOX TOP IN LAWN, 1" BELOW BOX TOP IN SHRUB OR GROUND COVER AREAS.
7. PEA GRAVEL 4" DEEP (NO SOIL IN BOX)
8. BRICK–2 TOTAL
9. GATE VALVE
10. PEA GRAVEL (4" DEEP MINIMUM)

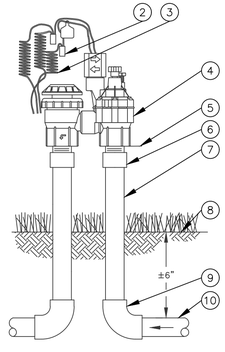
GATE VALVE

N.T.S.



2. WATERPROOF CONNECTION:
3. ID TAG
4. ANTI-SIPHON VALVE:
5. PRESSURE REGULATING FILTER:
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

2711APRDK-LF_REMOTE_CONTROL_DRIP_VALVE



2. WATERPROOF CONNECTION:
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. ANTI-SIPHON VALVE:
5. INSTALL 6-INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
6. UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
7. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
8. FINISH GRADE/TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)

2711APR_REMOTE_CONTROL_ZONE_KIT

IRRIGATION LEGEND

Symbol	Manufacturer	Model	Description	PSI	GPM		
◔ ◑ ●	TORO	PRECISION SERIES SPRAY NOZZLES	PRECISION SPRAY NOZZLE ON 4" POP-UP BODY (IRRITROL I-PRO400-PR). ADD CHECK VALVE OPTION WHERE LOW HEAD DRAINAGE MAY OCCUR.	40	.46/.70/ 1.35		
T	-	-	ROOT ZONE WATERING SYSTEM (3 EMITTERS PER TREE) CONTRACTOR TO INSTALL (3) 2 GPH EMITTERS INTO THE HOLES OF A 3" CAPPED PERFORATED PVC PIPE (18" LENGTH). PLACE PIPE AT EDGE OF ROOTBALL. FILL PIPE WITH 3/4" CRUSHED GRAVEL	20	6 GPH PER TREE		
NONE	RAINBIRD	XB-10PC (1 GPH) XB-20PC (2 GPH)	XERI-BUG DRIP EMITTER INSTALLED INTO RAINBIRD XF BLANK 1/2" DISTRIBUTION TUBING EMITTER SCHEDULE: XB-10PC ONE (1) PER 1 GALLON SHRUB XB-10PC TWO (2) PER 5 GALLON SHRUB XB-20PC FOUR (4) PER 15 GALLON TREE XB-20PC SIX (6) PER 24 INCH BOX TREE VERIFY THAT MAX FLOW THROUGH DISTRIBUTION TUBING DOES NOT EXCEED 2.5 GPM VERIFY THAT MAXIMUM RUN OF DISTRIBUTION TUBING DOES NOT EXCEED 175' (PVC TO FLUSH VALVE)	15			
C	IRRITROL	KD9-INT	9-STATION INDOOR MOUNT IRRIGATION CONTROLLER. VERIFY 120V ELECTRICAL SUPPLY BY OTHERS.				
CL	IRRITROL	CL-100-WIRELESS	WIRELESS WEATHER SENSOR AND TRANSMITTER KIT INSTALL IN APPROVED LOCATION PER MANUFACTURER'S INSTRUCTIONS				
POC	---		POINT OF CONNECTION AT EXISTING TEE (PROVIDED BY PLUMBING CONTRACTOR - VERIFY)				
GV	NIBCO	T-133	GATE VALVE. INSTALL PER LINE SIZE IN VALVE BOX IF NOT PROVIDED BY PLUMBING CONTRACTOR				
	IRRITROL	2711APR	3/4" ANTI-SIPHON CONTROL VALVE				
D	IRRITROL	2711APRDK-LF	3/4" ANTI-SIPHON CONTROL VALVE, FILTER, LOW FLOW REGULATOR, AND FITTINGS				
	---	SCHEDULE 40 PVC	SCHEDULE 40 PLASTIC IRRIGATION MAIN LINE. INSTALL ALL MAINS PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.				
	---	CLASS 200 PVC	LATERAL IRRIGATION PIPE. INSTALL PER SIZE ON PLAN (OR AS NEEDED TO PROVIDE ADEQUATE PSI TO ALL IRRIGATION EQUIPMENT). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PRESSURE THROUGHOUT THE IRRIGATION SYSTEMS. ALL LATERALS SHALL BE 3/4" SIZE UNLESS NOTED ON PLANS.				

GENERAL IRRIGATION NOTES:

1. Irrigation systems are designed based on a static water pressure of **50 P.S.I.** at the point of connection. Irrigation systems are designed at a minimum operating pressure of 20 PSI at each valve. The design flow for this project is 5.0 GPM. Report any field discrepancies to the project superintendent and landscape architect immediately and prior to material ordering for this project. Contractor shall be responsible for any changes necessary if he/she fails to notify landscape architect and project superintendent prior to material ordering and/or installation of materials.
2. Water for this project is potable, domestic water. See Civil Improvement plans for more information. Water purveyor is City of Roseville (Sean Bigley – 916-774-5750)
3. Prior to start of work, contractor shall verify and coordinate installation of 120V electrical supply to controller location with other trades as required.
4. Prior to final project acceptance by the County, a disinterested 3rd party water audit must be performed and submitted to County for approval.
5. All main pressure lines under paving surfaces shall be placed in Schedule 40 PVC sleeves. Installer shall coordinate sleeve installation with project superintendent prior to installation of concrete flatwork.
6. The system shown on irrigation plans is diagrammatic only. Installer shall make adjustments during installation so as to insure a fully operational and efficient system. All irrigation equipment shall be installed in planter areas where possible.
7. Where field conditions (obstructions, grade changes, etc.) exist that will cause substantial changes to irrigation layout, installer shall notify project superintendent and landscape architect immediately.
8. Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
9. All control wires shall be multi-strand #18 irrigation control wire.
10. 110V electrical power service to controller shall be coordinated with a licensed electrical contractor. Final location of irrigation controller shall be approved by project superintendent.
11. Upon completion, installer shall provide (2) laminated 11"x17" color coded 'as-built' drawings to owner.
12. All irrigation parts and labor shall be guaranteed for a period of 1 year from date of final acceptance.
13. All overhead spray irrigation systems shall be operated between the hours of 8PM and 10AM only.

IRRIGATION AUDIT REQUIREMENTS PER WELO 14.18.080

A. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

B. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% of the projects irrigation valves shall satisfy this requirement.

C. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in section 14.18.030.

1. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune up, system test distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programing; (Environmental Utilities-WELO)

CERTIFICATE OF COMPLETION:

1. Prior to final acceptance, Contractor shall include a WELO Certificate of Completion, including Irrigation Schedules (establishment and established), maintenance schedule, Water Audit, as well as all other requirements needed.

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LENNAR

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL
Signature
4-2022
Renewal Date
12-1-2020
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title: IRRIGATION NOTES & DETAILS

Date: DECEMBER 1, 2020

Drawn By: JL

Scale: NOTED

Sheet: L2.2

City of Roseville Approval

Exhibit B

WATER USE CALCS 45 FOOT LOTS

California Water Efficient Landscape Worksheet - Sierra West - Plan 1774

Reference Evapotranspiration (ET_o)		52.2	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 TURF	0.7	Overhead	0.75	0.93	136	127	4108
A2 TREES	0.4	Drip	0.81	0.49	4	2	64
A3 DRIP	0.3	Drip	0.81	0.37	404	150	4843
				Totals	**544**	**279**	**9014.61**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**9014.61**
						Maximum Allowed Water Allowance (MAWA)[e]	**9683.31**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	279
Total Area	544
Average ETAF	0.51

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	279
Total Area	544
Average ETAF	0.51

California Water Efficient Landscape Worksheet - Sierra West - Plan 1945

Reference Evapotranspiration (ET_o)		52.2	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 TURF	0.7	Overhead	0.75	0.93	145	135	4380
A2 TREES	0.4	Drip	0.81	0.49	4	2	64
A3 DRIP	0.3	Drip	0.81	0.37	438	162	5250
				Totals	**587**	**300**	**9694.02**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**9694.02**
						Maximum Allowed Water Allowance (MAWA)[e]	**10448.72**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	300
Total Area	587
Average ETAF	0.51

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	300
Total Area	587
Average ETAF	0.51

California Water Efficient Landscape Worksheet - Sierra West - Plan 2018

Reference Evapotranspiration (ET_o)		52.2	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 TURF	0.7	Overhead	0.75	0.93	125	117	3776
A2 TREES	0.4	Drip	0.81	0.49	4	2	64
A3 DRIP	0.3	Drip	0.81	0.37	375	139	4495
				Totals	**504**	**258**	**8334.73**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**8334.73**
						Maximum Allowed Water Allowance (MAWA)[e]	**8971.30**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	258
Total Area	504
Average ETAF	0.51

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	258
Total Area	504
Average ETAF	0.51

California Water Efficient Landscape Worksheet - Sierra West - Plan 2190

Reference Evapotranspiration (ET_o)		52.2	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 TURF	0.7	Overhead	0.75	0.93	145	135	4380
A2 TREES	0.4	Drip	0.81	0.49	4	2	64
A3 DRIP	0.3	Drip	0.81	0.37	441	163	5286
				Totals	**590**	**301**	**9729.98**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**9729.98**
						Maximum Allowed Water Allowance (MAWA)[e]	**10502.12**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	301
Total Area	590
Average ETAF	0.51

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	301
Total Area	590
Average ETAF	0.51

WATER USE CALCS 50 FOOT LOTS

California Water Efficient Landscape Worksheet - Sierra West - Plan 2307

Reference Evapotranspiration (ET_o)		52.2	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 TURF	0.7	Overhead	0.75	0.93	135	126	4078
A2 TREES	0.4	Drip	0.81	0.49	4	2	64
A3 DRIP	0.3	Drip	0.81	0.37	415	154	4974
				Totals	**554**	**282**	**9116.26**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**9116.26**
						Maximum Allowed Water Allowance (MAWA)[e]	**9861.31**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	282
Total Area	554
Average ETAF	0.51

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	282
Total Area	554
Average ETAF	0.51

California Water Efficient Landscape Worksheet - Sierra West - Plan 2704

Reference Evapotranspiration (ET_o)		52.2	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 TURF	0.7	Overhead	0.75	0.93	135	126	4078
A2 TREES	0.4	Drip	0.81	0.49	4	2	64
A3 DRIP	0.3	Drip	0.81	0.37	405	150	4855
				Totals	**544**	**278**	**8996.39**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**8996.39**
						Maximum Allowed Water Allowance (MAWA)[e]	**9683.31**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	278
Total Area	544
Average ETAF	0.51

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	278
Total Area	544
Average ETAF	0.51

California Water Efficient Landscape Worksheet - Sierra West - Plan 2804

Reference Evapotranspiration (ET_o)		52.2	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 TURF	0.7	Overhead	0.75	0.93	145	135	4380
A2 TREES	0.4	Drip	0.81	0.49	4	2	64
A3 DRIP	0.3	Drip	0.81	0.37	442	164	5298
				Totals	**591**	**301**	**9741.96**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**9741.96**
						Maximum Allowed Water Allowance (MAWA)[e]	**10519.92**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	301
Total Area	591
Average ETAF	0.51

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	301
Total Area	591
Average ETAF	0.51

California Water Efficient Landscape Worksheet - Sierra West - Plan 2469

Reference Evapotranspiration (ET_o)		52.2	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 TURF	0.7	Overhead	0.75	0.93	143	133	4320
A2 TREES	0.4	Drip	0.81	0.49	4	2	64
A3 DRIP	0.3	Drip	0.81	0.37	432	160	5178
				Totals	**579**	**295**	**9561.68**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**9561.68**
						Maximum Allowed Water Allowance (MAWA)[e]	**10306.32**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	295
Total Area	579
Average ETAF	0.51

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	295
Total Area	579
Average ETAF	0.51

TYPICAL IRRIGATION SCHEDULE ALL LOTS - PLAN 2804 SHOWN

IRRIGATION SCHEDULES - SIERRA WEST 21A_21B TYPICAL LANDSCAPE (PLAN 2804 SHOWN)

ESTABLISHMENT PERIOD (60 DAYS)

VALVE / HZ # (typical)	HYDROZONE AREA (SF)	WATER USE	IE	PR	Kc	Water days per Week	Run Time (min. per week) Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
A1 TURF	145	HIGH	0.75	0.53	0.7	2	37	67	120	176	239	288	314	269	202	138	64	34
A2 TREES	4	MOD	0.81	0.8	0.4	2	11	20	36	52	71	86	93	80	60	41	19	10
A3 DRIP	442	LOW	0.81	0.8	0.3	2	8	15	27	39	53	64	70	60	45	31	14	8
TOTAL	**591**																	

ESTABLISHED LANDSCAPE

							Monthly ETO 1 Jan	1.8 Feb	3.2 Mar	4.7 Apr	6.4 May	7.7 June	8.4 July	7.2 Aug	5.4 Sept	3.7 Oct	1.7 Nov	0.9 Dec		
VALVE / HZ #	HYDROZONE AREA (SF)	WATER USE	IE	PR	Kc	Water days per Week	Run Time (min. per week) Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	MAWA (gal/yr.)	ETWU (gal/yr.)
A1 TURF	145	HIGH	0.75	0.53	0.7	2	29	52	92	135	184	221	241	207	155	106	49	26	2581.03	4379.93
A2 TREES	4	MOD	0.81	0.8	0.4	2	9	15	27	40	55	66	72	62	46	32	15	8	71	63.93
A3 DRIP	442	LOW	0.81	0.8	0.3	2	6	12	21	30	41	49	54	46	35	24	11	6	7868	5298.11
TOTAL	**591**																		**10519.92 Total**	**9741.97 Total**

MAWA (Maximum Applied Water Allowance) - ALL VALVES:

(ETO) (.62) * [(.55 x LA) + (.3 x SLA)] **10519.92**

ETWU (Estimated Total Water Use) - ALL VALVES

(ETO) (.62) (PF x HA/IE + SLA) **9741.97**

Run time Calculation:

Run time per week = 60 x ETO x Kc / PR x IE

Abbreviations:

ET_o = Evapotranspiration rate
Kc = Plant Water Use factor
IE = Irrigation efficiency
PR = Precipitation rate (in./hr.)

Site data:

Soil type: Clay Loam
Yearly ETO: 52.2

Notes:

The above schedules are approximate, and shall be monitored by onsite irrigation managers.
Irrigation schedule shall be set based on watering day restrictions
Multiple start times can be utilized as needed to meet run time demands

LANDSCAPE ARCHITECTURE • SITE DESIGN
EarthLine DESIGN
P.O. BOX 661 • ORANGEVALE • CA • 95662
916.420.7844 • www.EarthlineDesign.com

SIERRA WEST
VILLAGES KT 21A-1 / KT 21A-2 / KT 21B-1 / KT 21B-2
CITY OF ROSEVILLE, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL, CLARB
Signature
4-2022
Renewal Date
12-1-2020
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title: IRRIGATION CALCS

Date: DECEMBER 1, 2020
Drawn By: JL
Scale: NOTED

Sheet: L2.3

City of Roseville Approval

PLANNING COMMISSION COMMUNICATION

Title:	INFILL PCLs 32B, 241, 288 - Wills Rd. U-Haul, 111 Wills Rd, File # PL21-0019
Contact:	Charity Gold, cgold@roseville.ca.us, 916-746-5247

Meeting Date: 4/8/2021
Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

Exhibit A Initial Study MND

Exhibit B Plans

Exhibit C Elevations

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting ***April 8, 2021***
Prepared by: Charity Gold, Associate Planner

ITEM 6.2: Design Review Permit and Tentative Parcel Map – 111 Wills Road – INFILL PCL 32B, 241, 288 – Wills Road U-Haul

REQUEST

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

Applicant – Tiffany Wilson, RSC Engineering, Inc.
Owner – Amerco Real Estate Company

SUMMARY RECOMMENDATION

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

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

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

Figure 1: Project Location

The project site is located at 111 Wills Road on the southeast side of the intersection of Wills Road and Harding Boulevard (Figure 1). The site is currently developed with an existing industrial use (U-Haul facility) and is surrounded by Atlantic Street to the north, Harding Boulevard to the west, the interstate 80 onramp to the east, and properties with a Floodway designation to the south. The project is within the City's Infill planning area. The General Plan Land Use designation for the subject property is Industrial (IND) and the zoning is General Industrial (M2).

In June 2002, the Design Committee approved a Design Review Permit and Tentative Parcel Map to construct a new three-story U-Haul facility on the site (DRP 01 & PM 01-12). In 2004, these permits were extended. The project was never constructed and the permits ultimately expired.

The applicant requests a Design Review Permit and Tentative Parcel Map to expand the existing U-Haul business including construction of a new three-story self-storage building with a retail/showroom area and a new one-story general storage building. The existing building will be demolished and replaced with the new single story building. The total building square footage is 151,797 square feet. A new parking lot with landscaping, lighting and bioretention will also be included. The existing parcels will be merged and divided into four new parcels.

SITE INFORMATION

Location: 111 Wills Road

Total Size: 6.74 acres

Topography and Setting: The site has been heavily disturbed from development and use of the existing U-Haul facility. Vegetation on the site is sparse with few trees and shrubs along the perimeter of the property. Topography of the site is generally flat with an elevation change of about two feet from the northern portion of the site to the southern portion of the site. The site drains from the north and west toward a central location in the southern portion of the site. The majority of the site is unpaved and covered with gravel.

EVALUATION: DESIGN REVIEW PERMIT

The City's Zoning Ordinance contains development standards for buildings within the industrial zones. Additionally, Section 19.54.030 of the Zoning Ordinance includes specific design standards for the development of personal storage facilities. Section 19.78.60 of the Zoning Ordinance requires that four findings of fact be made to approve a Design Review Permit. The four findings are listed can be found below in ***bold, italicized*** text and are followed by an evaluation.

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

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

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

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

Site Design

The project will construct a new 122,724 square-foot three-story self-storage building with a retail/showroom area and a new 29,073 square-foot one-story general storage building. The total building square footage is 151,797 square feet. A new parking lot with landscaping, lighting and bioretention will also be constructed. The proposed three-story building will be located in the northern portion of the site with building elevations facing Atlantic Street, I-80 onramp, and the interior of the site. The 2-story building will be adjacent to Wills Road with the entrance facing the interior of the site. All bays and loading areas are oriented away from primary streets. Twenty-two parking spaces and one accessible space will be provided. The site will be accessed directly from Wills Road. The applicable development standards are shown in Table 1 and the site plan is shown on Figure 2.

Table 1: Development Standards

Development Standard	Required	Proposed Three-Story Building	Proposed One-Story Building
Building Setbacks	None required	Front – Exceeds 100 feet Side – Exceeds 75 feet Rear – 22 feet at closest point	Front – 15 feet (faces parking) Side – 25 feet (at Wills Road) Rear – 26 feet at closest point
Building Height Limit	50 feet	40 feet	40 feet
Parking Spaces	22	22	
Bicycle Spaces	2	2	

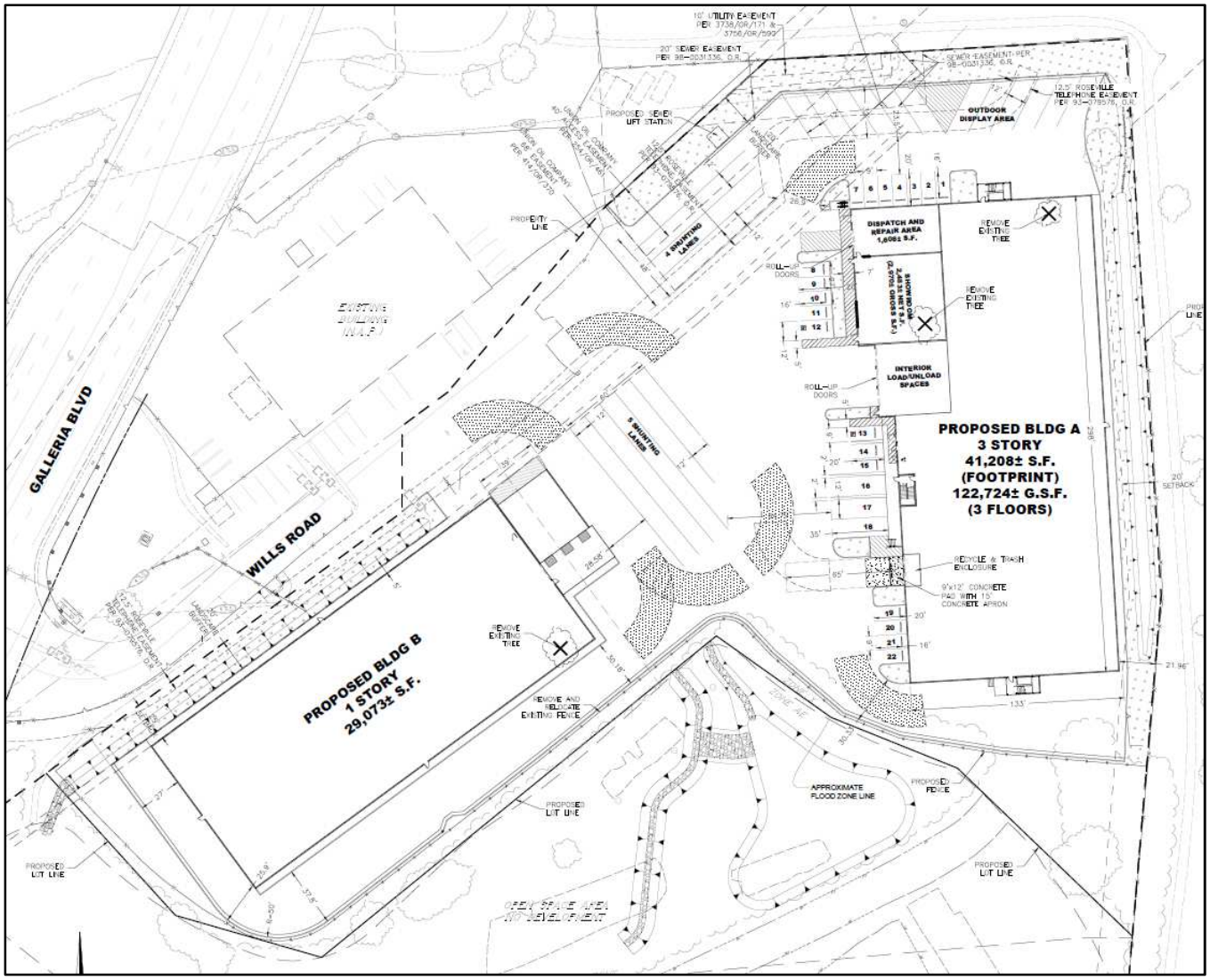
The Zoning Ordinance requires six parking spaces for storage facilities, which consists of four customer spaces and two manager spaces, one space for every 300 square feet of retail space, and one space for every 1000 square feet of display area. Based on these requirements, the parking requirement for the project is 22 spaces. The project meets the required parking.

Zoning Ordinance Section 19.54.030.B provides site design standards for personal storage facilities. The section states that entry/exit locations shall be placed as far from residential land uses as possible; manager's residence and office shall be placed as close as possible to the project entrance; outdoor storage of materials shall be placed a minimum of 20 feet from the property lines adjacent to residential land uses; and storage buildings over one story in height shall be placed a minimum of 30 feet from property lines adjacent to residential uses. The proposed storage facility is located in an industrial area with no adjacent residential uses. No conflict with these standards will occur.

The site is adjacent to Dry Creek and the Dry Creek Floodplain, however all construction activities will occur outside the floodplain. The site does not include trees, wetlands, or watercourses and has been previously graded and heavily disturbed. The proposed site improvements for this project include stormwater swales and drainage improvements which have been found to be adequate by the City's Engineering Division. The improvement of the surrounding roadways and of the site itself will allow beneficial use of the site.

The project includes reconstruction of the stormwater drainage outfall, biofiltration, and hydroseed for stability. Although these activities occur within the FW designation, they are outside the ultimate extent of the floodplain. The project was reviewed by the City's Floodplain Manager and the improvements were determined consistent with City standards. The project is conditioned to provide a post-construction elevation certificate documenting that the finished floor elevations are a minimum of two feet above the City's Full Buildout Base Flood Elevation.

Figure 2: Site Plan



The trash and recycle facilities will be enclosed within the three-story building with access provided consistent with City requirements. The design of public services and other equipment is harmonious with the site and building designs, and is appropriately screened. Landscaping will be installed throughout the site.

The access and circulation design has been evaluated by the Engineering Division and was found to be consistent with City standards. The project as proposed is consistent with the Site Design requirements for personal storage facilities, as required by the Zoning Ordinance.

Landscape and Lighting:

Section 19.54.030.D of the Zoning Ordinance provides specific standards for lighting for personal storage facilities to minimize visual impacts to adjacent properties. The Zoning Ordinance section requires the use of cut-off lenses to prevent off-site glare, downward facing lighting for wall-mounted fixtures, a maximum of 16-foot-tall lighting standards, and a minimum 50-foot setback from any residential property line. As shown on the photometric plan for the project, the project conforms to these requirements.

The project includes landscaping around the perimeter site and around the storage buildings. Parking lot shading is also provided consistent with City standards. A 20-foot landscape buffer of trees, shrubs, groundcover, and biorfiltration consisting of a native grass blend is proposed between Wills Road and the general storage building and along the northern and eastern property boundaries adjacent to the three-story storage building. Additionally, biofiltration will be installed just south of the development footprint. The proposed landscaping is consistent with the City's Design Guidelines.

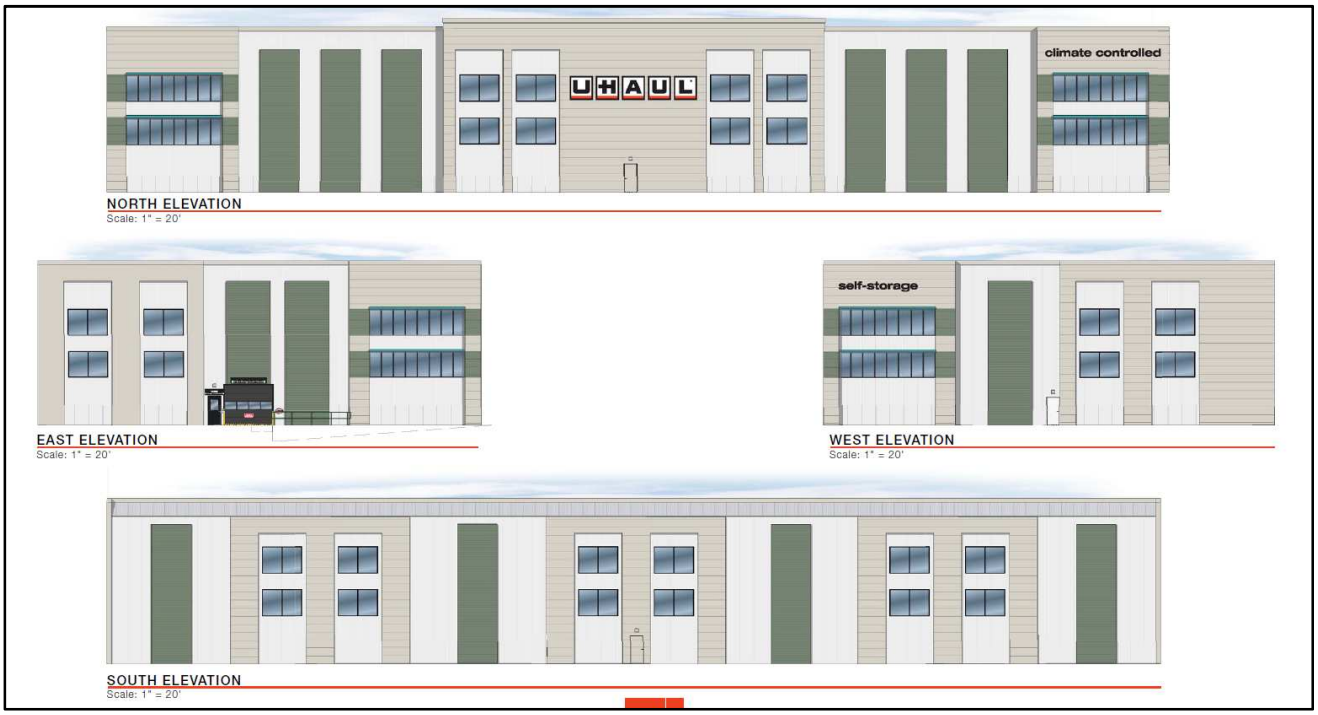
Architecture

The architecture of the three-story building consists of metal panel siding with a parapet wall and metal awning over the public entrance and customer loading areas (Figure 3). Raised parapets will provide roofline variation and variation in metal paneling will provide articulation, depth, and texture to the building façade. The building façade includes architectural elements such as pop outs, metal trellises, and faux doors to add interest and texture to the building façade. External stairwells will be enclosed on the rear and sides while open toward the front façade of the building. The building facades include extensive use of glazing. A mixture of complimentary colors will be used on the buildings including shades of gray with green, blue, and orange accents. The accent colors are used to enhance entrances and architectural details.

Figure 3: Three-Story Building Elevations

The building materials from the three-story building are repeated on the one-story building in a more muted form (Figure 4). This building includes extensive glazing, variation in roofline and articulation of the building façade. The building colors include the gray, green, and blue accents to enhance the articulation of the building.

Figure 4: One-Story Building Elevations



The variation in material form, colors, and architecture, as well as the massing and overall location of the buildings is consistent with the applicable goals, policies, and objectives set forth in the General Plan and the Community Design Guidelines.

EVALUATION: TENTATIVE PARCEL MAP

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

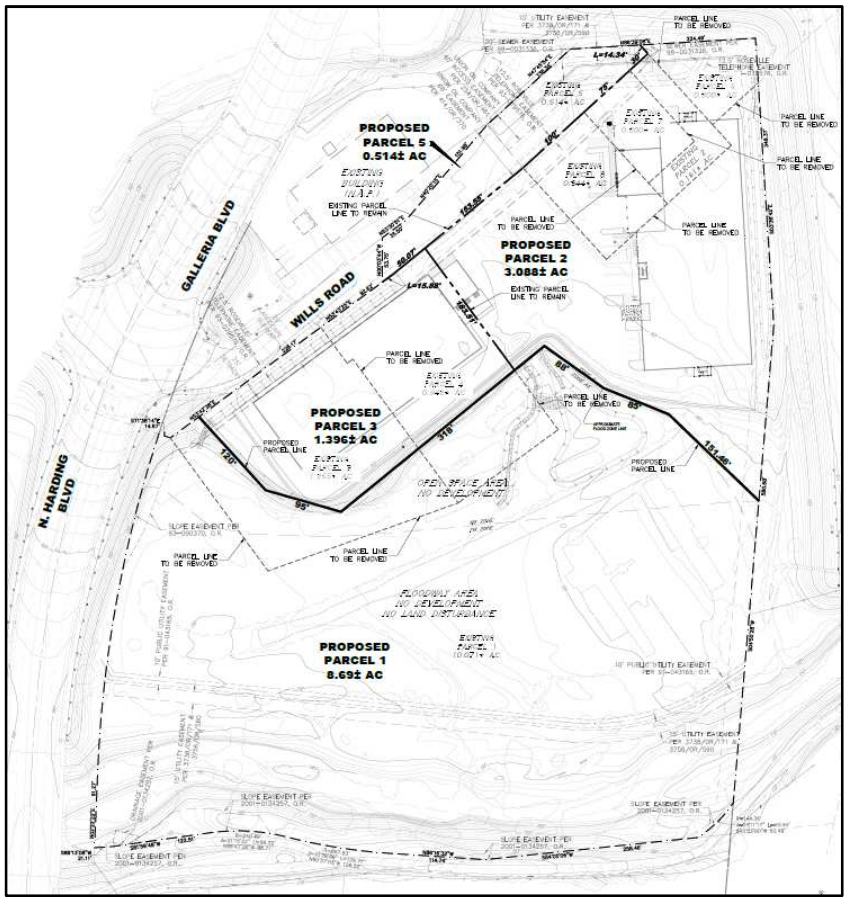
1. ***The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***

2. ***The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.

The project site is currently comprised of eight separate parcels. The proposed map would merge the existing parcels and re-subdivide the site into four new parcels illustrated in Figure 5, below. The four parcels are identified as follows: Parcel 1, 8.69 acres; Parcel 2, 3.09 acres; Parcel 3, 1.39; and Parcel 5, 0.51.

Figure 5: Tentative Parcel Map



The proposed re-subdivision will keep existing parcel boundaries where logical boundaries exist while updating parcel lines consistent with the proposed development. The proposed parcel boundaries are consistent with the proposed parking, buildings, and improvements on the site. Although the General Plan, Zoning Ordinance, and Community Design Guidelines do not contain minimum lot size requirements for parcels within the industrial zone, the Subdivision Ordinance specifies that new parcels be of adequate size for development. The proposed lots are of sufficient size to accommodate development as described in the Design Review Permit evaluation above.

No water quality impacts are anticipated from this project. The project is consistent with the City's General Plan and Zoning Ordinance requirements. The design of the subdivision will not violate the Regional Water Quality Control Board discharge requirements.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on March 26, 2021, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and overall intent of the General Plan, Zoning Ordinance, and Community Design Guidelines.

The required findings can be made for each requested entitlement, and staff requests that the Planning Commission take the actions listed in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared consistent with the California Environmental Quality Act (Exhibit A). The IS/MND was released for public comment on January 19, 2021 for a 20-day review period ending on February 8, 2021. No comments were received.

Subsequent to the release of the IS/MND, the applicant submitted a revision to the project to include the demolition of the existing building and the construction of the one-story storage building. An updated project description is included as a memorandum to the IS/MND and is included in Exhibit A. Pursuant to CEQA Section 15073.5 recirculation of the IS/MND is not required because the existing mitigation measure remain applicable to the project and the project changes do not result in new avoidable significant effects necessitating new mitigation measures.

RECOMMENDATION

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

A. Adopt the Wills Road U-Haul Initial/Mitigated Negative Declaration.

B. Adopt the findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 111 WILLS ROAD – INFILL PCL 32B, 241, 288 WILLS ROAD U-HAUL – PL21-0019** subject to eighty-seven (87) conditions of approval.

C. Adopt the findings of fact as stated in the staff report and approve the **TENTATIVE PARCEL MAP – 111 WILLS ROAD – INFILL PCL 32B, 241, 288 WILLS ROAD U-HAUL – PL21-0019** subject to thirty-five (35) 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 8, 2021** and if not effectuated shall expire on **April 8, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **April 8, 2024**. (Planning)

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

3. The project shall comply with all required environmental mitigation identified in the INFILL PCL 32B, 241,288 – Wills Rd. U-Haul Initial Study Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (Planning)

4. The project shall be addressed as 111 Wills Rd. The address for Proposed Parcel 1 from the lot line adjustment shall be 600 Harding Bl. The address for Proposed Parcel 2 from the lot line adjustment, and the building on said parcel, shall be 111 Wills Rd. the Address for Proposed Parcel 3, and the building on said, parcel shall be 129 Wills Rd. The address for Proposed Parcel 5 shall be 101 Wills Rd. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)

5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services.

Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

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

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

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

PRIOR TO ISSUANCE OF BUILDING PERMITS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the

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

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

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. (Engineering)

20. 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)

21. Wills Road shall be improved per the City of Roseville street standards for pavement construction. The public road will be treated as a minor residential street section. A soils report will be required to verify section. (Engineering)

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

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

23. All utility cuts in the roadway shall be treated with either a grind and pave or a slurry treatment. (Engineering)

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

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

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

Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)

27. The applicant shall provide Caltrans Hydraulic Division with detailed plans and a drainage report regarding the mitigation of proposed increased runoff to the Caltrans right of way. An encroachment permit will be required for any work performed within the Caltrans right of way. (Engineering)

28. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)

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

30. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, 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)

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

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

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

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

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

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

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

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

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

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

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

39. Applicant is responsible to move their refuse bins from the building to the designated area for pick-up on trash days. (Refuse)

40. 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)

41. 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)

42. 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)

43. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review. All amendments, standards, policies and fee schedule can be found on the City's web site www.roseville.ca.us or contact the Fire and Life Safety Division for information at 916-774-5800. (Fire)

44. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,600 square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. All amendments, standards, policies and fee schedule can be found on the City's web site www.roseville.ca.us or contact the Fire and Life Safety Division for information at 916-774-5800. (Fire)

45. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with the California Fire Code as amended by the Fire Department by way ordinance. Standpipes shall be spaced every 300 feet of travel distance with the location(s) to be approved by this department. One standpipe shall extend to the roof dock if the roof slope is less than 4 & 12. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)

46. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. There shall be only one fire control room per building. Said fire

control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. However, if this project requires the installation of a fire pump, this room will likely be much larger than the minimum stated by ordinance. (Fire)

47. If the existing water supply is unable to support the automatic fire sprinkler system, a listed fire pump would be your only option. If this is the case, you required fire pump room will have to be enlarged to accommodate all the required apparatuses needed to operate such a system. (Fire)

48. All fire apparatuses, such as fire department connections and post indicating valves, serving identified building shall be designed and installed adjacent to each structure for first responder's operational purposes. (Fire)

49. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)

50. 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)

51. At least one elevator within this proposed complex shall accommodate an ambulatory stretcher in accordance with the provisions of Chapter 30 of the California Building Code. Said elevator shall be labeled with the fire service symbol as an identifier as noted in the CBC, Chapter 30. Space shall be made to also accommodate an elevator machine room. This room is required to be fire rated as required for the hoistway. (Fire)

52. Fire breaks within combustible concealed spaces shall meet the maximum allowable void space permissible by our standard of 160 cubic feet, provided there are no sources of ignition. (Fire)

53. According to the California Fire Code, all gates/fences/barricades shall obtain a permit for conformance to the City of Roseville's Fire Department Access Standard and the California Fire Code. Plans shall be submitted for approval prior to installation. If applicable, all manual gates shall be secured with a Knox pad lock or daisy chain with such lock. The owner or there representative shall contact KNOX Company, http://www.knoxbox.com/, to order your specific padlock for the City of Roseville. (Fire)

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

55. 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)

56. 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

57. 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)

58. 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)

59. 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:

60. 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)

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

    a. Water and sewer easements.

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

    c. Reciprocal Access and Storm Drain easements will be required between parcels.

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

63. 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)

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

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

66. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for (Center Name) to be reviewed and approved by the City Manager. (Engineering, Alternative Transportation)

67. For each new or modified building, a (FEMA) post-construction Elevation Certificate (EC) is required to be submitted to the City Floodplain Manager for review and acceptance. Buildings shall have finished floor elevations a minimum of two feet above the City’s Full Buildout Base Flood Elevation that is nearest to each building. Upon acceptance, a wet-signed original EC shall be provided by the

professional (surveyor) to the owner and to the City Floodplain Manager. (Engineering, Floodplain Manager)

68. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

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

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

71. 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)

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

73. 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)

74. 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)

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

76. 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:

77. 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)

78. 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)

79. 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)

80. 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)

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

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

83. 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)

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

85. 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)

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

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

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

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

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

CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP

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

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

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

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

5. The project shall comply with all required environmental mitigation identified in the INFILL PCL 32B, 241,288 – Wills Rd. U-Haul Initial Study Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (Planning)

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

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

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

   b) Grading shall comply with the City grading ordinance. There shall be no cut and/or fill slopes steeper than a 3:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and all erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site; it is the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.

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

   d) Access to the floodplain shall be provided as required by Engineering and the Streets Department. (Engineering)

7. The following note shall be added to the Grading and/or Improvement Plans:

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

   a) Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.

   b) Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.

c) Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.

d) Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.

e) *The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*

8. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on-site and shall be routed to the nearest existing storm drain stub of the natural drainage course. (Engineering)

9. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). Any drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)

PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS

10. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. (Engineering)

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

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

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

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

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

16. 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)

17. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)

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

19. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:

    i) one (1) set of improvement plans

    ii) load calculations

    iii) electrical panel one-line drawings

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

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

PRIOR TO OR UPON RECORDATION OF FINAL MAP

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

23. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)

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

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

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

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

25. The City shall not approve the Final Map for recordation until either:

    a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

    OR

    b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

26. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)

27. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement

allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)

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

29. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

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

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

32. 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)

OTHER CONDITIONS OF APPROVAL

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

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

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

Exhibits

A. Initial Study/Mitigated Negative Declaration with Memorandum
B. Project Plans
C. Project Elevations

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

PC Exhibit A

CITY OF ROSEVILLE CALIFORNIA

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

MITIGATED NEGATIVE DECLARATION

Project Title/File Number:	INFILL PCL 32B, 241, 288 - Wills Rd. U-Haul / File Number PL19-0194
Project Location:	111 Wills Road, Roseville, Placer County; Various APNs
Project Applicant:	Tiffany Wilson, RSC Engineering, Inc.
Property Owner:	Amerco Real Estate Company
Lead Agency Contact Person:	Charity Gold, Associate Planner - City of Roseville; (916) 774-5247
Date:	January 19, 2021

Project Description:

The applicant requests a Design Review Permit and Tentative Parcel Map to expand the existing U-Haul business including construction of a new 3-story self-storage building and a retail/showroom area. In addition, four single level storage buildings with drive up access are proposed. The existing building will remain. The total building square footage is 139,111 square feet. A new parking lot with landscaping, lighting and bioretention will also be included. The existing parcels will be merged and divided into four new parcels.

DECLARATION

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

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

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

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

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

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

F. The project incorporates all applicable mitigation measures identified in the attached initial study.

G. This Mitigated Negative Declaration reflects the independent judgment of the lead agency.

PC Exhibit A

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number:	INFILL PCL 32B, 241, 288 - Wills Rd. U-Haul/PL19-0194
Project Location:	111 Wills Road, Roseville CA
Project Description:	The applicant requests a Design Review Permit and Tentative Parcel Map to expand the existing U-Haul business including construction of a new 3-story self-storage building and a retail/showroom area. In addition, four single level storage buildings with drive up access are proposed. The existing building will remain. The total building square footage is 139,111 square feet. A new parking lot with landscaping, lighting and bioretention will also be included. The existing parcels will be merged and divided into four new parcels.
Project Applicant:	Tiffany Wilson, RSC Engineering, Inc.
Property Owner:	Amerco Real Estate Company
Lead Agency Contact:	Charity Gold, Associate Planner, (916) 774-5247

This initial study has been prepared to identify and assess the anticipated environmental impacts of the above described project application. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project. Where documents were submitted by consultants working for the applicant, City staff reviewed such documents in order to determine whether, based on their own professional judgment and expertise, staff found such documents to be credible and persuasive. Staff has only relied on documents that reflect their independent judgment, and has not accepted at face value representations made by consultants for the applicant.

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

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

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PROJECT DESCRIPTION

Project Location

The project site is located at 111 Wills Road on the southeast side of the intersection of Wills Road and Harding Boulevard (Figure 1). The site is zoned M2 and is currently developed with an existing U-Haul facility. The site is surrounded by properties with industrial use designations, Atlantic Street, and properties with a Floodway designation to the south. The westbound I-80 onramp is adjacent to the eastern boundary of the project site. The land use designations and uses for the subject property and the surrounding properties are detailed in Table 1.

Figure 1: Project Location

Table 1: Site and Vicinity Land Use Designations

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	M2	IND	Existing U-Haul Facility
North	M2	IND	Atlantic Street
South	FW	IND	Open Space
East	M2	IND	Interstate 80 onramp
West	M2/FW	IND	Atlantic Street/Auto Body Shop

Environmental Setting

The project includes eight parcels located on the southeastern side of Wills Road east of the intersection of Wills Road and Harding Boulevard. The site has been heavily disturbed from development and use of the existing U-

Haul facility. Vegetation on the site is sparse with few trees and shrubs along the perimeter of the property. Topography of the site is generally flat with an elevation change of about two feet from the northern portion of the site to the southern portion of the site. The site drains from the north and west toward a central location in the southern portion of the site. The majority of the site is unpaved and covered with gravel.

Proposed Project

The project will construct a new 3-story self-storage building including a retail/showroom area, four single level storage buildings with drive-up access, and rehabilitation of the existing building on site. The total square footage for the project is 139,111 square feet. A new parking lot with landscaping, lighting, and bioretention will be constructed with the project. The project's entitlements include a Design Review Permit for review of the building architecture and site plan and a Tentative Parcel Map to create five parcels.

CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

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

- City of Roseville 2035 General Plan
- City of Roseville Zoning Ordinance (RMC Title 19)
- City of Roseville Design and Construction Standards
- Subdivision Ordinance (RMC Title 18)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- Western Placer Stormwater Quality Design Manual
- Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee
- Tree Preservation Ordinance (RMC Ch.19.66)
- Internal Guidance for Management of Tribal Cultural Resources and Consultation (Tribal Consultation Policy)
- Community Design Guidelines
- Specific Plan Design Guidelines:
    - Development Guidelines Del Webb Specific Plan (Resolution 96-330)
    - Landscape Design Guidelines for North Central Roseville Specific Plan (Resolution 90-170)
    - North Roseville Specific Plan and Design Guidelines (Resolution 00-432)

- Northeast Roseville Specific Plan (Olympus Pointe) Signage Guidelines (Resolution 89-42)
- North Roseville Area Design Guidelines (Resolution 92-226)
- Northeast Roseville Specific Plan Landscape Design Guidelines (Resolution 87-31)
- Southeast Roseville Specific Plan Landscape Design Guidelines (Resolution 88-51)
- Stoneridge Specific Plan and Design Guidelines (Resolution 98-53)
- Highland Reserve North Specific Plan and Design Guidelines (Resolution 97-128)
- West Roseville Specific Plan and Design Guidelines (Resolution 04-40)
- Sierra Vista Specific Plan and Design Guidelines (Resolution 12-217)
- Creekview Specific Plan and Design Guidelines (Resolution 12-320)
- Amoruso Ranch Specific Plan and Design Guidelines (Resolution 16-273)

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- 2035 General Plan Update Final Environmental Impact Report, certified August 5, 2020

Pursuant to CEQA Guidelines Section 15183, any project which is consistent with the development densities established by zoning, a Community Plan, or a General Plan for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The 2035 General Plan Update EIR (General Plan EIR) updated all Citywide analyses, including for vehicle miles traveled, greenhouse gas emissions, water supply, water treatment, wastewater treatment, and waste disposal. The proposed project is consistent with the adopted land use designations examined within the environmental documents listed above, and thus this Initial Study focuses on effects particular to the specific project site, impacts which were not analyzed within the EIR, and impacts which may require revisiting due to substantial new information. When applicable, the topical sections within the Initial Study summarize the findings within the environmental documents listed above. The analysis, supporting technical materials, and findings of the environmental document are incorporated by reference, and are available for review at the Civic Center, 311 Vernon Street, Roseville, CA.

EXPLANATION OF INITIAL STUDY CHECKLIST

The California Environmental Quality Act (CEQA) Guidelines recommend that lead agencies use an Initial Study Checklist to determine potential impacts of the proposed project on the physical environment. The Initial Study Checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by this project. This section of the Initial Study incorporates a portion of Appendix G Environmental Checklist Form, contained in the CEQA Guidelines. Within each topical section (e.g. Air Quality) a description of the setting is provided, followed by the checklist responses, thresholds used, and finally a discussion of each checklist answer.

There are four (4) possible answers to the Environmental Impacts Checklist on the following pages. Each possible answer is explained below:

1) A “Potentially Significant Impact” is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument based on substantial evidence can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the project. When one or more “Potentially significant Impact” entries are made, an EIR is required.

2) A “Less Than Significant With Mitigation” answer is appropriate when the lead agency incorporates mitigation measures to reduce an impact from “Potentially Significant” to “Less than Significant.” For

example, floodwater impacts could be reduced from a potentially-significant level to a less-than-significant level by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. Mitigation measures are identified as MM followed by a number.

3) A "Less Than significant Impact" answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or the application of development policies and standards to the project will reduce the impact(s) to a less-than-significant level. For instance, the application of the City's Improvement Standards reduces potential erosion impacts to a less-than-significant level.

4) A "No Impact" answer is appropriate where it can be demonstrated that the impact does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area with no agricultural lands on or adjacent to the project area clearly would not have an adverse effect on agricultural resources or operations. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited in the Initial Study. Where a "No Impact" answer is adequately supported by the information sources cited in the Initial Study, further narrative explanation is not required. A "No Impact" answer is explained when it is based on project-specific factors as well as generous standards.

All answers must take account of the whole action involved, including off- and on-site, indirect, direct, construction, and operation impacts, except as provided for under State CEQA Guidelines.

INITIAL STUDY CHECKLIST

I. Aesthetics

The site is surrounded by existing industrial uses, an onramp to Interstate 80, and floodway. The area immediately surrounding the site to the northwest is developed with industrial uses while the area to the south is undeveloped floodplain with no development potential. To the east, the site is bound by an onramp to Interstate 80. The subject property is currently developed with a U-Haul facility. The site is within the older Infill area of the City, which is characterized by pre-1980's urban development. The project will introduce a new 3-story U-Haul storage facility, four single-level drive-up access storage units, and rehabilitation of existing buildings on the site.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a–b) There are no designated or eligible scenic vistas or scenic highways within or adjacent to the City of Roseville.

c) The project site is in an urban setting, and as a result lacks any prominent or high-quality natural features which could be negatively impacted by development. The City of Roseville has adopted Community Design Guidelines (CDG) for the purpose of creating building and community designs which are a visual asset to the community. The CDG includes guidelines for building design, site design and landscape design, which will result in a project that enhances the existing urban visual environment. Accordingly, the aesthetic impacts of the project are less than significant.

d) The project involves nighttime lighting to provide for the security and safety of project users. However, the project is already located within an urbanized setting with many existing lighting sources. Lighting is conditioned to comply with City standards (i.e. CDG) to limit the height of light standards and to require cut-off lenses and glare

shields to minimize light and glare impacts. The project will not create a new source of substantial light. None of the project elements are highly reflective, and thus the project will not contribute to an increased source of glare.

II. Agricultural & Forestry Resources

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

Would the project:

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

III. Air Quality

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	

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

Thresholds of Significance and Regulatory Setting:

In responding to checklist items a–c, project-related air emissions would have a significant effect if they would result in concentrations that either violate an ambient air quality standard or contribute to an existing air quality violation. To assist in making this determination, the PCAPCD adopted thresholds of significance, which were developed by considering both the health-based ambient air quality standards and the attainment strategies outlined in the State Implementation Plan. The PCAPCD-recommended significance threshold for reactive organic gases (ROG) and nitrogen oxides (NO_x) is 82 pounds daily during construction and 55 pounds daily during operation, and for particulate matter (PM) is 82 pounds per day during both construction and operation. For all other constituents, significance is determined based on the concentration-based limits in the Federal and State Ambient Air Quality Standards. Toxic Air Contaminants (TAC) are also of public health concern, but no thresholds or standards are provided because they are considered to have no safe level of exposure. Analysis of TAC is based on the *Air Quality and Land Use Handbook – A Community Health Perspective (*April 2005, California Air Resources Board), which lists TAC sources and recommended buffer distances from sensitive uses. For checklist item c, the PCAPCD's *CEQA Air Quality Handbook* (*Handbook*) recommends that the same thresholds used for the project analysis be used for the cumulative impact analysis.

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

Discussion of Checklist Answers:

a–c) Analyses are not included for sulfur dioxide, lead, and other constituents because there are no mass emission thresholds; these are concentration-based limits in the Federal and State Ambient Air Quality Standards which require substantial, point-source emissions (e.g. refineries, concrete plants, etc) before exceedance will occur, and the SVAB is in attainment for these constituents. Likewise, carbon monoxide is not analyzed because the SVAB is in attainment for this constituent, and it requires high localized concentrations (called carbon monoxide "hot spots") before the ambient air quality standard would be exceeded. "Hot spots" are typically associated with heavy traffic congestion occurring at high-volume roadway intersections. The

General Plan EIR analysis of Citywide traffic indicated that more than 70% of signalized intersections would operate at level of service C or better—that is, they will not experience heavy traffic congestion. It further indicated that analyses of existing CO concentrations at the most congested intersections in Roseville show that CO levels are well below federal and state ambient air quality standards. The discussions below focus on emissions of ROG**,** NO_x, or PM**.** A project-level analysis has been prepared to determine whether the project will, on a singular level, exceed the established thresholds.

CalEEMod was used to determine the project's emission contributions at buildout of the new 3-story storage building and single story drive up units assuming an estimated full buildout of 140,000 square feet. The results are summarized in Table 2, below. As modeled, the project is consistent with PCAPD operational standards and construction standards for ROG, NO_x and PM_{10}.

Table 2
Total Project Emissions

Pollutant	Projected Operational Emissions (lbs/day)	Projected Construction Emissions (lbs/day)	PCAPCD Significance Threshold (lbs/day) Operational/Construction	Threshold Exceeded Yes/No
ROG	5.44	67.40	55/82	No
NO_X	12.09	40.53	55/82	No
PM_{10}	6.20	20.26	82/82	No
Source: CalEEMod, December 2020 (see Attachment 1).				

Construction Emissions

Construction emissions from buildout of the City's General Plan were analyzed as part of the City's General Plan Update EIR. Because the General Plan is a long-term document with construction-related emissions generated based on market conditions throughout the General Plan's buildout horizon, development of 10 percent of the planning area per year was assumed to estimate the construction emissions that would occur as a result of buildout of the General Plan Update.

The GPU EIR determined that construction activities would generate emissions of criteria pollutants, precursors, and TACs (i.e., DPM) from a variety of sources, including off-road construction equipment, on-road vehicles, earthmoving activities, off-gas from paving activities and application of architectural coatings that would exceed PCAPCD significance thresholds. Therefore, impacts to Air Quality from construction emissions were Significant and Unavoidable. Although impacts from construction emissions were considered significant, existing laws and regulations, including PCAPCD rules and regulations, combined with General Plan policies, would reduce these impacts, though not to less-than-significant levels.

The project is consistent with the assumptions of the GPU EIR and will not in itself result in significant impacts beyond those identified in the GPU EIR. Furthermore, the project is subject to PCAPCD Rule 228, which requires dust control measures such as PCAPCD's standard Dust Control Requirements to minimize fugitive dust emissions, PCAPCD Rules 202 and 205 to reduce exhaust-related emissions from construction equipment, and PCAPCD Rules 217 and 218 to reduce VOC emissions associated with paving and architectural coating activities. These requirements will reduce the project's construction related emissions. Although the project will result in short-term construction emissions in excess of PCAPD standards, the project is consistent with the assumptions in the GPU EIR and no additional impacts that were not previously disclosed are anticipated.

Operational Emissions

Operational area, energy, and mobile emissions generated by buildout of the City's General Plan were estimated as part of the Air Quality analysis in the GPU EIR using the CalEEMod model and assuming full buildout of land uses in the General Plan with a cumulative horizon year of 2035. For mobile emissions sources, annual vehicle miles traveled (VMT) data from the traffic analysis prepared for the General Plan Update were used. The GPU

EIR determined that full buildout of the proposed General Plan Update would generate long-term operational emissions of ROG, NO_X and PM_{10} that would substantially exceed PCAPCD recommended thresholds of significance and that impacts related to operational emissions were Significant and Unavoidable.

The GPU EIR concluded that existing PCAPCD rules and regulations related to emission sources, including vehicle emissions, combined with General Plan policies that promote energy efficient building design and transportation systems as well as a reduction of VMT would reduce long-term operational emissions, but not to a less-than-significant level and impacts were considered significant. Mitigation requiring participation in PCAPCD's Off-site Mitigation Program for projects with operational emissions in excess of the PCAPD thresholds was adopted. However, due to uncertainty in the feasibility of these measures impacts were determined to be significant and unavoidable.

The project is consistent with the assumptions of the GPU EIR and will not in itself result in significant impacts beyond those identified in the GPU EIR. The proposed project would not exceed the applicable thresholds of significance for air pollutant emissions during operation. Therefore, the project would not conflict with or obstruct implementation of the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (which is the SIP) or contribute substantially to the PCAPCD's nonattainment status for ozone. In addition, because the proposed project would not produce substantial emissions of criteria air pollutants, CO, or TACs, adjacent residents would not be exposed to significant levels of pollutant concentrations during construction or operation. Therefore, implementation of the proposed project would result in less than significant impacts, and consistent with the analysis methodology outlined in the Significance Thresholds and Regulatory Setting section, cumulative impacts are less than significant.

With regard to TAC, there are hundreds of constituents which are considered toxic, but they are typically generated by stationary sources like gas stations, facilities using solvents, and heavy industrial operations. The proposed project is not a TAC-generating use, nor is it within the specified buffer area of a TAC-generating use, as established in the *Air Quality and Land Use Handbook – A Community Health Perspective*. Impacts due to substantial pollutant concentrations are less than significant.

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

IV. Biological Resources

The site has been heavily disturbed from development and use of the existing U-Haul facility. Vegetation on the site is sparse with few trees and shrubs along the perimeter of the property. Topography of the site is generally

flat with an elevation change of about two feet from the northern portion of the site to the southern portion of the site.

Would the project:

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Thresholds of Significance and Regulatory Setting:

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

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

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

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

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

the extent of government jurisdiction as it relates to Section 404 of the Federal Clean Water Act and Section 401 of the State Clean Water Act.

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

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

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

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

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

Discussion of Checklist Answers:

a, b, and c) The project site is heavily disturbed from the current U-Haul facility use. The site does not contain suitable habitat for sensitive or special status species, as there are no undeveloped or undisturbed areas on the site and no federally protected wetlands within the project vicinity. The open space adjacent to the southern boundary of the site will not be disturbed for project construction or use.

No suitable nesting trees will be removed for construction of the project; however, there are trees within 300 feet of the project site that provide nesting habitat. While no direct impact to these trees will occur, construction activities have potential to disrupt nesting species. A pre-construction nesting survey, MM BIO-1, is required in order to ensure that nesting birds are not harmed during construction. If ground disturbing activities will occur during the active nesting season, pre-construction surveys and mitigation as described in MM BIO-1, would be required.

Therefore, the project will not 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.

No riparian habitat or other sensitive communities are located within the development footprint. The property is adjacent to an area designated as floodway for Dry Creek, however, the project is upslope from the floodway and all development will be at least 200 feet from the creek. No impacts to riparian habitat or sensitive communities will occur.

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

e) As documented in the arborist report prepared for the project (Attachment 2), there are no protected trees on the site and the project will not conflict with City policies protecting biological resources.

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

> **Mitigation Measure BIO-1:** Migratory birds and other birds of prey, protected under 50 CFR 10 of the MBTA and/or Section 3503 of the California Fish and Game Code, including Nuttall's woodpecker, loggerhead shrike, yellow-billed magpie, oak titmouse, grasshopper sparrow, song sparrow, purple martin, and white-tailed kite have the potential to nest within the trees within the riparian woodland and within the annual grassland. Ground-disturbing activities and/or vegetation clearing operations, including pruning or removal of trees and shrubs, shall be completed between September 1 to February 14, if feasible. If ground-disturbing activities and/or vegetation removal begins during the nesting season (February 15 to August 31), the developer shall have a qualified biologist conduct a pre-construction survey for active nests within 300 feet of the Project Site. The pre-construction survey will be conducted within 14 days prior to commencement of ground-disturbing activities and/or vegetation removal. The biologist shall provide a brief written report (including the date, time of survey, survey method, name of surveryor, and survey results) to City Planning prior to any ground-disturbing activity or vegetation removal. If the pre-construction survey shows that there is no evidence of active nests, no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional pre-construction survey shall be required.
>
> If any active nests are located within the vicinity of the proposed project the qualified biologist shall delineate an appropriate buffer zone, subject to approval of City Planning and in consultation with any other appropriate agencies, with construction tape or pin flags and maintain the buffer zone until the end of the breeding season or the young have successfully fledged. Buffer zones are typically 100 feet for migratory bird nests and 250 feet for raptor nests. If active nests are found onsite, a qualified biologist shall monitor nests weekly during construction to ensure activities are not causing nesting disturbance.

V. Cultural Resources

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

a–c) No cultural resources are known to exist on the project site; however, standard mitigation measures apply which are designed to reduce impacts to cultural resources, should any be found on-site (MM CUL-1, below). The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. With mitigation, project-specific impacts are less than significant.

> **Mitigation Measure CUL-1 Inadvertent Discoveries:** If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within

a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and (if present) tribal monitor, or, in the absence of either, contact consulting tribes and a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations. All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and consulting tribes and approved by the City, this may include modification of the no-work radius.

The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural resource or has the potential to be a tribal cultural resource. The subsequent actions will be determined by the type of discovery, as described below. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions.

Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted.

The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City:

> Response to False Alarms: If the professional archaeologist determines that the find is negative for any cultural indicators, then work may resume immediately upon notice to proceed from the City's representative. No further notifications or tribal consultation is necessary, because the discovery is not a cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City.
>
> Response to Non-Tribal Discoveries: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the

site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction.

Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the tribe and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction.

Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code).

If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

VI. Energy

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Conflict with or obstruct a state or local plan for renewable energy or energy inefficiency?			X	

Thresholds of Significance and Regulatory Setting:

Established in 2002, California's Renewable Portfolio Standard (RPS) currently requires that 33 percent of electricity retail sales by served by renewable energy resources by 2020, and 50 percent by 2030. The City published a Renewables Portfolio Standard Procurement Plan in June 2018, and continues to comply with the RPS reporting and requirements and standards. There are no numeric significance thresholds to define "wasteful, inefficient, or unnecessary" energy consumption, and therefore significance is based on CEQA Guidelines checklist items a and b, above, and by the use of expert judgment supported by facts, relying on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to energy. The analysis considers compliance with regulations and standards, project design as it relates to energy use (including transportation energy), whether the project will result in a substantial unplanned demand on the City's energy resources, and whether the project will impede the ability of the City to meet the RPS standards.

Discussion of Checklist Answers:

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

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

The project is consistent with the existing land use designation of the site and therefore development if the site has been assumed in citywide environmental analyses such as the Amoruso Ranch Specific Plan EIR and the General Plan Update EIR. The project is therefore consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned, inefficient, wasteful, or unnecessary consumption of energy; impacts are less than significant.

VII. Geology and Soils

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?		X		

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to geology and soils is based directly on the CEQA Guidelines checklist items a–f listed above. Regulations applicable to this topic include the Alquist-Priolo Act, which addresses earthquake safety in building permits, and the Seismic Hazards Mapping Act, which requires the state to gather and publish data on the location and risk of seismic faults. The Archaeological, Historic, and Cultural Resources section of the City of Roseville General Plan also directs the proper evaluation of and, when feasible, protection of significant archeological resources, which for this evaluation will include paleontological resources (Policies 1 and 2). Section 50987.5 of the California Public Code Section is only applicable to public land; this section prohibits the excavation, removal, destruction, or defacement/injury to any vertebrate paleontological site, including fossilized footprints or other paleontological feature.

The Findings of the Implementing Procedures indicate that compliance with the Flood Damage Prevention Ordinance (RMC Ch.9.80) and Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist item b. The Ordinance and standards include permit requirements for construction and development in erosion-prone areas and ensure that grading activities will not result in significant soil erosion or loss of topsoil. The use of septic tanks or alternative waste systems is not permitted in the City of Roseville, and therefore no analysis of criterion e is necessary.

Discussion of Checklist Answers:

a) The project will not expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides.

i–iii) According to United States Geological Service mapping and literature, active faults are largely considered to be those which have had movement within the last 10,000 years (within the Holocene or Historic time periods)[1] and there are no major active faults in Placer County. The California Geological Survey has prepared a map of the state which shows the earthquake shaking potential of areas throughout California based primarily on an area's distance from known active faults. The map shows that the City lies in a relatively low-intensity ground-shaking zone. Commercial, institutional, and residential buildings as well as all related infrastructure are required, in conformance with Chapter 16, *Structural Design Requirements*, Division IV, *Earthquake Design* of the California Building Code, to lessen the exposure to potentially damaging vibrations

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

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

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

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

c, d) A review of the Natural Resources Conservation Service Soil Survey for Placer County, accessed via the Web Soil Survey (http://websoilsurvey.nrcs.usda.gov/app/), indicates that the soils on the site are Caperton-Andregg coarse sandy loams, 2 to 15 percent slopes and Xerofluvents, frequently flooded, which are not listed as geologically unstable or sensitive.

f) No paleontological resources are known to exist on the project site; however, standard mitigation measures apply which are designed to reduce impacts to such resources, should any be found on-site (MM CUL-1, above). The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. With mitigation, project-specific impacts are less than significant.

VIII. Greenhouse Gases

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Thresholds of Significance and Regulatory Setting:

In Assembly Bill 32 (the California Global Warming Solutions Act), signed by Governor Schwarzenegger of California in September 2006, the legislature found that climate change resulting from global warming was a threat to California, and directed that "the State Air Resources Board design emissions reduction measures to meet the statewide emissions limits for greenhouse gases . . .". The target established in AB 32 was to reduce emissions to 1990 levels by the year 2020. CARB subsequently prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California's GHG emissions, and has been updated twice.

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

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to statewide reduction goals and has adopted thresholds of significance which take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold, as well as residential and non-residential efficiency thresholds. However, the City developed its own thresholds as part of the 2035 General Plan Update project approved in July 2020. The justification for the City's thresholds is contained within the General Plan EIR. The thresholds were developed based on statewide emissions data adjusted for relevant local conditions and land uses. The significance thresholds are shown in Table 3 below.

Table 3: GHG Significance Thresholds

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

Discussion of Checklist Answers:

a–b) Greenhouse gases are primarily emitted as a result of vehicle operation associated with trips to and from a project, and energy consumption from operations of the buildings. Greenhouse gases from vehicles are assessed based on the vehicle miles traveled (VMT) resulting from a project, on a Citywide basis. Residential project, destination centers (such as a regional mall), and major employers tend to increase VMT in a study area, either by adding new residents traveling in an area, or by encouraging longer trip lengths and drawing in trips from a broader regional area. However, non-residential projects and neighborhood-serving uses (e.g. neighborhood parks) tend to lower VMT in a study area because they do not generate new trips within the study area, they divert existing trips. These trips are diverted because the new use is closer to home, on their way to another destination (e.g. work), or is otherwise more convenient.

The proposed project includes a new 3-story self-storage building including a retail/showroom area, four single level storage with drive-up access, and rehabilitation of the existing building on site, which are non-residential uses with low traffic generation. As discussed in the Transportation section of this Initial Study, the project is consistent with the City's General Plan and will not create additional trips that have not already been evaluated in the General Plan EIR.

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

IX. Hazards and Hazardous Materials

There are no known hazardous materials located on the subject property. There are two cleanup program sties on the property, however both of these were closed in 2019. The is otherwise no indication that there is the potential for hazardous materials. EnviroStor, the California Department of Toxic Substances Control's data management system, indicated that no hazardous waste facilities or sites with known contamination are located within 1,000 feet of the subject parcel. Similarly, the GeoTracker application, which is the California State Water Resources Control Board's data management system that tracks sites which impact or have the potential to impact water quality (particularly groundwater) in California, did not indicate that there were any other sites requiring cleanup within 1,000 feet of the project site.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?			X	

Thresholds of Significance and Regulatory Setting:

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

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

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

Discussion of Checklist Answers:

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

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

d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5[3]; therefore, no impact will occur.

e) This project is located within an area currently receiving City emergency services and development of the site has been anticipated and incorporated into emergency response plans. As such, the project will cause a less

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

than significant impact to the City's Emergency Response or Management Plans. Furthermore, the project will be required to comply with all local, State and federal requirements for the handling of hazardous materials, which will ensure less-than-significant impacts. These will require the following programs:

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

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

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

X. Hydrology and Water Quality

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
i) result in substantial erosion or siltation on or off-site;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?			X	
d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
e) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project innundation?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hydrology and water quality is based directly on the CEQA Guidelines checklist items a–e listed above. For checklist item a, c (i), d, and e, the Findings of the Implementing Procedures indicate that compliance with the City of Roseville Design/Construction Standards (Resolution 07-107), Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20), and Stormwater Quality Design Manual (Resolution 16-152) will prevent significant impacts related to water quality or erosion. The standards require preparation of an erosion and sediment control plan for construction activities and includes designs to control pollutants within post-construction urban water runoff. Likewise, it is indicated that the Drainage Fees for the Dry Creek and Pleasant Grove Watersheds (RMC Ch.4.48) and City of Roseville Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist items c (ii) and c (iii). The ordinance and standards require the collection of drainage fees to fund improvements that mitigate potential flooding impacts, and require the design of a water drainage system that will adequately convey anticipated stormwater flows without increasing the rate or amount of surface runoff. These same ordinances and standards prevent impacts related to groundwater (items a and d), because developers are required to treat and detain all stormwater onsite using stormwater swales and other methods which slow flows and preserve infiltration. Finally, it is indicated that compliance with the Flood Damage Prevention Ordinance (RMC Ch. 9.80) will prevent significant impacts related to items c (iv) and e. The Ordinance includes standard requirements for all new construction, including regulation of development with the potential to impede or redirect flood flows, and

prohibits development within flood hazard areas. Impacts from tsunamis and seiches were screened out of the analysis (item e) because the project is not located near a water body or other feature that would pose a risk of such an event.

Discussion of Checklist Answers:

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

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

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

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

XI. Land Use and Planning

The project site is located on the southeast side of the intersection of Wills Road and Harding Boulevard, within the Infill planning area. The site is zoned M2 and is currently developed with an existing U-Haul facility. The site is surrounded by properties with industrial use designations, Atlantic Street, and properties with a Floodway designation to the south. The westbound I-80 onramp is adjacent to the eastern boundary of the project site. The land use designations and uses for the subject property and the surrounding properties are detailed in Table 1 in the project description.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to land use is based directly on the CEQA Guidelines checklist items a and b listed above. Consistency with applicable City General Plan policies, Improvement Standards, and design standards is already required and part of the City's processing of permits and plans, so these requirements do not appear as mitigation measures.

Discussion of Checklist Answers:

a) The project area has been master planned for development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community. The project will not physically divide an established community.

b) The proposed development is consistent with the existing neighborhood and does not conflict with policies or regulations adopted for the purpose of avoiding or mitigating an environmental impact. Impacts are less than significant.

XII. Mineral Resources

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to mineral resources is based directly on the CEQA Guidelines checklist items a and b listed above.

Discussion of Checklist Answers:

a–b) The project site is not in the area of the City known to include any mineral resources that would be of local, regional, or statewide importance; therefore, the project has no impacts on mineral resources.

XIII. Noise

The project is located adjacent to Wills Road, Harding Boulevard, Atlantic Street, and the westbound I-80 onramp. These roadways are identified as being within the 70 dB Ldn Noise Contour. The nearest noise sensitive receptors are across Harding Boulevard to the west. The site is otherwise surrounded by the roadways listed above and floodway uses and are not considered noise sensitive uses. The site will be developed with light industrial type uses. Typically, the noise associated with light industrial buildings is associated with loading docks, which are not included with the proposed project.

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Generation of excessive ground borne vibration of ground borne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Thresholds of Significance and Regulatory Setting:

Standards for transportation noise and non-transportation noise affecting existing or proposed land uses are established within the City of Roseville General Plan Noise Element, and these standards are used as the thresholds to determine the significance of impacts related to items a and c. The significance of other noise impacts is based directly on the CEQA Guidelines checklist items b and c listed above. The Findings of the Implementing Procedures indicate that compliance with the City Noise Regulation (RMC Ch. 9.24) will prevent significant non-transportation noise as it relates to items a and b. The Ordinance establishes noise exposure standards that protect noise-sensitive receptors from a variety of noise sources, including non-transportation/fixed noise, amplified sound, industrial noise, and events on public property. The project is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the project area. Therefore, item c has been ruled out from further analysis.

Discussion of Checklist Answers:

a) The City's Noise Ordinance includes sound limits for industrial properties. Section 9.24.120 states that noise measured at the property line of a sensitive receptor, which was generated from an industrially zoned property shall not exceed the ambient sound level by 7 dBA, or exceed the sound level standard in Table 1 (Figure 2), whichever is greater. The subject property is surround by roadways that are considered noise generating uses. The nearest sensitive land use to the site is located approximately 500 feet to the west of the project site. The project consists of a storage facility which is considered a light industrial use. For light industrial buildings noise is typically generated from loading docks. The proposed project does not include any loading docks and is otherwise not expected to generate a substantial amount of noise. Furthermore, the nearest sensitive resources is approximately 500 feet away and is separated by Harding Boulevard. The project will not generate noise that that will exceed City standards at the property line of a sensitive receptor. Impact are less than significant.

Figure 2: Noise Ordinance Table 1

Table 1

SOUND LEVEL STANDARDS
(for non-transportation or fixed sound sources)

Sound Level Descriptor	Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime (10:00 p.m. to 7:00 a.m.)
Hourly l_{eq}, dB	50	45
Maximum level, dB	70	65

A. Each of the sound level standards specified in Table 1 shall be reduced by five dB for simple tone noises, consisting of speech and music. However, in no case shall the sound level standard be lower than the ambient sound level plus three dB.

B. If the intruding sound source is continuous and cannot reasonably be discontinued or stopped for a time period whereby the ambient sound level can be measured, the sound level measured while the source is in operation shall be compared directly to the sound level standards of Table 1. (Ord. 3638 § 1, 2001.)

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

XIV. Population and Housing

The project site is located within the City's Infill planning area and has an Industrial land use designation. The City of Roseville General Plan Table II-4 identifies the total number of residential units and population anticipated as a result of buildout of the City. Would the project:

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to population and housing is based directly on the CEQA Guidelines checklist items a and b listed above.

Discussion of Checklist Answers:

a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way. The project is consistent with the land use designation of the site. Therefore, while the project in question will induce some level of growth, this growth was already identified and its effects disclosed and mitigated within the General Plan EIR. Therefore, the impact of the project is less than significant.

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

XV. Public Services

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

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to public services is based directly on the CEQA Guidelines checklist items a–e listed above. The project is located within the City's Infill area, which is largely built out. The EIR for the City's General Plan Update addressed the level of public services which would be needed to serve the planned growth within the City. In addition, the project has been routed to the various public service agencies, both internal and external, to ensure that the project meets the agencies' design standards (where applicable) and to provide an opportunity to recommend appropriate conditions of approval.

Discussion of Checklist Answers:

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

b) Sales taxes and property taxes resulting from the development will add revenue to the General Fund, which serves to fund police services. Existing codes, regulations, and facilities plans are sufficient to ensure less than significant impacts.

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

d) Future park and recreation sites and facilities have already been identified as part of the General Plan process. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

e) The City charges fees to end-users for other services, such as garbage and green waste collection, in order to fund those services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

XVI. Recreation

The southern portion of the subject property is adjacent to a Dry Creek floodway corridor. There are no bikeway/pedestrian trail systems within this floodway area. Otherwise roadways surround the site.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

b) The project will not cause any unforeseen or new impacts related to the construction or expansion of recreational facilities.

XVII. Transportation

The project site is located at 111 Wills Road. Wills Road extends east from Atlantic Street across Harding Boulevard terminating approximately 670 feet east of the intersection of Wills Road and Harding Boulevard. The project has frontage along the easternmost portion of Wills Road. This portion of Wills Road is partially paved with the easternmost section consisting of gravel. There is no curb or gutter on either side of this portion of Wills Road.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?				
c) Substantially increase hazards due to a geometric design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X

Thresholds of Significance and Regulatory Setting:

The City has adopted the following plans, ordinances, or policies applicable to checklist item a: Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan, and General Plan Circulation Element. The project is evaluated for consistency with these plans and the policies contained within them. For checklist item b, the CEQA Guidelines Section 15064.3 establishes a detailed process for evaluating the significance of transportation impacts. In accordance with this section, the analysis must focus on the generation of vehicle miles traveled (VMT); effects on automobile delay cannot be considered a significant impact. The City developed analysis guidance and thresholds as part of the 2035 General Plan Update project approved in July 2020. The detailed evaluation and justification is contained within the General Plan EIR.

Future projects consistent with the General Plan will not require further VMT analysis, pursuant to the tiering provisions of CEQA. For projects which are inconsistent, CEQA Guidelines Section 15064.3(b) allows lead agencies discretion to determine, in the context of a particular project, whether to rely on a qualitative analysis

or performance-based standards. CEQA Guidelines Section 15064.7(b) allows lead agencies the discretion to select their own thresholds and allow for differences in thresholds based on context.

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

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

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

The project is consistent with the General Plan; therefore, no further VMT analysis is required pursuant to the tiering provisions of CEQA.

Impacts with regard to items c and d are assessed based on the expert judgment of the City Engineer and City Fire Department, as based upon facts and consistency with the City's Design and Construction Standards.

Discussion of Checklist Answers:

a) The City of Roseville has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The project was reviewed for consistency with these documents. The project is located in an area planned for industrial uses. Wills Road adjacent to the northwestern boundary of the project site. This road serves the subject project and one other industrial use and has direct connection to Harding Boulevard. The project site is located to the east of Harding Boulevard, which is fully developed consistent with the requirements of these plans. The proposed project will be constructed consistent with the existing roadway system and in compliance with the requirements of the Pedestrian Master Plan, Bicycle Master Plan, and Short Range Transit Plan.

b) The proposed development is consistent with the land use designations and assumed square footage as presented in the General Plan and as analyzed in the GPU EIR, therefore the VMT for the project will be equal to the assumptions in the GPU EIR and no further analysis is required.

c, d) The project has been reviewed by the City Engineering and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to

all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

XVIII. Tribal Cultural Resources

As described within the Open Space and Conservation Element of the City of Roseville General Plan, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. A majority of documented sites within the City are located in areas designated for open space uses.

Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?			X	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Thresholds of Significance and Regulatory Setting:

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

evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe.

Discussion of Checklist Answers:

a) The GPU EIR included historic and cultural resources study, which included research on whether any listed or eligible sites had been documented in the project area. No such sites were found. As discussed in the Cultural Resources section of this document, a mitigation measure designed to reduce impacts to any previously undiscovered resources has been included to ensure that impacts are less than significant (MM CUL-1). The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the General Plan EIR; project-specific impacts are less than significant.

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

XIX. Utilities and Service Systems

The project site is located within a developed area with the major utility infrastructure already installed, consistent with the General Plan. Existing sewer systems, stormwater treatment facilities, and water facilities are available to serve the project site.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

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

c) The proposed project would be served by the Dry Creek Wastewater Treatment Plant (DCWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. DCWWTP has the capacity to treat 18 million gallons per day (mgd) and is currently treating 8.9 mgd. The project is consistent with existing land use designations, which is how infrastructure capacity is planned. Therefore, the volume of wastewater generated by the proposed project could be accommodated by the facility; the proposed project will not contribute to an exceedance of applicable wastewater treatment requirements. The impact would be less than significant.

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

XX. Wildfire

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

XXI. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?				
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Significance Criteria and Regulatory Setting:

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

Discussion of Checklist Answers:

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

ENVIRONMENTAL DETERMINATION:

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

[**X**] I find that the proposed project COULD, but with mitigation agreed to by the applicant, clearly will not have a significant effect on the environment and a *MITIGATED NEGATIVE DECLARATION* has been prepared.

Initial Study Prepared by:

Charity Gold

Charity Gold, Associate Planner
City of Roseville, Development Services – Planning Division

Attachments:

1. CalEEMod Air Quality Model
2. Arborist Report
3. Mitigation Monitoring and Reporting Program

Wills Road U-Haul

Placer County APCD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	140.00	1000sqft	3.21	140,000.00	0
Other Non-Asphalt Surfaces	160.00	1000sqft	3.67	160,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2022
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	793.8	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase -

Grading - acres changed

Table Name	Column Name	Default Value	New Value
tblGrading	AcresOfGrading	10.00	5.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	3.9532	40.5315	21.6391	0.0513	18.2141	2.0454	20.2595	9.9699	1.8818	11.8516	0.0000	5,048.9940	5,048.9940	1.1953	0.0000	5,066.5873
2022	67.4038	20.8495	20.3599	0.0508	1.3669	0.8255	2.1924	0.3701	0.7767	1.1468	0.0000	5,001.3328	5,001.3328	0.7164	0.0000	5,018.6776
Maximum	**67.4038**	**40.5315**	**21.6391**	**0.0513**	**18.2141**	**2.0454**	**20.2595**	**9.9699**	**1.8818**	**11.8516**	**0.0000**	**5,048.9940**	**5,048.9940**	**1.1953**	**0.0000**	**5,066.5873**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	3.9532	40.5315	21.6391	0.0513	18.2141	2.0454	20.2595	9.9699	1.8818	11.8516	0.0000	5,048.9940	5,048.9940	1.1953	0.0000	5,066.5873
2022	67.4038	20.8495	20.3599	0.0508	1.3669	0.8255	2.1924	0.3701	0.7767	1.1468	0.0000	5,001.3328	5,001.3328	0.7164	0.0000	5,018.6776
Maximum	**67.4038**	**40.5315**	**21.6391**	**0.0513**	**18.2141**	**2.0454**	**20.2595**	**9.9699**	**1.8818**	**11.8516**	**0.0000**	**5,048.9940**	**5,048.9940**	**1.1953**	**0.0000**	**5,066.5873**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.4233	2.8000e-004	0.0307	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0657	0.0657	1.7000e-004		0.0700
Energy	0.0771	0.7009	0.5888	4.2100e-003		0.0533	0.0533		0.0533	0.0533		841.1281	841.1281	0.0161	0.0154	846.1265
Mobile	1.9426	11.3907	20.5478	0.0816	6.0820	0.0645	6.1465	1.6300	0.0606	1.6905		8,271.8553	8,271.8553	0.2901		8,279.1082
Total	**5.4430**	**12.0919**	**21.1672**	**0.0858**	**6.0820**	**0.1178**	**6.1998**	**1.6300**	**0.1139**	**1.7439**		**9,113.0491**	**9,113.0491**	**0.3064**	**0.0154**	**9,125.3048**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.4233	2.8000e-004	0.0307	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0657	0.0657	1.7000e-004		0.0700
Energy	0.0771	0.7009	0.5888	4.2100e-003		0.0533	0.0533		0.0533	0.0533		841.1281	841.1281	0.0161	0.0154	846.1265
Mobile	1.9426	11.3907	20.5478	0.0816	6.0820	0.0645	6.1465	1.6300	0.0606	1.6905		8,271.8553	8,271.8553	0.2901		8,279.1082
Total	**5.4430**	**12.0919**	**21.1672**	**0.0858**	**6.0820**	**0.1178**	**6.1998**	**1.6300**	**0.1139**	**1.7439**		**9,113.0491**	**9,113.0491**	**0.3064**	**0.0154**	**9,125.3048**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/14/2021	1/27/2021	5	10	
2	Grading	Grading	1/28/2021	2/24/2021	5	20	
3	Building Construction	Building Construction	2/25/2021	1/12/2022	5	230	
4	Paving	Paving	1/13/2022	2/9/2022	5	20	
5	Architectural Coating	Architectural Coating	2/10/2022	3/9/2022	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 5

Acres of Paving: 3.67

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 210,000; Non-Residential Outdoor: 70,000; Striped Parking Area: 9,600 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Grading	Excavators	1	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	126.00	49.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	25.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0650	0.0344	0.4849	1.4300e-003	0.1479	9.1000e-004	0.1488	0.0392	8.4000e-004	0.0401		142.1705	142.1705	3.2400e-003		142.2516
Total	**0.0650**	**0.0344**	**0.4849**	**1.4300e-003**	**0.1479**	**9.1000e-004**	**0.1488**	**0.0392**	**8.4000e-004**	**0.0401**		**142.1705**	**142.1705**	**3.2400e-003**		**142.2516**

3.2 Site Preparation - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0650	0.0344	0.4849	1.4300e-003	0.1479	9.1000e-004	0.1488	0.0392	8.4000e-004	0.0401		142.1705	142.1705	3.2400e-003		142.2516
Total	**0.0650**	**0.0344**	**0.4849**	**1.4300e-003**	**0.1479**	**9.1000e-004**	**0.1488**	**0.0392**	**8.4000e-004**	**0.0401**		**142.1705**	**142.1705**	**3.2400e-003**		**142.2516**

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.2872	0.0000	6.2872	3.3389	0.0000	3.3389			0.0000			0.0000
Off-Road	2.2903	24.7367	15.8575	0.0296		1.1599	1.1599		1.0671	1.0671		2,871.9285	2,871.9285	0.9288		2,895.1495
Total	**2.2903**	**24.7367**	**15.8575**	**0.0296**	**6.2872**	**1.1599**	**7.4471**	**3.3389**	**1.0671**	**4.4060**		**2,871.9285**	**2,871.9285**	**0.9288**		**2,895.1495**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0542	0.0287	0.4041	1.1900e-003	0.1232	7.6000e-004	0.1240	0.0327	7.0000e-004	0.0334		118.4754	118.4754	2.7000e-003		118.5430
Total	**0.0542**	**0.0287**	**0.4041**	**1.1900e-003**	**0.1232**	**7.6000e-004**	**0.1240**	**0.0327**	**7.0000e-004**	**0.0334**		**118.4754**	**118.4754**	**2.7000e-003**		**118.5430**

3.3 Grading - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.2872	0.0000	6.2872	3.3389	0.0000	3.3389			0.0000			0.0000
Off-Road	2.2903	24.7367	15.8575	0.0296		1.1599	1.1599		1.0671	1.0671	0.0000	2,871.9285	2,871.9285	0.9288		2,895.1495
Total	**2.2903**	**24.7367**	**15.8575**	**0.0296**	**6.2872**	**1.1599**	**7.4471**	**3.3389**	**1.0671**	**4.4060**	**0.0000**	**2,871.9285**	**2,871.9285**	**0.9288**		**2,895.1495**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0542	0.0287	0.4041	1.1900e-003	0.1232	7.6000e-004	0.1240	0.0327	7.0000e-004	0.0334		118.4754	118.4754	2.7000e-003		118.5430
Total	**0.0542**	**0.0287**	**0.4041**	**1.1900e-003**	**0.1232**	**7.6000e-004**	**0.1240**	**0.0327**	**7.0000e-004**	**0.0334**		**118.4754**	**118.4754**	**2.7000e-003**		**118.5430**

3.4 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643
Total	**1.9009**	**17.4321**	**16.5752**	**0.0269**		**0.9586**	**0.9586**		**0.9013**	**0.9013**		**2,553.3639**	**2,553.3639**	**0.6160**		**2,568.7643**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1472	5.2820	0.9248	0.0143	0.3319	0.0120	0.3439	0.0956	0.0115	0.1070		1,500.4364	1,500.4364	0.0650		1,502.0620
Worker	0.4551	0.2411	3.3941	9.9900e-003	1.0351	6.4000e-003	1.0415	0.2746	5.9000e-003	0.2805		995.1937	995.1937	0.0227		995.7610
Total	**0.6023**	**5.5231**	**4.3188**	**0.0243**	**1.3669**	**0.0184**	**1.3853**	**0.3701**	**0.0174**	**0.3875**		**2,495.6301**	**2,495.6301**	**0.0877**		**2,497.8230**

3.4 Building Construction - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643
Total	**1.9009**	**17.4321**	**16.5752**	**0.0269**		**0.9586**	**0.9586**		**0.9013**	**0.9013**	**0.0000**	**2,553.3639**	**2,553.3639**	**0.6160**		**2,568.7643**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1472	5.2820	0.9248	0.0143	0.3319	0.0120	0.3439	0.0956	0.0115	0.1070		1,500.4364	1,500.4364	0.0650		1,502.0620
Worker	0.4551	0.2411	3.3941	9.9900e-003	1.0351	6.4000e-003	1.0415	0.2746	5.9000e-003	0.2805		995.1937	995.1937	0.0227		995.7610
Total	**0.6023**	**5.5231**	**4.3188**	**0.0243**	**1.3669**	**0.0184**	**1.3853**	**0.3701**	**0.0174**	**0.3875**		**2,495.6301**	**2,495.6301**	**0.0877**		**2,497.8230**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1369	5.0168	0.8589	0.0142	0.3319	0.0102	0.3421	0.0955	9.7900e-003	0.1053		1,488.3042	1,488.3042	0.0614		1,489.8402
Worker	0.4258	0.2170	3.1375	9.6200e-003	1.0351	6.2600e-003	1.0413	0.2746	5.7600e-003	0.2803		958.6950	958.6950	0.0204		959.2052
Total	**0.5627**	**5.2338**	**3.9965**	**0.0238**	**1.3669**	**0.0165**	**1.3834**	**0.3701**	**0.0156**	**0.3856**		**2,446.9992**	**2,446.9992**	**0.0819**		**2,449.0454**

3.4 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1369	5.0168	0.8589	0.0142	0.3319	0.0102	0.3421	0.0955	9.7900e-003	0.1053		1,488.3042	1,488.3042	0.0614		1,489.8402
Worker	0.4258	0.2170	3.1375	9.6200e-003	1.0351	6.2600e-003	1.0413	0.2746	5.7600e-003	0.2803		958.6950	958.6950	0.0204		959.2052
Total	**0.5627**	**5.2338**	**3.9965**	**0.0238**	**1.3669**	**0.0165**	**1.3834**	**0.3701**	**0.0156**	**0.3856**		**2,446.9992**	**2,446.9992**	**0.0819**		**2,449.0454**

3.5 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1028	11.1249	14.5805	0.0228		0.5679	0.5679		0.5225	0.5225		2,207.6603	2,207.6603	0.7140		2,225.5104
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.1028**	**11.1249**	**14.5805**	**0.0228**		**0.5679**	**0.5679**		**0.5225**	**0.5225**		**2,207.6603**	**2,207.6603**	**0.7140**		**2,225.5104**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0507	0.0258	0.3735	1.1500e-003	0.1232	7.5000e-004	0.1240	0.0327	6.9000e-004	0.0334		114.1304	114.1304	2.4300e-003		114.1911
Total	**0.0507**	**0.0258**	**0.3735**	**1.1500e-003**	**0.1232**	**7.5000e-004**	**0.1240**	**0.0327**	**6.9000e-004**	**0.0334**		**114.1304**	**114.1304**	**2.4300e-003**		**114.1911**

3.5 Paving - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1028	11.1249	14.5805	0.0228		0.5679	0.5679		0.5225	0.5225	0.0000	2,207.6603	2,207.6603	0.7140		2,225.5104
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.1028**	**11.1249**	**14.5805**	**0.0228**		**0.5679**	**0.5679**		**0.5225**	**0.5225**	**0.0000**	**2,207.6603**	**2,207.6603**	**0.7140**		**2,225.5104**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0507	0.0258	0.3735	1.1500e-003	0.1232	7.5000e-004	0.1240	0.0327	6.9000e-004	0.0334		114.1304	114.1304	2.4300e-003		114.1911
Total	**0.0507**	**0.0258**	**0.3735**	**1.1500e-003**	**0.1232**	**7.5000e-004**	**0.1240**	**0.0327**	**6.9000e-004**	**0.0334**		**114.1304**	**114.1304**	**2.4300e-003**		**114.1911**

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	67.1148					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	**67.3193**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**		**281.4481**	**281.4481**	**0.0183**		**281.9062**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0845	0.0431	0.6225	1.9100e-003	0.2054	1.2400e-003	0.2066	0.0545	1.1400e-003	0.0556		190.2173	190.2173	4.0500e-003		190.3185
Total	**0.0845**	**0.0431**	**0.6225**	**1.9100e-003**	**0.2054**	**1.2400e-003**	**0.2066**	**0.0545**	**1.1400e-003**	**0.0556**		**190.2173**	**190.2173**	**4.0500e-003**		**190.3185**

3.6 Architectural Coating - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	67.1148					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	**67.3193**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**	**0.0000**	**281.4481**	**281.4481**	**0.0183**		**281.9062**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0845	0.0431	0.6225	1.9100e-003	0.2054	1.2400e-003	0.2066	0.0545	1.1400e-003	0.0556		190.2173	190.2173	4.0500e-003		190.3185
Total	**0.0845**	**0.0431**	**0.6225**	**1.9100e-003**	**0.2054**	**1.2400e-003**	**0.2066**	**0.0545**	**1.1400e-003**	**0.0556**		**190.2173**	**190.2173**	**4.0500e-003**		**190.3185**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.9426	11.3907	20.5478	0.0816	6.0820	0.0645	6.1465	1.6300	0.0606	1.6905		8,271.8553	8,271.8553	0.2901		8,279.1082
Unmitigated	1.9426	11.3907	20.5478	0.0816	6.0820	0.0645	6.1465	1.6300	0.0606	1.6905		8,271.8553	8,271.8553	0.2901		8,279.1082

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	975.80	184.80	95.20	2,151,680	2,151,680
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	975.80	184.80	95.20	2,151,680	2,151,680

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.499712	0.039404	0.220288	0.124864	0.021993	0.006021	0.030614	0.046741	0.001428	0.001188	0.005840	0.000765	0.001142
Other Non-Asphalt Surfaces	0.499712	0.039404	0.220288	0.124864	0.021993	0.006021	0.030614	0.046741	0.001428	0.001188	0.005840	0.000765	0.001142

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0771	0.7009	0.5888	4.2100e-003		0.0533	0.0533		0.0533	0.0533		841.1281	841.1281	0.0161	0.0154	846.1265
NaturalGas Unmitigated	0.0771	0.7009	0.5888	4.2100e-003		0.0533	0.0533		0.0533	0.0533		841.1281	841.1281	0.0161	0.0154	846.1265

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	7149.59	0.0771	0.7009	0.5888	4.2100e-003		0.0533	0.0533		0.0533	0.0533		841.1281	841.1281	0.0161	0.0154	846.1265
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0771**	**0.7009**	**0.5888**	**4.2100e-003**		**0.0533**	**0.0533**		**0.0533**	**0.0533**		**841.1281**	**841.1281**	**0.0161**	**0.0154**	**846.1265**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	7.14959	0.0771	0.7009	0.5888	4.2100e-003		0.0533	0.0533		0.0533	0.0533		841.1281	841.1281	0.0161	0.0154	846.1265
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0771**	**0.7009**	**0.5888**	**4.2100e-003**		**0.0533**	**0.0533**		**0.0533**	**0.0533**		**841.1281**	**841.1281**	**0.0161**	**0.0154**	**846.1265**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.4233	2.8000e-004	0.0307	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0657	0.0657	1.7000e-004		0.0700
Unmitigated	3.4233	2.8000e-004	0.0307	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0657	0.0657	1.7000e-004		0.0700

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3678					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.0527					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.8500e-003	2.8000e-004	0.0307	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0657	0.0657	1.7000e-004		0.0700
Total	**3.4233**	**2.8000e-004**	**0.0307**	**0.0000**		**1.1000e-004**	**1.1000e-004**		**1.1000e-004**	**1.1000e-004**		**0.0657**	**0.0657**	**1.7000e-004**		**0.0700**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3678					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.0527					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.8500e-003	2.8000e-004	0.0307	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0657	0.0657	1.7000e-004		0.0700
Total	**3.4233**	**2.8000e-004**	**0.0307**	**0.0000**		**1.1000e-004**	**1.1000e-004**		**1.1000e-004**	**1.1000e-004**		**0.0657**	**0.0657**	**1.7000e-004**		**0.0700**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

ABACUS
CONSULTING ARBORISTS

P.O. Box 4248
Auburn, CA 95604
www.abacus-tree.com (530) 305-0165 nicole@abacus-tree.com

March 29, 2017

Tiffany Wilson
RSC Engineering, Inc.
2250 Douglas Blvd., #150
Roseville, CA 95661

Re: Protected Tree Inventory: UHaul, 117 Wills Road, Roseville, Ca

Dear Ms. Wilson,

Pursuant to your request, on March 28th, 2017, I was on-site to inventory and evaluate the protected trees as defined by the City of Roseville municipal code, Title 19, Article IV, Chapter 19.66 Tree Preservation.

No protected trees were found on the property.

There were other species of trees which are not protected according to the City of Roseville municipal code, Title 19, Article IV, Chapter 19.66 Tree Preservation, found on site and are shown in Appendix A – Tree Location Map.

In addition, there are trees (protected and unprotected) in the Cal-Trans I-80 on ramp easement which are shown in Appendix A – Tree Location Map. Access to this easement was not granted by Cal-Trans and accordingly, no inventory was conducted. However, these trees are protected by the topography and existence of a drainage canal between the proposed development and their location. In the event that development activity is planned for inside the easement, appropriate tree protection fencing should be installed and no development activity or grading should be conducted within 10' of this canal.

Please contact me if you have any questions this report.

Sincerely,

Nicole Harrison
ABACUS CONSULTING ARBORISTS
Project Manager and ISA Certified Arborist #WE-6500AM

ABACUS
CONSULTING ARBORISTS

3/29/2017

UHaul of Roseville at 117 Wills Road

in

City of Roseville, California

PC Exhibit A
Attachment 2

Tree Rating
- Dead
- 2 Major Structure or Health Problems
- 3 Fair - Minor Problems

Please refer to the Arborist Report for additional information.
Tree locations are approximate.
Aerial- ESRI (2016)

ABACUS
CONSULTING ARBORISTS

P. O. Box 4248
Auburn, CA 95604
www.abacus-tree.com (530) 305-0165 nicole@abacus-tree.com

Disclosure, Assumptions and Disclaimer

1) I, Nicole Harrison of **ABACUS**, did personally inspect the site and investigated the tree(s) as mentioned in this report and I performed all aspects of this report unless noted otherwise in the report.
2) We have neither financial interest in the tree work that may or may not be done, nor financial interest in the property where the tree(s) is (are) located unless noted within the report.
3) All opinions and recommendations expressed herein this report are ours solely. We have used our specialized education, knowledge, training and experience to examine the tree(s) and to make our opinions and recommendations to enhance the beauty, health and longevity, with an attempt to reduce the risk of who and/or what is near these trees. We cannot guarantee or warranty that a tree will not be healthy or safe under all circumstances, nor for a specific period of time or that problems may not arise in the future.
4) Our report with its opinions and recommendations are limited to the tree(s) inspected.
5) We attempt to be cognizant of the whole scope of a project, but many matters are beyond the scope of our professional consulting arborist services such as: exact property boundaries, property ownership, site lines, easements, codes, covenants & restrictions (CC&Rs), disputed between neighbors, and other issues.
6) We rely on the information disclosed to us and assume the information to be complete, true, and accurate.
7) The inspection is limited to visual examination of accessible items of the tree(s), from the ground unless otherwise noted, without excavation, probing, boring, or dissection, unless noted otherwise. Only information covered in this report was examined, and reflects the condition of those inspected items at that specific time.
8) Clients may choose to accept or disregard these opinions and recommendations of the arborist or to seek additional advice.
9) This report is copyrighted. Any modification or partial use shall nullify the whole report. Do not copy without written permission. This report is for the client and the client's assignees.
10) Sketches, diagrams, graphs, drawings, and photographs within this report are intended as visual aids and are not necessarily to scale, and should not be construed as engineering or architectural detail, reports or surveys.
11) We shall not attend or give a deposition and/or attend court by reason of this report unless fees are contracted for in advance, according to our standard fee schedule, adjusted yearly, for such services as described.

Signed:

CITY OF ROSEVILLE CALIFORNIA

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

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title/File Number:	Infill PCL 32B, 241, 288 - Wills Rd. U-Haul/PL19-0194
Project Location:	111 Wills Road, Roseville CA
Project Description:	The applicant requests a Design Review Permit and Tentative Parcel Map to expand the existing U-Haul business including construction of a new 3-story self-storage building and a retail/showroom area. In addition, four single level storage buildings with drive up access are proposed. The existing building will remain. The total building square footage is 139,111 square feet. A new parking lot with landscaping, lighting and bioretention will also be included. The existing parcels will be merged and divided into four new parcels.
Environmental Document	Initial Study/Mitigated Negative Declaration
Project Applicant:	Tiffany Wilson, RSC Engineering, Inc.
Property Owner:	Amerco Real Estate Company
Lead Agency Contact Person:	Charity Gold, Associate Planner, (916) 774-5247

Section 21081.6 of the California Public Resources Code requires public agencies to "adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." This Mitigation Monitoring and Reporting Program has been adopted for the purpose of avoiding environmental impacts

MONITORING PROCESS: Existing monitoring mechanisms are in place that assist the City of Roseville in meeting the intent of CEQA. These existing monitoring mechanisms eliminate the need to develop new monitoring processes for each mitigation measure. These mechanisms include grading plan review and approval, improvement/building plan review and approval and on-site inspections by City Departments. Given that these monitoring processes are requirements of the project, they are not included in the mitigation monitoring program.

It shall be the responsibility of the project applicant/owner to provide written notification to the City using the Mitigation Verification Cover Sheet and Forms, in a timely manner, of the completion of each Mitigation Measure as identified on the following pages. The City will verify that the project is in compliance with the adopted Mitigation Monitoring and Reporting Program. Any non-compliance will be reported by the City to the applicant/owner, and it shall be the project applicant's/owner's responsibility to rectify the situation by bringing the project into compliance. The purpose of this program is to ensure diligent and good faith compliance with the Mitigation Measures which have been adopted as part of the project.

TABLE OF MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
Mitigation Measure BIO-1: Migratory birds and other birds of prey, protected under 50 CFR 10 of the MBTA and/or Section 3503 of the California Fish and Game Code, including Nuttall's woodpecker, loggerhead shrike, yellow-billed magpie, oak titmouse, grasshopper sparrow, song sparrow, purple martin, and white-tailed kite have the potential to nest within the trees within the riparian woodland and within the annual grassland. Ground-disturbing activities and/or vegetation clearing operations, including pruning or removal of trees and shrubs, shall be completed between September 1 to February 14, if feasible. If ground-disturbing activities and/or vegetation removal begins during the nesting season (February 15 to August 31), the developer shall have a qualified biologist conduct a pre-construction survey for active nests within 300 feet of the Project Site. The pre-construction survey will be conducted within 14 days prior to commencement of ground-disturbing activities and/or vegetation removal. The biologist shall provide a brief written report (including the date, time of survey, survey method, name of surveryor, and survey results) to City Planning prior to any ground-disturbing activity or vegetation removal. If the pre-construction survey shows that there is no evidence of active nests, no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional pre-construction survey shall be required. If any active nests are located within the vicinity of the proposed project the qualified biologist shall delineate an appropriate buffer zone, subject to approval of City Planning and in consultation with any other appropriate agencies, with construction tape or pin flags and maintain the buffer zone until the end of the breeding season or the young have successfully fledged. Buffer zones are typically 100 feet for migratory bird nests and 250 feet for raptor nests. If active nests are found onsite, a qualified biologist shall monitor nests weekly during construction to ensure activities are not causing nesting disturbance.	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans.	*Pre-Construction and Construction*: Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Planning and Engineering	Nesting bird surveys	
Mitigation Measure CUL-1 Inadvertent Discoveries: If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and (if present) tribal monitor, or, in the absence of either, contact consulting tribes and a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations. All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and consulting tribes and approved by the City, this may include modification of the no-work radius. The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural resource or has the potential to be a tribal cultural resource. The subsequent actions will be determined by the type of discovery, as described below. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions. Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted.	The applicant shall notify the Planning Division of the pre-construction meeting is date.	Add as note on Improvement Plans	Planning		

The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City: Response to False Alarms: If the professional archaeologist determines that the find is negative for any cultural indicators, then work may resume immediately upon notice to proceed from the City's representative. No further notifications or tribal consultation is necessary, because the discovery is not a cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City. Response to Non-Tribal Discoveries: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction. Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the tribe and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction. Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the landowner does not agree with the					

recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.					

CITY OF ROSEVILLE CALIFORNIA

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

MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File #	INFILL PCL 32B, 241, 288 - Wills Rd. U-Haul/PL19-0194
Project Address	111 Wills Road, Roseville CA
Property Owner	Amerco Real Estate Company
Planning Division Contact	Charity Gold, Associate Planner, (916) 774-5247

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete

I HAVE ATTACHED THE FOLLOWING REQUIRED ITEMS:

☐ Table of Applicable Mitigation Measures

☐ Mitigation Verification Form(s)

☐ Specific supporting documentation required by measure(s), if applicable (e.g. biologist's report)

I hereby certify under penalty of perjury under the laws of the State of California that I am the property owner or an agent of the property owner and am authorized to submit this Mitigation Verification Form. I also certify that the above-listed mitigation measures have been completed in the manner required, and that all of the information in this submittal is true and correct, to the best of my knowledge:

Signature and Date _____ Print Name _____ Contact Number _____

MITIGATION VERIFICATION FORM

Mitigation Measure

Description of Monitoring and Verification Work Performed. The following information is a required part of the description: dates, personnel names or titles, and the stage/phase of construction work. Additional notes sheets may be attached, if necessary, or the below may simply reference a separate attachment that provides the required information.

INSTRUCTIONS

COVER SHEET:

A Cover Sheet for the project/development is prepared by City staff, with the top portion filled out. Each time Mitigation Verification Forms(s) are being submitted, a Cover Sheet completed by the Developer, Contractor, or Designee is required. An example of a completed summary table is provided below. The signature on the Cover Sheet must be *original wet ink*.

EXAMPLE MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File #	New Coffee Shop, PL15-0000
Project Address	10 Justashort Street
Property Owner	Jane Owner
Planning Division Contact	Joe Planner, Associate Planner, (916) 774-####

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete
MM-3	Copy of survey report signed by biologist	5/10/2016
MM-4	All information included in Mitigation Verification Form	5/12/2016
MM-5	E-mail from Air District approving Dust Control Plan	5/05/2016

MITIGATION VERIFICATION FORM:

A Mitigation Verification Form is provided by City staff, along with the Cover Sheet and Table of Applicable Mitigation Measures. A form is filled in and submitted for each mitigation measure by the Developer, Contractor, or Designee. The form needs only the mitigation number to be filled in, along with the Description of Monitoring and Verification Work Performed. Multiple forms may be submitted simultaneously, under one cover sheet. It is also permissible to submit a form for each part of a measure, on separate dates. For instance, in the example measure MM-4 in the table above, the actual mitigation requires informing construction workers *and* retaining a qualified archeologist if resources are uncovered. Thus, a developer may submit a form in May certifying that construction workers have been informed, and also submit a second copy of the form in July because resources were discovered and additional actions had to be undertaken.

Each mitigation measure specifies the type of supporting documentation required; this must be submitted in order for the City to accept the mitigation as complete. An example of a completed Mitigation Verification Form is provided below.

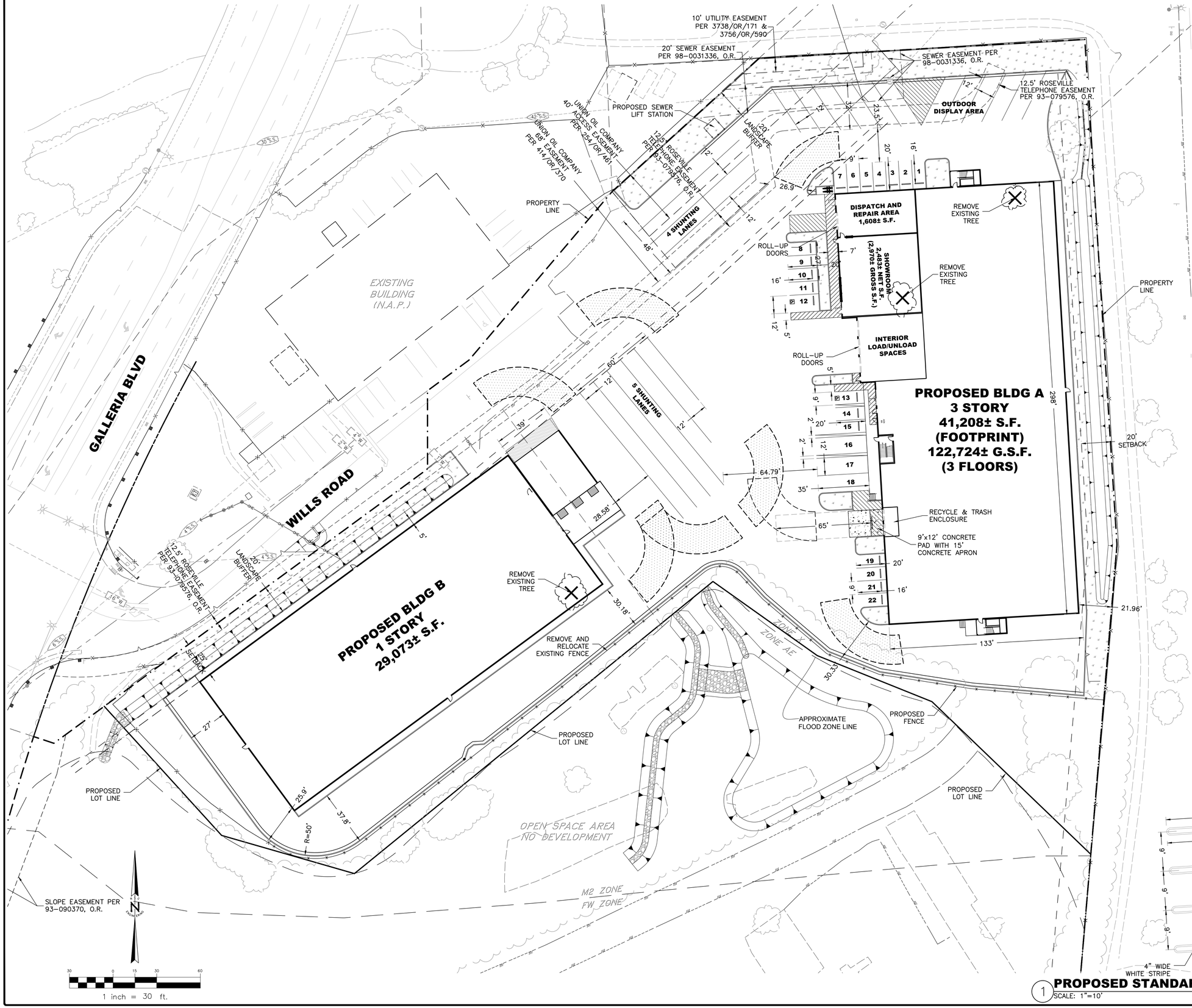
EXAMPLE
MITIGATION VERIFICATION FORM

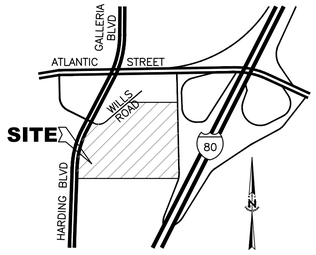
Mitigation Measure MM3

Description of Monitoring and Verification Work Performed. The following information is a required part of the description: dates, personnel names or titles, and the stage/phase of construction work. Additional notes sheets may be attached, if necessary, or the below may simply reference a separate attachment that provides the required information.

The mitigation measure text is included on the Improvement Plans General Notes page (Improvement Plan EN15-0001). On May 4, 2016, prior to any ground-disturbing activities (the pre-construction phase), a site meeting was held. At this meeting, workers on the site were informed of the potential to unearth remains, and were instructed to cease work and notify their supervisor immediately if any resources were observed.

Exhibit B





VICINITY MAP
NOT TO SCALE

OWNER :

AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVE 9N
PHOENIX, CA 85004

APPLICANT :

RSC ENGINEERING, INC.
1420 ROCKY RIDGE DR, SUITE 150
ROSEVILLE, CA 95661
Attn: TIFFANY WILSON
(916) 788-2884

APN

015-130-020 & 021
015-140-004 & 007
015-150-002, 012, 022, 023, 024 & 025

LAND USE

INDUSTRIAL

ZONING

M2 - GENERAL INDUSTRIAL
FW - FLOODWAY

ACREAGE

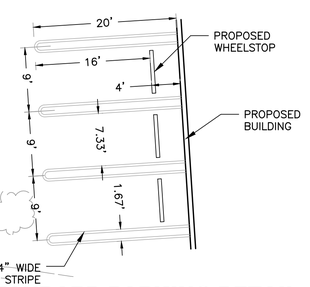
6.74± AC (M2)
6.99± AC (FLOODWAY)

BUILDING AREA

PROPOSED 3 STORY BUILDING (BUILDING A)	122,724 S.F.
PROPOSED 1 STORY BUILDING (BUILDING B)	29,073 S.F.
TOTAL:	151,797 S.F.

PARKING REQUIRED

STORAGE	6 (4 STALLS PLUS 2 MANAGER STALLS)
RETAIL:	10 (1 /300 SF)
DISPLAY:	6 (1 /1,000 SF)
TOTAL:	22 STALLS



1 **PROPOSED STANDARD PARKING DETAIL**
SCALE: 1"=10'

CITY OF ROSEVILLE APPROVAL

AMERCO REAL ESTATE COMPANY

REV NO.	DATE	DESCRIPTION	ENG INT.	BY	CITY APPROVED DATE

RSC ENGINEERING
1420 Rocky Ridge Dr., Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	172-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

PRELIMINARY SITE PLAN
U-HAUL MOVING & STORAGE OF ROSEVILLE
111 WILLS ROAD
ROSEVILLE, CA 95678

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NO.
SP1
1 OF **11**

DATE: MARCH 1, 2021

XREFs: P:\172-001\Planning\Conceptual\172001_XPREPA.dwg
P:\172-001\Planning\Conceptual\172001_XBORDER.dwg
P:\172-001\Planning\Conceptual\172001_XTOPO.dwg

DRAWING: P:\172-001\Planning\Conceptual\172001_SP.dwg
USER: KRISTEN
PLOT DATE: Mar 01, 2021 - 11:22:39 AM

Exhibit B

N. HAR

SLOPE EASEMENT PER
93-090370, O.R.

M2 ZONE
FW ZONE

FLOODWAY AREA
NO DEVELOPMENT
NO LAND DISTURBANCE

10' PUBLIC UTILITY EASEMENT
PER 91-043165, O.R.

15' UTILITY EASEMENT
PER 3738/OR/171 &
3756/OR/590

10' PUBLIC UTILITY EASEMENT
PER 91-043165, O.R.

15' UTILITY EASEMENT
PER 3738/OR/171 &
3756/OR/590

DRAINAGE EASEMENT PER
2001-0134257, O.R.

SLOPE EASEMENT PER
2001-0134257, O.R.

R=240.49'
Δ=21°15'22" L=89.22'
N86°47'26"W 88.71'

SLOPE EASEMENT PER
2001-0134257, O.R.

R=697.83'
Δ=10°38'58" L=129.71'
N80°57'03"W 129.52'

SLOPE EASEMENT PER
2001-0134257, O.R.

SLOPE EASEMENT PER
2001-0134257, O.R.

R=144.36'
Δ=24°11'17" L=6
S45°53'00"W 60.

N

30 0 15 30 60

1 inch = 30 ft.

CITY OF ROSEVILLE APPROVAL

AMERCO REAL ESTATE COMPANY

REV NO.	DATE	DESCRIPTION	ENG INT.	BY	CITY APPROVED DATE
1					
2					
3					
4					
5					

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1420 Rocky Ridge Dr. Suite 150
Roseville, CA 95661
Ph:916.788.2884 Fax:916.788.4408

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PRELIMINARY SITE PLAN
U-HAUL MOVING & STORAGE OF ROSEVILLE
111 WILLS ROAD
ROSEVILLE, CA 95678

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NO.
SP2
2 OF **11**

DATE: MARCH 1, 2021

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Exhibit B

LEGEND

- FLOW-THROUGH PLANTER/ BIORETENTION AREA
- LANDSCAPING
- APPROXIMATE LIMITS OF PROPOSED PAVEMENT OR PAVEMENT RECONSTRUCTION

EARTHWORK QUANTITIES

CUT: 6,400 CY
FILL: 1,150 CY

NET: 5,250 CY EXPORT

NOTES:
- EARTHWORK VOLUMES ABOVE ARE RAW NUMBERS AND DO NOT ACCOUNT FOR SHRINKAGE OR EXPANSION OF SOILS.
- THE CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK CALCULATIONS.

BENCHMARK

CITY OF ROSEVILLE "BM 80" – ELEV=160.422 (NGVD29)

A 3-1/4" BRASS DISK STAMPED SEPT 97 LS 4519 DRY CREEK AT HARDING BLVD. NE CORNER OF BRIDGE AT BACK OF SIDEWALK

AMERCO REAL ESTATE COMPANY

REV NO.	DATE	DESCRIPTION	ENG INT.	BY	DATE
					CITY APPROVED

REGISTERED PROFESSIONAL ENGINEER
JAMES R. VANDERPOEL
No. 69382
June. 30, 2022
CIVIL
STATE OF CALIFORNIA

RSC ENGINEERING
1420 Rocky Ridge Dr., Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	172-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

PRELIMINARY SITE PLAN
U-HAUL MOVING & STORAGE OF ROSEVILLE
111 WILLS ROAD
ROSEVILLE, CA 95678

SHEET TITLE
PRELIMINARY GRADING PLAN

SHEET NO.
GR1
3 OF **11**

DATE: MARCH 1, 2021

1 inch = 30 ft.

CITY OF ROSEVILLE APPROVAL

XREFs: P:\172-001\Planning\Concepts\r\172001_XPRPN.dwg
P:\172-001\Planning\Concepts\r\172001_XTOPO.dwg
P:\172-001\Planning\Concepts\r\172001_XBORDER.dwg
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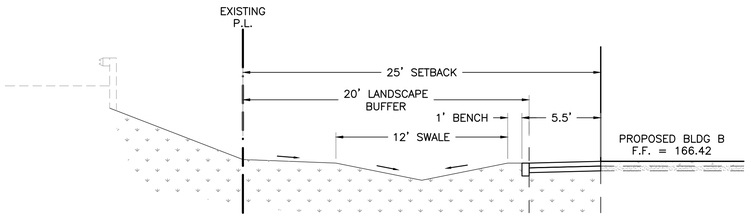

1 SECTION 1
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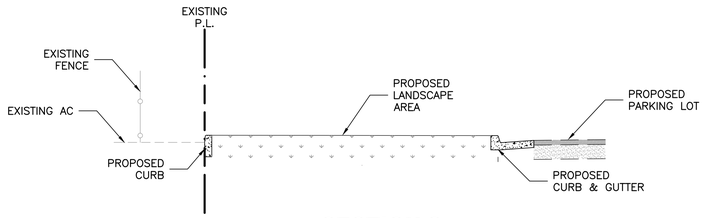

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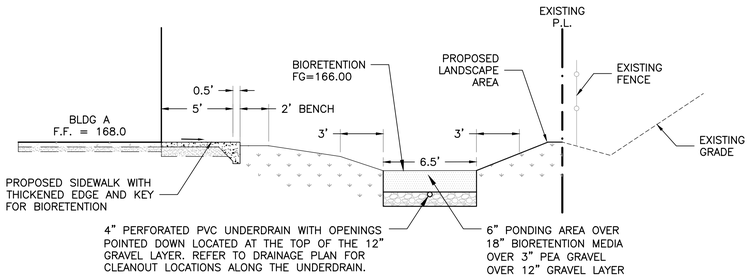

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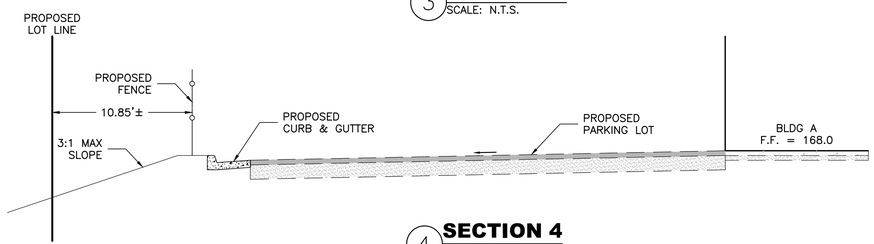

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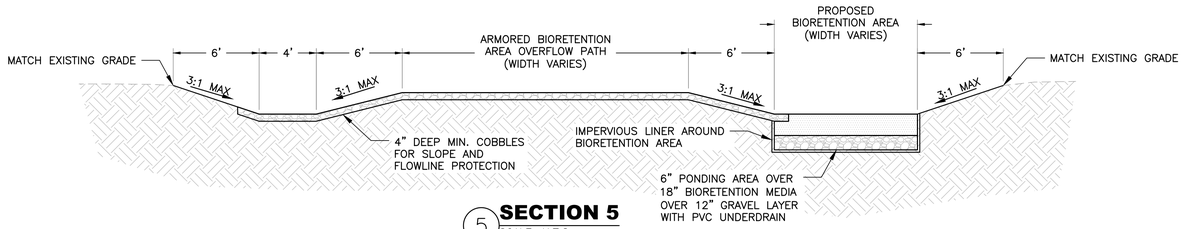

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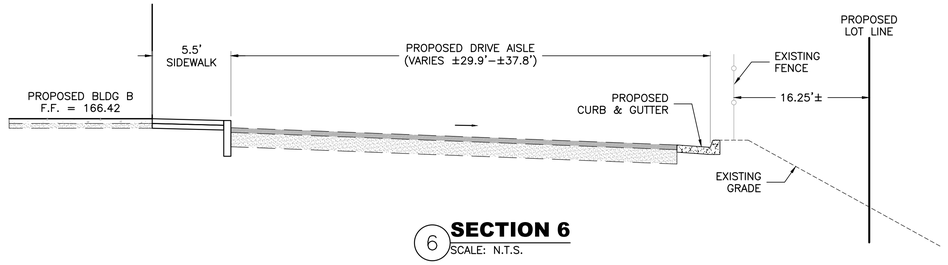

6 SECTION 6
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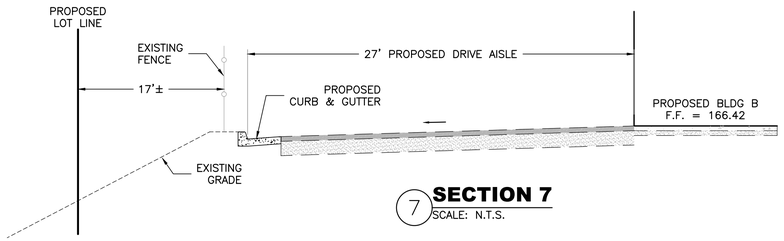

7 SECTION 7
SCALE: N.T.S.

CITY OF ROSEVILLE APPROVAL

AMERCO REAL
ESTATE COMPANY

REV NO.	DATE	DESCRIPTION	ENG INT.	BY	DATE
					CITY APPROVED

REGISTERED PROFESSIONAL ENGINEER
JAMES R. VANDERPOEL
No. 69382
June. 30, 2022
CIVIL
STATE OF CALIFORNIA

RSC ENGINEERING
1420 Rocky Ridge Dr., Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	172-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

PRELIMINARY SITE PLAN
U-HAUL MOVING & STORAGE OF ROSEVILLE
111 WILLS ROAD
ROSEVILLE, CA 95678

SHEET TITLE
PRELIMINARY GRADING SECTIONS

SHEET NO.
GR2
4 OF **11**

DATE: MARCH 1, 2021

Xref: P:\172-001\Planning\Conceptual\172001_sPREPL.dwg
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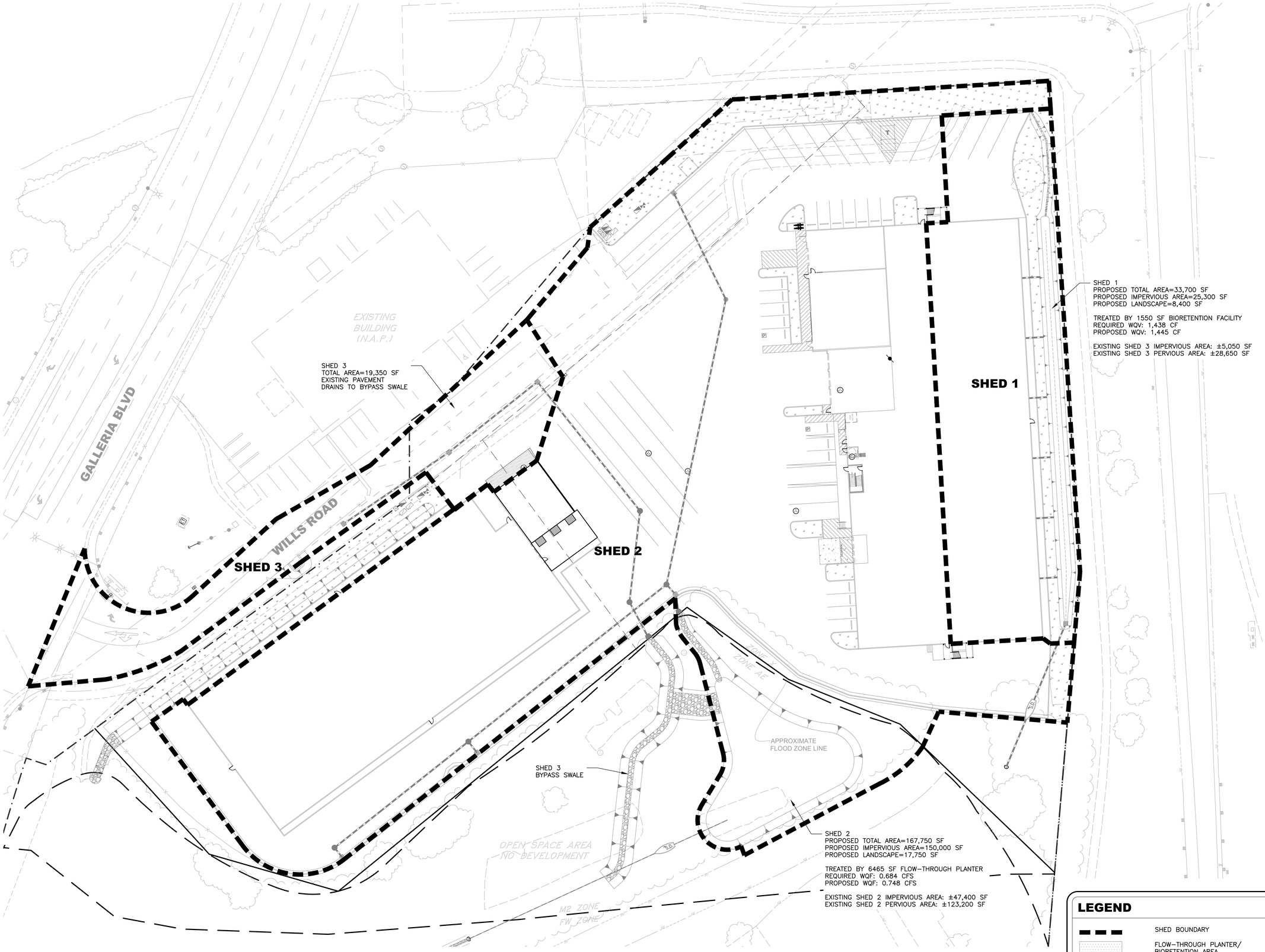
PLOT DATE: Mar 01, 2021 - 11:24:01 AM

Exhibit B



LEGEND

- SHED BOUNDARY
- FLOW-THROUGH PLANTER/ BIORETENTION AREA

CITY OF ROSEVILLE APPROVAL

AMERCO REAL ESTATE COMPANY

REV NO.	DATE	DESCRIPTION	ENG INT.	BY	CITY APPROVED DATE
1					
2					
3					
4					
5					

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PROJECT NO:	172-001
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PRELIMINARY SITE PLAN
U-HAUL MOVING & STORAGE OF ROSEVILLE
111 WILLS ROAD
ROSEVILLE, CA 95678

SHEET TITLE
PRELIMINARY STORMWATER PLAN

SHEET NO.
SW1
5 OF **11**

DATE: MARCH 1, 2021

Xrefs: P:\172-001\Planning\Concepts\172001_xPREPLAN.dwg
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DRAWING: P:\172-001\Planning\Concepts\172001_SW5.dwg
USER: RSCeng
LAYOUT: ANSI36
PLOT DATE: Mar 01, 2021 - 11:24:34 AM

Exhibit B

10' UTILITY EASEMENT PER 3738/OR/171 & 3756/OR/590
20' SEWER EASEMENT PER 98-0031336, O.R.
SEWER EASEMENT PER 99-0047010, O.R. AND 99-0047012, O.R.
PROPOSED PRIVATE SANITARY SEWER PUMP STATION
SEWER EASEMENT PER 98-0031336, O.R.
PROPOSED STORM DRAIN INLET, TYP
12.5' ROSEVILLE TELEPHONE EASEMENT PER 93-079576, O.R.
PROPOSED PIV, AND BACKFLOW PREVENTER
PROPOSED TRANSFORMER WITH BOLLARDS PER ROSEVILLE ELECTRIC STANDARDS
DDCV PER CITY OF ROSEVILLE STD DWG W-2
PROPOSED PRIVATE SANITARY SEWER FORCE MAIN
1" DOMESTIC WATER METER AND BACKFLOW PREVENTER
PROPOSED SANITARY SEWER STUB
1" IRRIGATION WATER METER AND BACKFLOW PREVENTER
UNION OIL COMPANY 40' ACCESS EASEMENT PER 254/OR/461
PROPOSED FIRE HYDRANT LATERAL WITH FIRE HYDRANT
6" FIRE WATER SERVICE STUB
BACKFLOW MANIFOLD PER CITY OF ROSEVILLE STD DWG W-15
2" DOMESTIC WATER SERVICE STUB
PROPOSED FDC
PROPOSED STORM DRAIN INLET. STORM DRAIN LEADS TO BYPASS SWALE
PROPOSED 15' WATER EASEMENT
PROPOSED 15' WATER EASEMENT
EXISTING BUILDING (N.A.P.)
PLACE 2-4" CONDUITS. CONNECT TO EXISTING JUNCTION BOX
UNION OIL COMPANY 88' EASEMENT PER 414/OR/370
12.5' ROSEVILLE TELEPHONE EASEMENT PER 93-079576, O.R.
EXISTING ELECTRICAL POLE TO BE REMOVED. EXISTING OVERHEAD ELECTRIC WIRES SHALL BE RELOCATED UNDERGROUND
EXISTING ELECTRICAL POLE TO BE REMOVED. EXISTING OVERHEAD ELECTRIC WIRES SHALL BE RELOCATED UNDERGROUND
ROOF DRAIN PIPE DISCHARGES TO BIORETENTION AREA, TYP
PROPOSED STORM DRAIN INLET. STORM DRAIN LEADS TO BYPASS SWALE
PROPOSED PRIVATE SANITARY SEWER FORCE MAIN
PROPOSED 12" WATER MAIN
8" FIRE LOOP
ABANDON EXISTING 1" WATERLINE IN PLACE
REMOVE AND DISPOSE EXISTING FIRE HYDRANT
EXISTING 4" WATER TO REMAIN
ABANDON EXISTING 6" WATER LINE AND REMOVE AND DISPOSE EXISTING 6" WATER LINE AS NECESSARY TO FACILITATE INSTALLATION OF NEW 12" WATER MAIN. MAINTAIN WATER SERVICE TO ALL BUILDINGS DURING CONSTRUCTION
EXISTING 2" WATER TO REMAIN
1" DOMESTIC WATER POC
EXISTING JUNCTION BOX-0440
FIRE SPRINKLER POC
PROPOSED FIRE HYDRANT
EXISTING 4" SANITARY SEWER TO REMAIN
PROPOSED BACKFLOW, PIV, AND FDC
PROPOSED
REPLACE EXISTING FLUSHING BRANCH WITH PROPOSED SANITARY SEWER MAIN MANHOLE. RECONNECT EXISTING SEWER SERVICES TO PROPOSED SSMH. CONNECT PROPOSED PRIVATE SANITARY SEWER TO PROPOSED SSMH
DDCV PER CITY OF ROSEVILLE STD DTL W-2
NEW 1" DOMESTIC WATER METER. EXTEND 1-1/2" LINE TO PROPOSED BUILDING
8" FIRE LOOP
PROPOSED FIRE HYDRANT
CONNECT PROPOSED 12" WATER LINE TO EXISTING 2" AND 4" WATER SERVICES
PROPOSED STORM DRAIN INLET. STORM DRAIN LEADS TO BYPASS SWALE
PROPOSED STORM DRAIN INLET
PROPOSED HEADWALL WITH RIP-RAP OUTFALL TO PROPOSED FLOW-THROUGH PLANTER
PROPOSED BIORETENTION FACILITY SUBDRAIN
EXISTING 4" SANITARY SEWER. EXTEND AS NECESSARY TO PROPOSED BUILDING POINT OF CONNECTION
8" FIRE HYDRANT RUN
PROPOSED BIORETENTION OVERFLOW STORM DRAIN INLET
PROPOSED SANITARY SEWER FORCE MAIN TRANSITION MANHOLE
12.5' ROSEVILLE TELEPHONE EASEMENT PER 93-079576, O.R.
PROPOSED FIRE HYDRANT
EXISTING OVERHEAD TELEPHONE WIRE TO BE RELOCATED UNDERGROUND
EXISTING EXISTING TELEPHONE POLE AND GUY WIRE TO BE REMOVED
PROPOSED HEADWALL TO BYPASS SWALE
CONNECT PROPOSED 12" WATER MAIN TO EXISTING 16" WATER MAIN WITH REDUCER
PROPOSED STORM DRAIN INLET
RIP-RAP OVERFLOW FOR PROPOSED FLOW-THROUGH PLANTER
APPROXIMATE ZONE LINE
PROPOSED STORM DRAIN INLET
PROPOSED BYPASS SWALE TO REDIRECT UNTREATED STORMWATER AWAY FROM PROPOSED FLOW-THROUGH PLANTERS
PROPOSED BIORETENTION FACILITY OVERFLOW PIPE WITH RIP-RAP OUTFALL
SLOPE EASEMENT PER 93-090370, O.R.
PROPOSED FIRE HYDRANT
OPEN SPACE AREA NO DEVELOPMENT
PROPOSED STORM DRAIN INLET
PROPOSED FLOW-THROUGH PLANTER WITH UNDERDRAIN AND RIP-RAP OVERFLOW
PROPOSED FLOW-THROUGH PLANTER UNDERDRAIN
PROPOSED STORM DRAIN MANHOLE, TYP
MP ZONE
FW ZONE
PROPOSED FLOW-THROUGH PLANTER UNDERDRAIN PIPE WITH RIP-RAP OUTFALL
PROPOSED ROCK-LINED DRAINAGE DITCH

WILLS ROAD

1 inch = 30 ft.

CITY OF ROSEVILLE APPROVAL

AMERCO REAL ESTATE COMPANY

REV NO.	DATE	DESCRIPTION	ENG INT.	BY	CITY APPROVED DATE
1					
2					
3					
4					
5					

RSC ENGINEERING
1420 Rocky Ridge Dr., Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	172-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

PRELIMINARY SITE PLAN
U-HAUL MOVING & STORAGE OF ROSEVILLE
111 WILLS ROAD
ROSEVILLE, CA 95678

SHEET TITLE
PRELIMINARY UTILITY PLAN

SHEET NO.
UT1
6 OF **11**

DATE: MARCH 1, 2021

XREFs: P:\172-001\Planning\Concepts\172001_XPREPA.dwg
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USER: RSC Eng
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PLOT DATE: Mon 01, 2021 - 11:23:54 AM

Exhibit B

SEWER EASEMENT PER 99-0047010, O.R. AND 99-0047012, O.R.

10' UTILITY EASEMENT PER 3738/OR/171 & 3756/OR/590

20' SEWER EASEMENT PER 98-0031336, O.R.

SEWER EASEMENT PER 98-0031336, O.R.

12.5' ROSEVILLE TELEPHONE EASEMENT PER 93-079576, O.R.

40' UNION OIL COMPANY ACCESS EASEMENT PER 254/OR/461

UNION OIL COMPANY 65' EASEMENT PER 414/OR/570

12.5' ROSEVILLE TELEPHONE EASEMENT PER 93-079576, O.R.

EXISTING BUILDING (N.A.P.)

DISPATCH AND REPAIR AREA 1,608± S.F.

SHOWROOM 2,493± NET S.F. (2,970± GROSS S.F.)

INTERIOR LOAD/UNLOAD SPACES

PROPOSED BLDG A
3 STORY
41,208± S.F.
(FOOTPRINT)
122,724± G.S.F.
(3 FLOORS)

GALLERIA BLVD

WILLS ROAD

12.5' ROSEVILLE TELEPHONE EASEMENT PER 93-079576, O.R.

PROPOSED BLDG B
1 STORY
29,073± S.F.

ZONE X
ZONE AE

APPROXIMATE FLOOD ZONE LINE

OPEN SPACE AREA
NO DEVELOPMENT

M2 ZONE
FW ZONE

SLOPE EASEMENT PER 93-090370, O.R.

N

1 inch = 30 ft.

LEGEND

R=30' MIN — FIRE TRUCK TURNING RADIUS — 20'

CITY OF ROSEVILLE APPROVAL

AMERCO REAL ESTATE COMPANY

REV NO.	DATE	DESCRIPTION	ENG INT.	BY	CITY APPROVED	DATE

RSC ENGINEERING
1420 Rocky Ridge Dr., Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	172-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

PRELIMINARY SITE PLAN
U-HAUL MOVING & STORAGE OF ROSEVILLE

111 WILLS ROAD
ROSEVILLE, CA 95678

SHEET TITLE
FIRE ACCESS PLAN

SHEET NO.
FA1
7 OF **11**

DATE: MARCH 1, 2021

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\\172001_XUTIL.dwg

Exhibit B

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACE BLO	9	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	15 gal
	CED DEO	6	Cedrus deodara / Deodar Cedar	15 gal
	LAG DYN	9	Lagerstroemia Indica 'Dynamite' / Dynamite Crape Myrtle	15 gal
	PIS KEI	2	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal
	POD MAC	16	Podocarpus macrophyllus / Yew Pine	5 gal
	PRU VES	14	Prunus cerasifera 'Krauter Vesuvius' / Purple Leaf Plum	15 gal
	ZEL GRE	8	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	15 gal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CAL DWA	36	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	1 gal
	CIS PUL	67	Cistus pulverulentus 'Sunset' / Rockrose	1 gal
	DIE VEG	14	Dietes vegeta / African Iris	1 gal
	GRE NOE	24	Grevillea x 'Noellii' / Grevillea	5 gal
	LOR PUR	33	Loropetalum chinense rubrum 'Purple Majesty' / Chinese Fringe Flower	5 gal
	MAH COM	32	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	1 gal
	VAC OVA	8	Vaccinium ovatum / Evergreen Huckleberry	5 gal

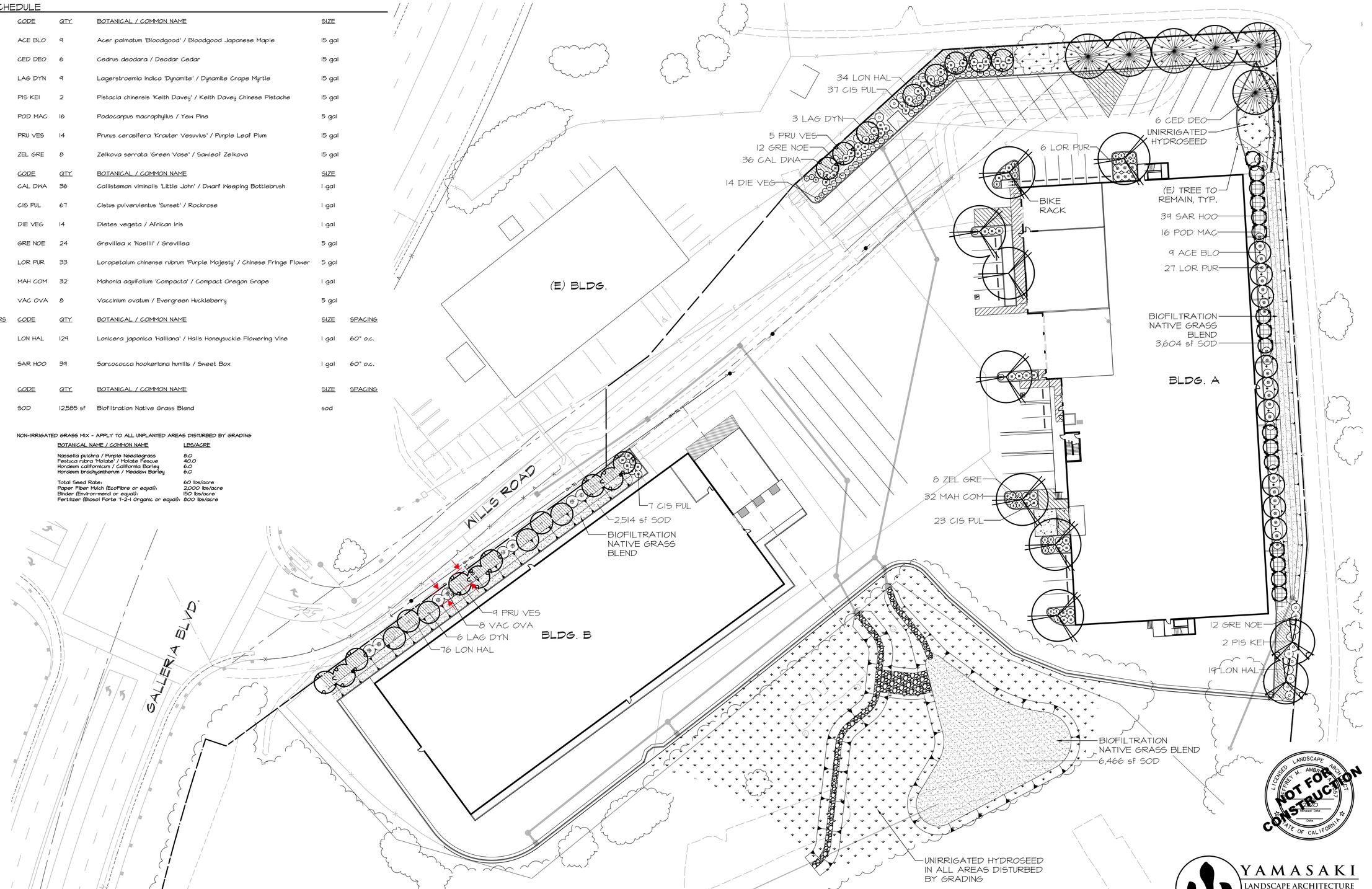
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	LON HAL	129	Lonicera japonica 'Halliana' / Halls Honeysuckle Flowering Vine	1 gal	60" o.c.
	SAR HOO	39	Sarcococca hookerlana humilis / Sweet Box	1 gal	60" o.c.

SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	SOD	12,585 sf	Biofiltration Native Grass Blend	sod	

HYDROSEED

NON-IRRIGATED GRASS MIX - APPLY TO ALL UNPLANTED AREAS DISTURBED BY GRADING

BOTANICAL NAME / COMMON NAME	LBS/ACRE
Nassella pulchra / Purple Needlegrass	8.0
Festuca rubra 'Molate' / Molate Fescue	40.0
Hordeum californicum / California Barley	6.0
Hordeum brachyantherum / Meadow Barley	6.0
Total Seed Rate:	60 lbs/acre
Paper Fiber Mulch (EcoFibre or equal):	2,000 lbs/acre
Binder (Environ-mend or equal):	150 lbs/acre
Fertilizer (Biosol Forte 7-2-1 Organic or equal):	800 lbs/acre



PARKING LOT SHADE CALCULATIONS

TREE SYMBOL	100%	50%	25%
ZEL SER	0 (962) = 0	8 (481) = 3,848	0 (240) = 0

TOTAL PAVED AREA	7,510 s.f.
SHADE REQUIRED (50%)	3,755 s.f.
SHADE PROVIDED	**3,848 s.f.**
PERCENT SHADE	**51%**

0' 60' 30' 120'

SCALE: 1"=30'

NORTH

NOT FOR CONSTRUCTION

LICENSED LANDSCAPE ARCHITECT JEFFREY M. AMBACHER 2820 Renewal Date Date STATE OF CALIFORNIA

YAMASAKI
LANDSCAPE ARCHITECTURE
1223 HIGH STREET, AUBURN, CA 95603
(530) 885-0040
FAX (530) 885-0042

CITY OF ROSEVILLE APPROVAL

AMERCO REAL ESTATE COMPANY

REV NO.	DATE	DESCRIPTION	ENG INIT.	BY	CITY APPROVED DATE

RSC ENGINEERING
2250 Douglas Blvd. Suite 150
Roseville, CA 95661
Ph: 916.788.2684 Fax: 916.788.4408

PROJECT NO: UR PL
DRAWN BY: TVZ
CHECKED BY: JMA
DESIGNED BY: TVZ/JMA

PRELIMINARY SITE PLAN
U-HAUL MOVING & STORAGE OF ROSEVILLE
111 WILLS ROAD
ROSEVILLE, CA 95678

SHEET TITLE
PRELIMINARY LANDSCAPE PLAN

SHEET NO.
L-1.0
8 OF **11**

DATE: MARCH 1, 2021

DRAWING: S:\Jobs\U-Haul Roseville\DWG's\ACTIVE PLANS\L-1.0 PRELIMINARY LANDSCAPE PLAN.dwg
LAST MODIFIED: Jan 29, 21 - 08:07
PLOT DATE: Jan 29, 2021 - 1:48:23 PM

Exhibit B

McGraw-Edison

DESCRIPTION

The Galleonaire LED luminaire features advanced thermally conductive polymer heatsinks and open frame endcaps for a sleek aesthetic with significant weight reduction. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Open frame die-cast aluminum end caps provide structural support for the housing and heatsinks. Thermally conductive polymer heatsinks offer significant weight reduction while fully maintaining thermal management of the Light Squares. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 2700K, 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480Y/Wye systems only. Standard with 0-10V dimming. Shipped standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge. The Galleonaire LED luminaire is suitable for operation in -40°C to 40°C ambient environments. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA and 800mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT:
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is dark gray, non-paintable. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

GLNA
GALLEONAIRE

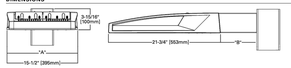
1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

Lumenetix Technology
LEARN MORE

WaveLinx

DIMENSIONS



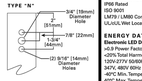
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length *	Weight with Arm (lbs.)	EPA with Arm ¹ (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	35 (12.7 kgs)	0.72
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	38 (16.3 kgs)	0.77
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	43 (19.5 kgs)	0.95
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	49 (22.2 kgs)	1.13

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "A"



CERTIFICATION DATA
3G Vibration Rated
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature

TD500064EN
December 17, 2018 8:41 AM

COOPER Lighting Solutions

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Typical Applications
Exterior Wall • Walkway

Interactive Menu

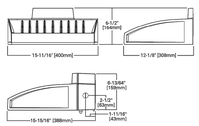
- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

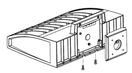
Product Certifications

Quick Facts
- Choice of thirteen high-efficiency, patented AccuLED Optics™
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Connected Systems
- WaveLinx
- Enlighted

Dimensional Details





COOPER Lighting Solutions

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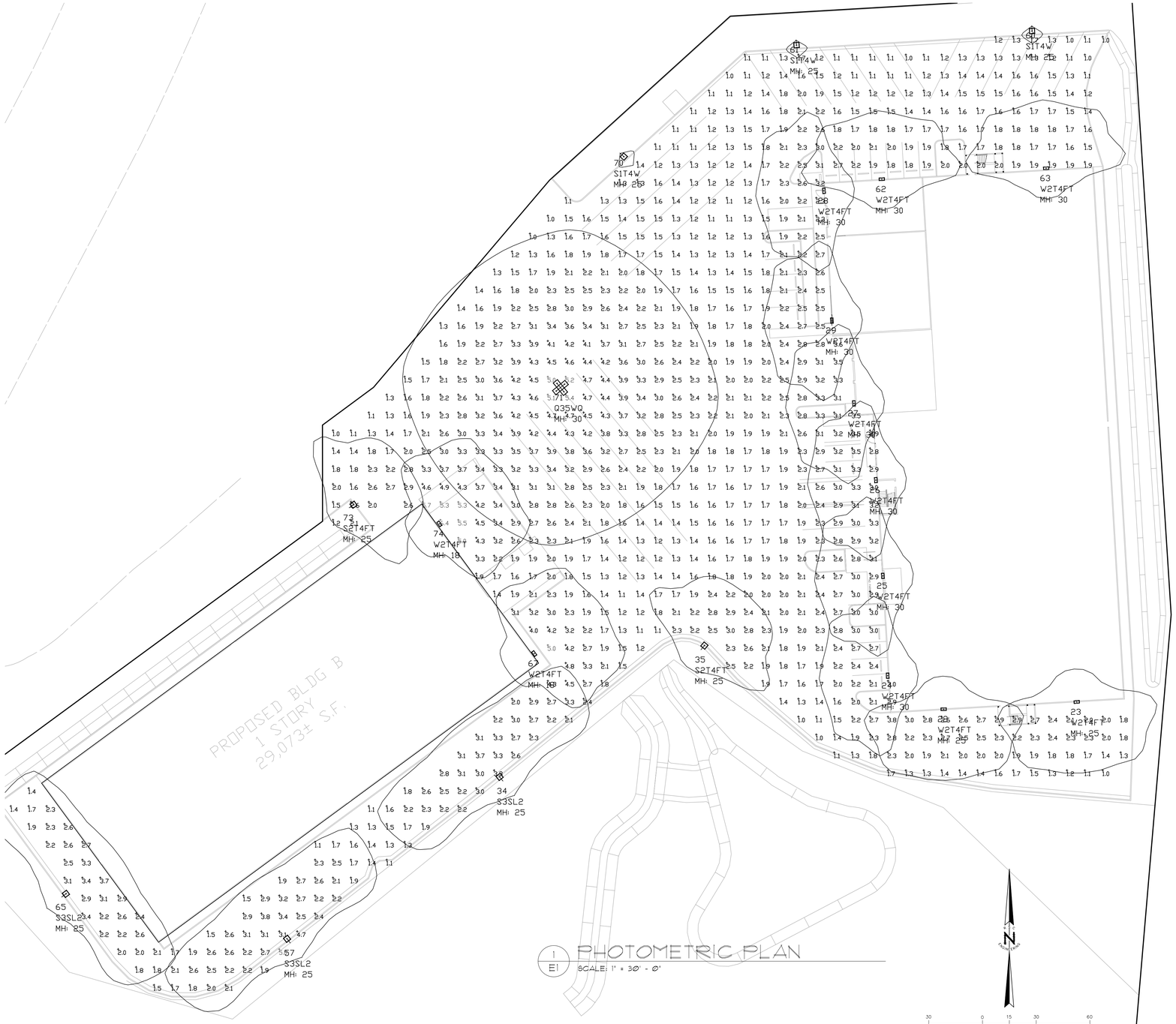
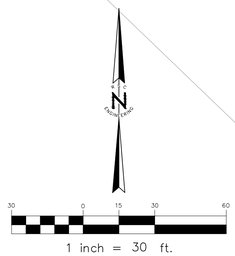


1 E1 PHOTOMETRIC PLAN
SCALE: 1" = 30' - 0"



Calculation Summary					
Label	CalcType	Max	Min	Max/Min	Avg
CalcPts_1	Illuminance	6.4	1.0	6.40	2.21

Luminaire Schedule								
Symbol	Label	Arrangement	Lum. Lumens	Lum. Watts	Qty	Description	LLF	BUG Rating
	S1T4W	SINGLE	6168	59	3	McGraw Edison - GLNA-AF-01-LED-E1-T4W	0.900	B1-U0-G2
	S2T4FT	SINGLE	12210	113	2	McGraw Edison - GLNA-AF-02-LED-E1-T4FT	0.900	B2-U0-G2
	S3SL2	SINGLE	17741	166	3	McGraw Edison - GLNA-AF-03-LED-E1-SL2	0.900	B3-U0-G3
	W2T4FT	SINGLE	14850	113	12	McGraw Edison - GWC-SA2C-740-U-T4FT	0.900	B2-U0-G3
	Q35WQ	4 @ 90 DEGREES	19074	166	1	McGraw Edison - GLNA-AF-03-LED-E1-5WQ	0.900	B5-U0-G3

CITY OF ROSEVILLE APPROVAL

AMERCO REAL ESTATE COMPANY

REV NO.	DATE	DESCRIPTION	ENG INT.	BY	CITY APPROVED	DATE

PROFESSIONAL ENGINEER — CHRISTOPHER A. JOSEPH — No. 56666 — 06-30-21 — CIVIL — STATE OF CALIFORNIA — 1/29/21

RSC ENGINEERING
2250 Douglas Blvd. Suite 150
Roseville, CA 95661
Ph:916.788.2884 Fax:916.788.4408

PROJECT NO:	17076
DRAWN BY:	WVN
CHECKED BY:	WVN
DESIGNED BY:	WVN

PRELIMINARY SITE PLAN
U-HAUL MOVING & STORAGE OF ROSEVILLE
117 WILLS ROAD
ROSEVILLE, CA 95678

SHEET TITLE
PHOTOMETRIC PLAN

SHEET NO.
E1
9 OF **11**

DATE: MARCH 1, 2021

XrefS: G:\Projects\Xcel\Exh\1\17076 U-Haul Roseville\Photometric Calculations\170529 17076 U-Haul - Photometric Calculations.dwg

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LAST SAVED: Jan. 29, 21 - 11:34:45
LAST PLOTTED: Jan. 29, 21 - 11:34:51 PM

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.2, §140.7, and §141.0(b)2L for outdoor lighting scopes using the prescriptive path.	
Project Name: U-Haul - Roseville	Report Page: Page 1 of 7
Project Address: 117 Wills Road, Roseville, CA 95678	Date Prepared: January 29, 2020

A. GENERAL INFORMATION

01	Project Location (city)	Roseville	04 Total Illuminated Hardscape Area (ft²)	106,975
02	Climate Zone	12		

03 Outdoor Lighting Zone per Title 24, Part 1 §10-114 or as designated by Authority Having Jurisdiction (AHJ):

☐ LZ-0: Very Low - Undeveloped Parkland ☐ LZ-2: Moderate - Rural Areas ☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval
☐ LZ-1: Low - Developed Parkland ☑ LZ-3: Moderately High - Urban Areas

B. PROJECT SCOPE

Table Instructions: Include any outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)2L for alterations.

My project consists of:

01	02
☑ New Lighting System	Must Comply with Allowances from §140.7.
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? ◯ Yes ◯ No

03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100*

C. COMPLIANCE RESULTS

*Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "*COMPLIES with Exceptional Conditions*" refer to Table D. for guidance.*

Calculation of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)2L												Compliance Results	
01		02		03		04		05	OR	06	=	07	08	09
General Hardscape Allowance §140.7(d)1	+	Per Application §140.7(d)2	+	Sales Frontage §140.7(d)2	+	Ornamental §140.7(d)2	+	Per Specific Area §140.7(d)2		Existing Power §141.0(b)2L		**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 Must be ≥08**
(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)		(See Table N)				(See Table F)	
3,701.875	+		+		+		+		OR		=	3,701.875	≥	2,921	**COMPLIES**
Cutoff Compliance (See Table G for Details)														**COMPLIES**	
Controls Compliance (See Table H for Details)														**COMPLIES**	

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: U-Haul - Roseville	Report Page: Page 2 of 7
Project Address: 117 Wills Road, Roseville, CA 95678	Date Prepared: January 29, 2020

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

No exceptional conditions apply to this project.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

Table Instructions: For new or altered lighting systems demonstrating compliance with §140.7 (ie Table I has expanded for input), include all luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L (ie Table N has expanded for input), include only new luminaires being installed and replacement luminaires being installed as part of the project scope (ie, do not include existing luminaires remaining or existing luminaires being moved).

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1,2]	How Wattage is determined	Total number luminaires[2]	Luminaire Status[3]	Excluded per §140.7(a)	Design Watts	Cutoff Req. ≥ 6,200 initial lumen output §130.2(b)[4]	Field Inspector Pass	Fail
Q35WQ	Quad 3 Square 5WQ	☐ Linear	664	Mfr. Spec[1]	1	New	☐	664	Yes	☐	☐
S1T4W	Single 1 Square T4W	☐ Linear	59	Mfr. Spec[1]	3	New	☐	177	NA: <6,200 lumens	☐	☐
S2T4FT	Single 2 Square T4FT	☐ Linear	113	Mfr. Spec[1]	2	New	☐	226	Yes	☐	☐
S3SL2	Single 3 Square SL2	☐ Linear	166	Mfr. Spec[1]	3	New	☐	498	Yes	☐	☐
W2T4FT	Wall Pack 2 Sq T4FT	☐ Linear	113	Mfr. Spec[1]	12	New	☐	1,356	Yes	☐	☐
						Total Designed Watts:		**2,921**			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b).

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: U-Haul - Roseville	Report Page: Page 3 of 7
Project Address: 117 Wills Road, Roseville, CA 95678	Date Prepared: January 29, 2020

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c)*
[2] *For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet for the luminaire should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope*
[4] *Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output ≥ 6,200 unless exempted by §130.2(b).*

G. CUTOFF REQUIREMENTS (BUG)

Table Instructions: Complete this table for fixtures of ≥ 6,200 initial luminaire lumens indicated on Table F as needing to comply with Cutoff Requirements. Maximum lumens can be found in Title 24, Part 11, Section 5.106.8.

01	02	03	04	05	06	07	08	09	10	11	12	
Name or Item Tag	Complete Luminaire Description	Backlight Rating[2]			Uplight Rating[2]			Glare Rating[2]			Field Inspector	
		Mounting Height from Property Line[3]	Max Allowable Backlight Rating[4]	Backlight Rating Per Design	Lighting Type	Max Allowable Backlight Rating[4]	Uplight Rating Per Design	Mounting Height from Property Line[3]	Max Allowable Glare Rating[4]	Glare Rating Per Design	Pass	Fail
Q35WQ	Quad 3 Square	> 2 MH from property line	No Limit	B5	Area Lighting	U0	U0	> 2 MH from property line	G3	G3	☐	☐
S2T4FT	Single 2 Square	> 2 MH from property line	No Limit	B2	Area Lighting	U0	U0	> 2 MH from property line	G3	G2	☐	☐
S3SL2	Single 3 Square	> 2 MH from property line	No Limit	B3	Area Lighting	U0	U0	> 2 MH from property line	G3	G3	☐	☐
W2T4FT	Wall Pack 2 Sq	> 2 MH from property line	No Limit	B3	Area Lighting	U0	U0	> 2 MH from property line	G3	G3	☐	☐

[1] *FOOTNOTES: Mounting Height is labeled MH in this table*
[2] *Authority having jurisdiction may ask for luminaire cut sheets or other documentation to confirm luminaire type, uplight ratings and glare ratings used for compliance per §130.2(b).*
[3] *BUG ratings with a lower number than the 'Max Allowable' are compliant. Ex. If Max Allowable is Bug Rating is B4, then B0, B1, B2, B3 and B4 are all compliant.*

H. OUTDOOR LIGHTING CONTROLS

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: U-Haul - Roseville	Report Page: Page 4 of 7
Project Address: 117 Wills Road, Roseville, CA 95678	Date Prepared: January 29, 2020

Table Instructions: Complete this table demonstrating compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
*When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank. For each requirement in columns 02 through 04, do not leave the field blank, instead select NA or Exempt* from the dropdown list to indicate not applicable or an exemption.*

Mandatory Controls

01	02	03	04	05	
Area Description	Shut-Off §130.2(c)1	Auto-Schedule §130.2(c)2	Motion Sensor §130.2(c)3	Field Inspector Pass	Fail
Site Lighting	Photocontrol	Yes	NA: Façade, etc. ≤ 24ft	☐	☐

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
EX: Not permitted by health & safety to be turned off; EXCEPTION 1 to §130.2(c).

I. LIGHTING POWER ALLOWANCE (per §140.7)

Table Instructions: Please complete this table for areas using the allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7-A while "Use it or lost it" Allowances are per Table 140.7-B. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

01				
	"Use it or lose it" Allowances (select all that apply)			
☑ General Hardscape Allowance	☐ Per Application	☐ Sales Frontage	☐ Ornamental	☐ Per Specific Area
Table I (below)	Table J	Table K	Table L	Table M

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (LZ 2 & 3)

02	03	04	05	06	07	08	09	10
Area Description	Surface Type	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
		Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
Site Lighting	Asphalt	106,975	0.025	2,674.375	2,710	0.25	677.5	3,351.875
							Initial Wattage Allowance for Entire Site (Watts):	**350**
							Total General Hardscape Allowance (Watts):	**3,701.875**

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: U-Haul - Roseville	Report Page: Page 5 of 7
Project Address: 117 Wills Road, Roseville, CA 95678	Date Prepared: January 29, 2020

J. LIGHTING ALLOWANCE: PER APPLICATION

This Section Does Not Apply

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This Section Does Not Apply

L. LIGHTING ALLOWANCE: ORNAMENTAL

This Section Does Not Apply

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This Section Does Not Apply

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This Section Does Not Apply

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

YES	NO	Form/Title	Field Inspector Pass	Fail
◉	◯	NRCI-LTO-01-E - Must be submitted for all buildings.	☐	☐
◉	◯	NRCI-LTO-02-E - Must be submitted for a lighting control system; or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: U-Haul - Roseville	Report Page: Page 6 of 7
Project Address: 117 Wills Road, Roseville, CA 95678	Date Prepared: January 29, 2020

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

YES	NO	Form/Title	Field Inspector Pass	Fail
◉	◯	NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls area added to ≤ 20 luminaires.	☐	☐

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: U-Haul - Roseville	Report Page: Page 7 of 7
Project Address: 117 Wills Road, Roseville, CA 95678	Date Prepared: January 29, 2020

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete

Documentation Author Name:	William V. Norberg PE	Documentation Author Signature:	
Company:	Norberg Engineering Co., Inc.	Signature Date:	January 29, 2021
Address:	PO Box 5090	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	El Dorado Hills, CA 95762	Phone:	916 996-8322

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:

1. **The information provided on this Certificate of Compliance is true and correct.**
2. **I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)**
3. **The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.**
4. **The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.**
5. **I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.**

Responsible Designer Name:	William V. Norberg PE	Responsible Designer Signature:	
Company :	Norberg Engineering Co., Inc.	Date Signed:	January 29, 2021
Address:	PO Box 5090	License:	E9668
City/State/Zip:	El Dorado Hills, CA 95762	Phone:	916 996-8322

CITY OF ROSEVILLE APPROVAL

DRAWING: G:\Dropbox\AutoDesk\2017\7076 U-Haul Roseville\Photometric Calculations\7076 U-Haul - Photometric Calculations.dwg
LAST SAVED: 29, JAN - 12:45
LAST PLOTTED: 29, JAN - 12:45 PM
XREFS:

Exhibit B

AMERCO REAL ESTATE COMPANY

REV NO.	DESCRIPTION	DATE	BY	CITY APPROVED	DATE

Professional Engineer — No. 9668 — 1-29-21 — Registered Professional Engineer — State of California

RSC ENGINEERING
2250 Douglas Blvd. Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO: 17076
DRAWN BY: WVN
CHECKED BY: WVN
DESIGNED BY: WVN

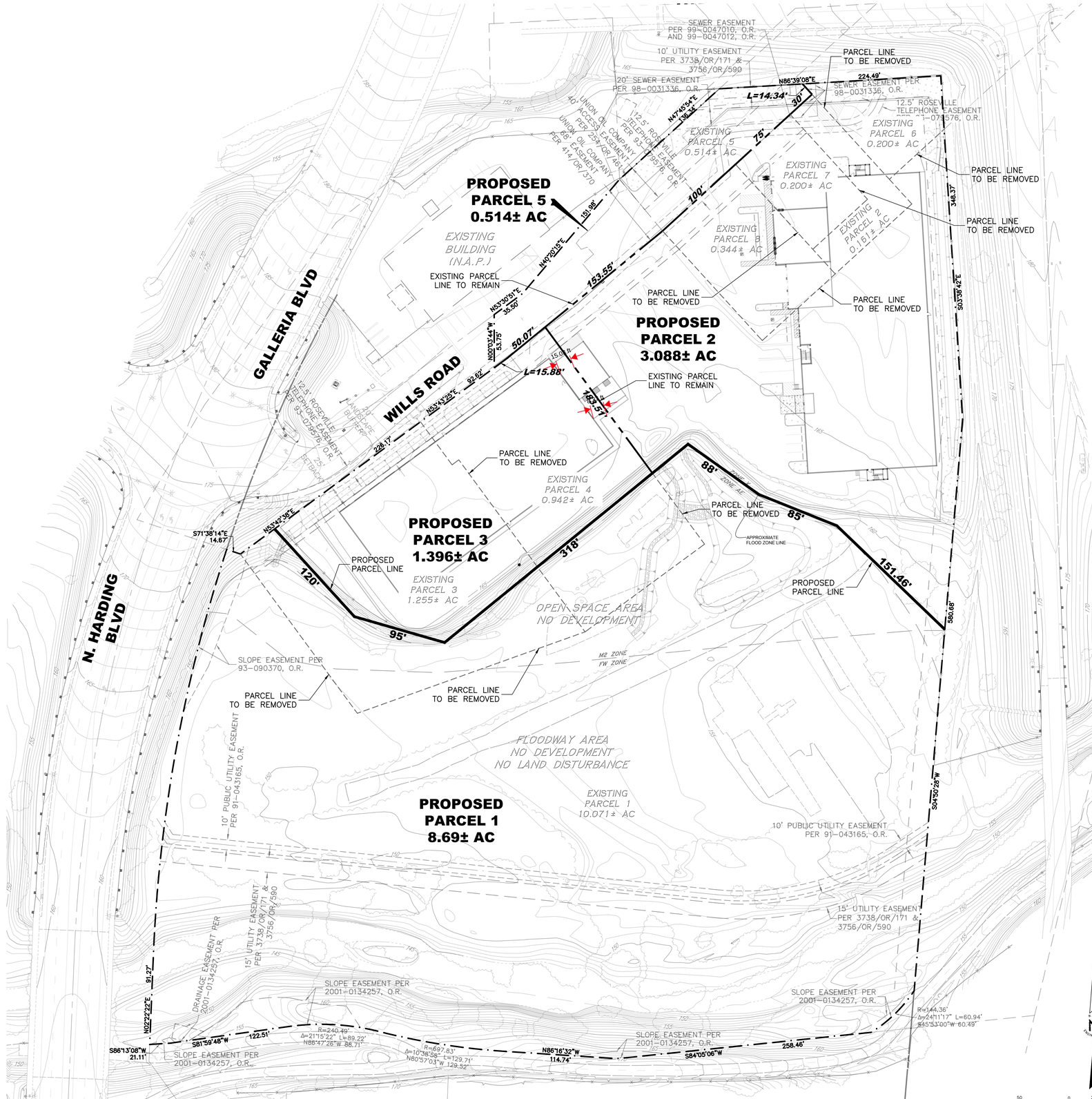
PRELIMINARY SITE PLAN
U-HAUL MOVING & STORAGE OF ROSEVILLE
117 WILLS ROAD
ROSEVILLE, CA 95678

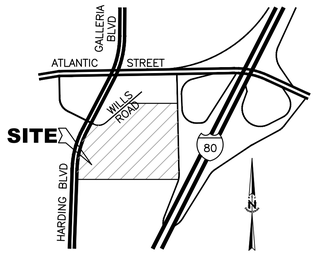
SHEET TITLE
TL-24

SHEET NO.
E2
10 OF 11

DATE: MARCH 1, 2021

Exhibit B





VICINITY MAP
NOT TO SCALE

NOTES:

1. ZONES X (AREAS OF MINIMAL FLOOD HAZARDS) AND AE (FLOODWAY FRINGE AND FLOODWAY) PER FIRM MAP NO. 06061C0944H, DATED 11/02/2018
2. TREES ARE LOCATED ON SITE.
3. TREES ARE PROPOSED TO BE REMOVED.
4. EXISTING STRUCTURES LOCATED ON SITE.
5. ONE (1) EXISTING STRUCTURE PROPOSED TO BE REMOVED.
6. FORMER ENVIRONMENTAL WELL EQUIPMENT HAS BEEN REMOVED.
7. EXISTING MONITORING WELLS MAY REMAIN.
8. NO KNOWN WATER WELLS ON PROPERTY.
9. THIS MAP MAY RECORD IN PHASES.
10. WILLS ROAD IS A PUBLIC STREET THAT EXTENDS PARTIALLY INTO THE PROPERTY.
11. ADJACENT PROPERTY TO THE NORTH SHARES ACCESS TO WILLS ROAD.
12. SURVEY INFORMATION PROVIDED BY SITELINE SURVEYING, DATED 05/08/2017
13. SEE GR1 FOR ALL GRADING INFORMATION; SEE UT1 FOR ALL UTILITY INFORMATION
14. RECIPROCAL ACCESS AND DRAINAGE EASEMENTS WILL BE REQUIRED.

UTILITY PROVIDERS:

WATER:	ROSEVILLE ENVIRONMENTAL UTILITIES
SEWER:	ROSEVILLE ENVIRONMENTAL UTILITIES
DRAINAGE:	ROSEVILLE ENVIRONMENTAL UTILITIES
FIRE:	ROSEVILLE FIRE DEPARTMENT
ELECTRIC:	ROSEVILLE ELECTRIC
GAS:	PG&E

OWNER :

AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVE 9N
PHOENIX, CA 85004

APPLICANT :

RSC ENGINEERING, INC.
1420 ROCKY RIDGE DR., SUITE 150
ROSEVILLE, CA 95661
ATTN: TIFFANY WILSON
(916) 788-2884

APN

PORTION OF 015-140-007
015-150-002, 024 & 025
PORTION OF 015-150-023

LAND USE

INDUSTRIAL

ZONING

M2 - GENERAL INDUSTRIAL
FW - FLOODWAY

EXISTING ACREAGE

PARCEL 1:	10.071± AC
PARCEL 2:	0.161± AC
PARCEL 3:	1.255± AC
PARCEL 4:	0.942± AC
PARCEL 5:	0.514± AC
PARCEL 6:	0.200± AC
PARCEL 7:	0.200± AC
PARCEL 8:	0.344± AC
TOTAL:	13.688± AC

PROPOSED ACREAGE

PARCEL 1:	8.690± AC
PARCEL 2:	3.088± AC
PARCEL 3:	1.396± AC
PARCEL 5:	0.514± AC
TOTAL:	13.688± AC

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING PARCEL LINE TO REMAIN
- EXISTING PARCEL LINE TO BE REMOVED
- PROPOSED PARCEL LINE
- EXISTING EASEMENTS

BENCHMARK

CITY OF ROSEVILLE "BM 80" - ELEV=160.422 (NGVD29)

A 3-1/4" BRASS DISK STAMPED SEPT 97 LS 4519 DRY CREEK AT HARDING BLVD. NE CORNER OF BRIDGE AT BACK OF SIDEWALK

CITY OF ROSEVILLE APPROVAL

AMERCO REAL ESTATE COMPANY

REV NO.	DATE	DESCRIPTION	ENG INT.	BY	DATE CITY APPROVED

RSC ENGINEERING
1420 Rocky Ridge Dr., Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	172-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

PRELIMINARY SITE PLAN
U-HAUL MOVING & STORAGE OF ROSEVILLE
111 WILLS ROAD
ROSEVILLE, CA 95678

SHEET TITLE
TENTATIVE PARCEL MAP

SHEET NO.
TM1
11 OF **11**

DATE: MARCH 1, 2021

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P:\172-001\Planning\Concepts\172001_XBOUNDARY.dwg
\\172001_XUTIL.dwg

DRAWING: P:\172-001\Planning\Concepts\172001_TM.dwg
USER: RSCEng
LAST SAVED: Mar 01, 2021 - 11:54
PLOT DATE: Mar 01, 2021 - 11:56:47 AM

U-HAUL

MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

Exhibit C

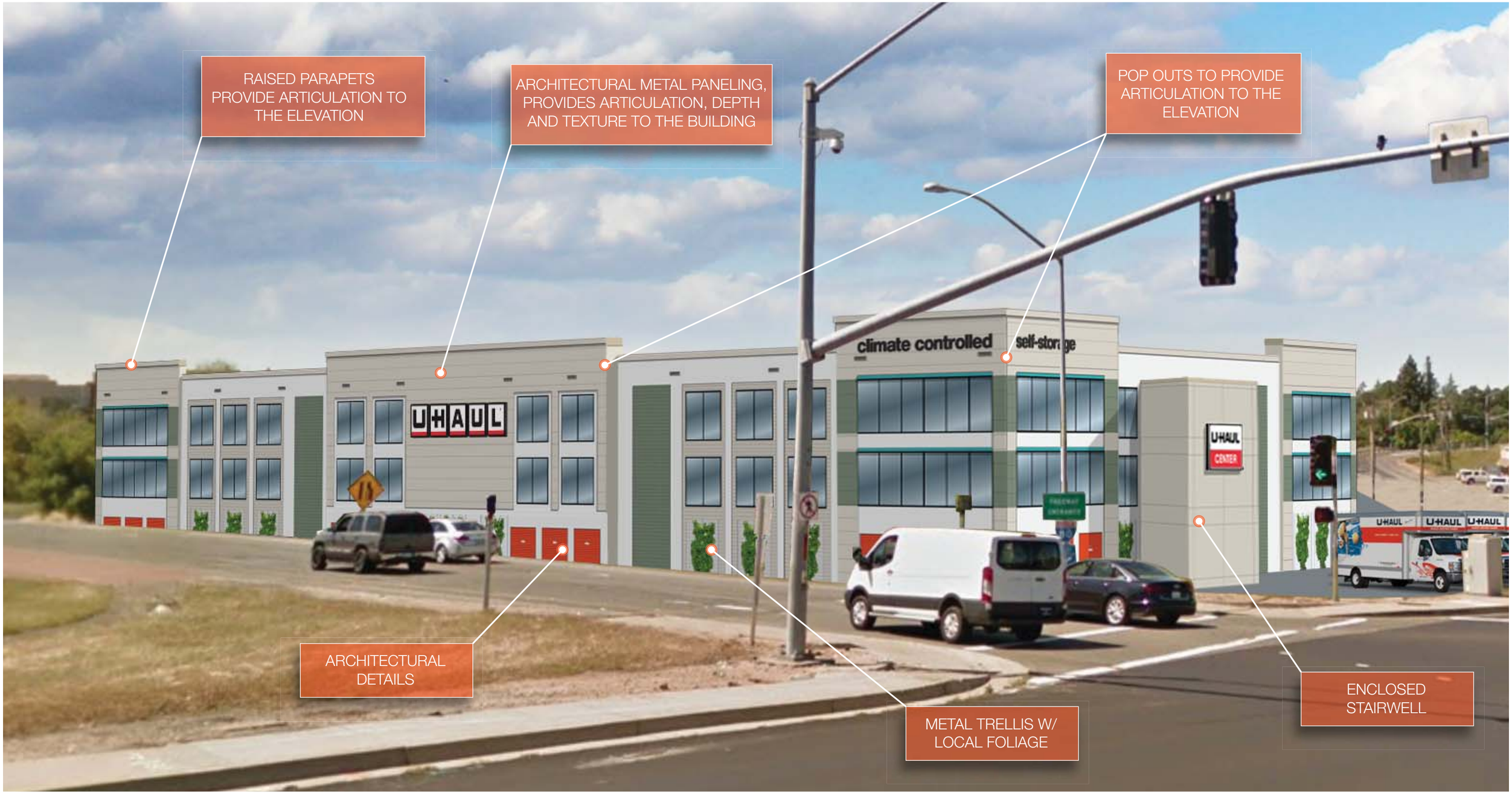
March 5, 2021

Conceptual renderings are subject to change and should not be implemented.

MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

Exhibit C



March 5, 2021

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MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

Exhibit C

ADVERTISING & MARKETING ASSOCIATES, INC. a&m ARCHITECTURAL DESIGN & FACILITY IMAGING

March 5, 2021

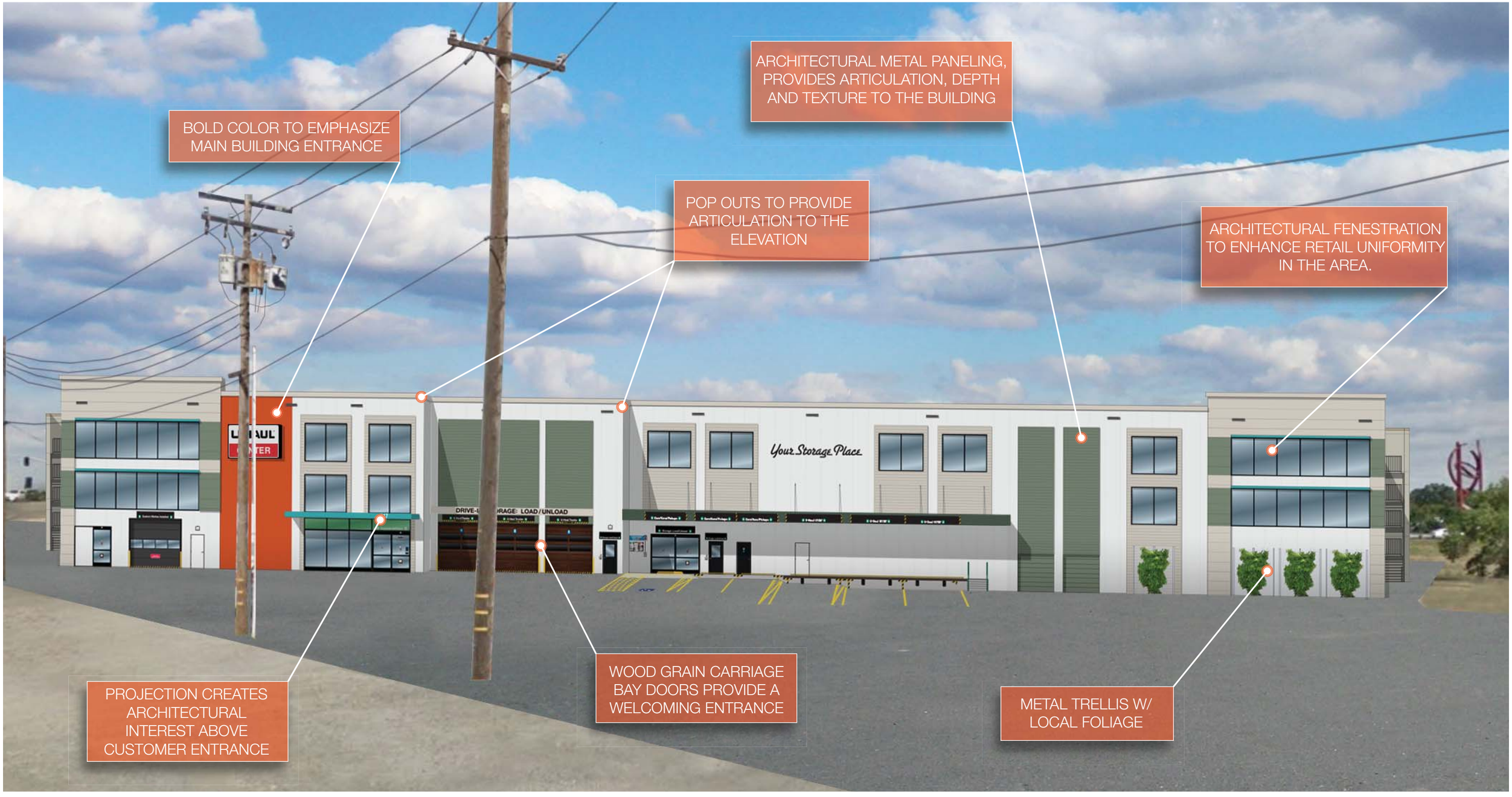
Conceptual renderings are subject to change and should not be implemented.

U-HAUL

MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

Exhibit C



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MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

Exhibit C

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March 5, 2021

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MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

Exhibit C

March 5, 2021

Conceptual renderings are subject to change and should not be implemented.

U-HAUL

MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

Exhibit C

WEST ELEVATION

Scale: 1" = 20'

NORTH ELEVATION

Scale: 1" = 20'

SOUTH ELEVATION

Scale: 1" = 20'

EAST ELEVATION

Scale: 1" = 20'

March 5, 2021

Conceptual renderings are subject to change and should not be implemented.

MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

Exhibit C

WEST ELEVATION

Scale: 1" = 20'

WEST ELEVATION BUILDING FOOTPRINT

EAST ELEVATION

Scale: 1" = 20'

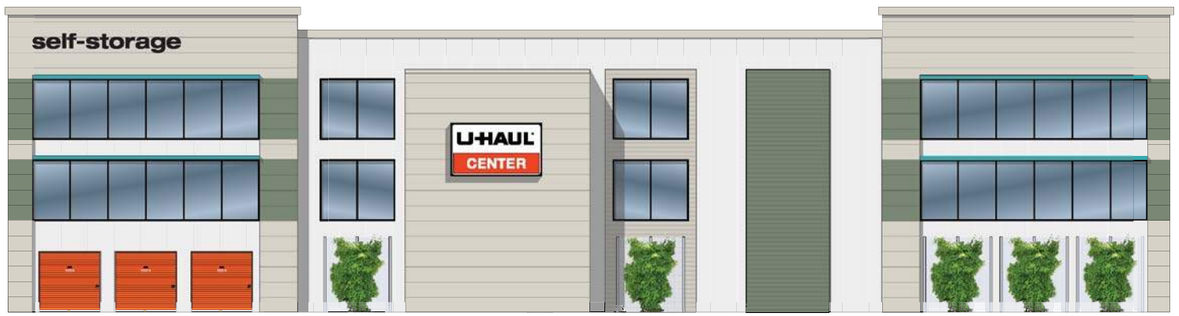
EAST ELEVATION BUILDING FOOTPRINT

March 5, 2021

Conceptual renderings are subject to change and should not be implemented.

NORTH ELEVATION

Scale: 1" = 20'



NORTH ELEVATION BUILDING FOOTPRINT

SOUTH ELEVATION

Scale: 1" = 20'

SOUTH ELEVATION BUILDING FOOTPRINT

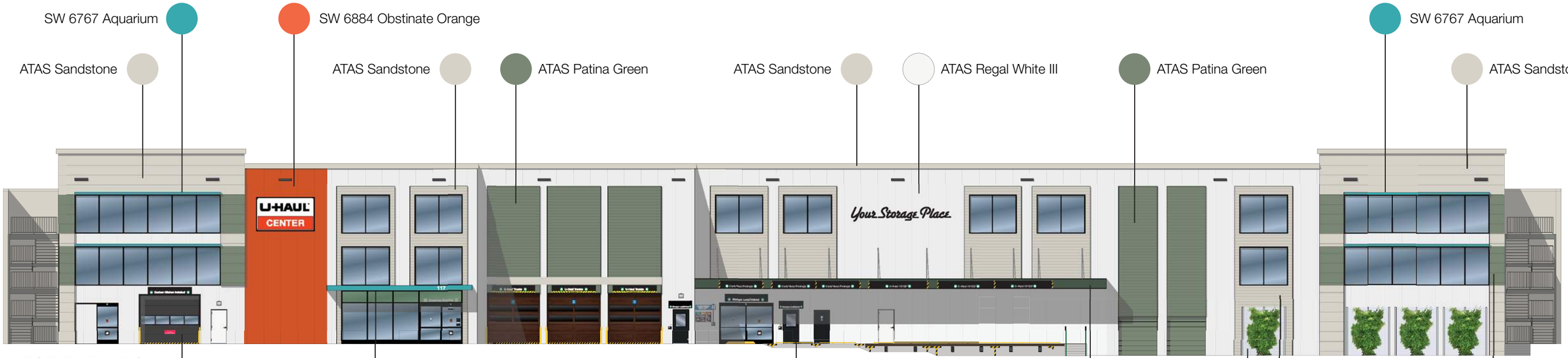
March 5, 2021

Conceptual renderings are subject to change and should not be implemented.

MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

Exhibit C



WEST ELEVATION

Scale: 1" = 20'

March 5, 2021

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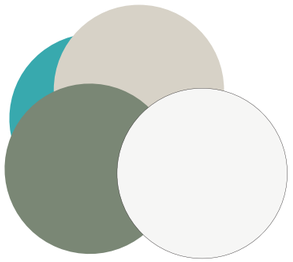
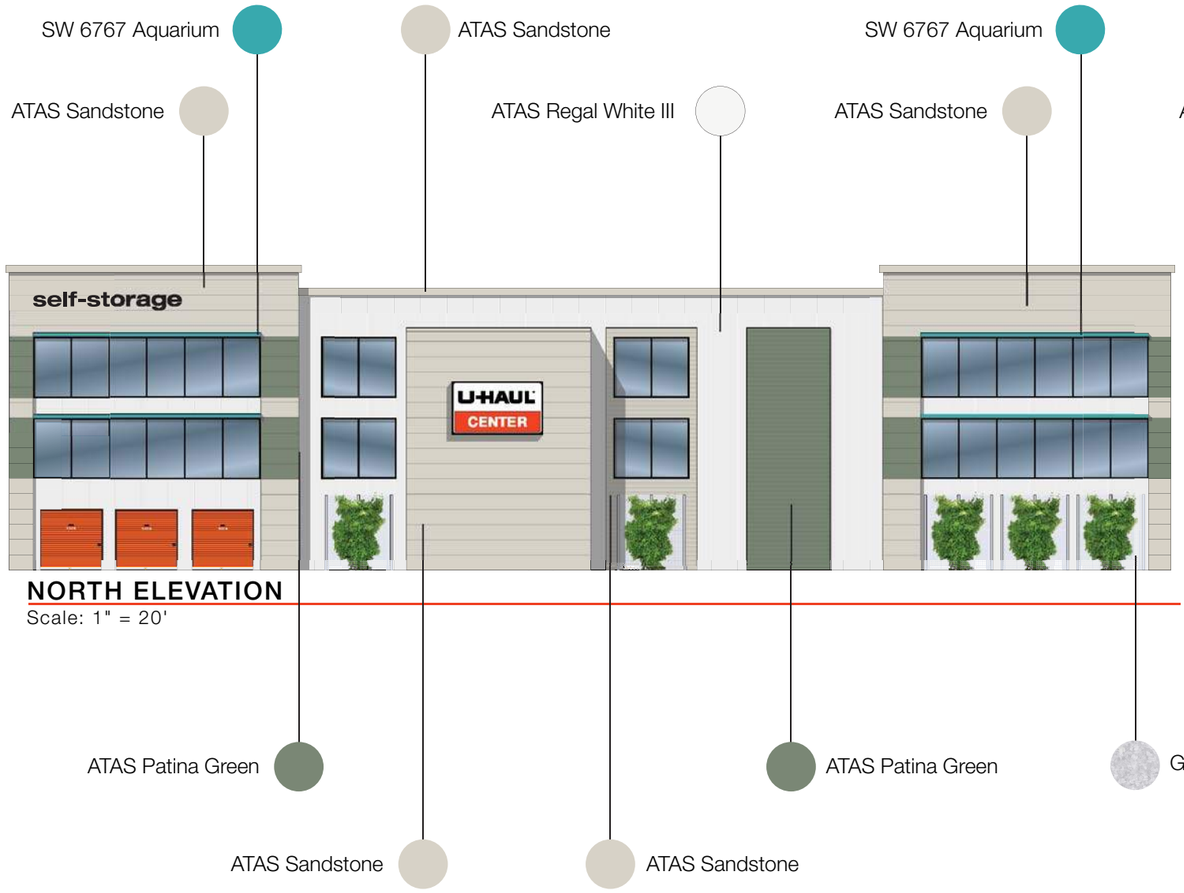
MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

Exhibit C





NORTH ELEVATION

Scale: 1" = 20'

SOUTH ELEVATION

Scale: 1" = 20'

March 5, 2021

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MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

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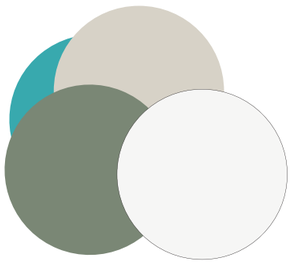
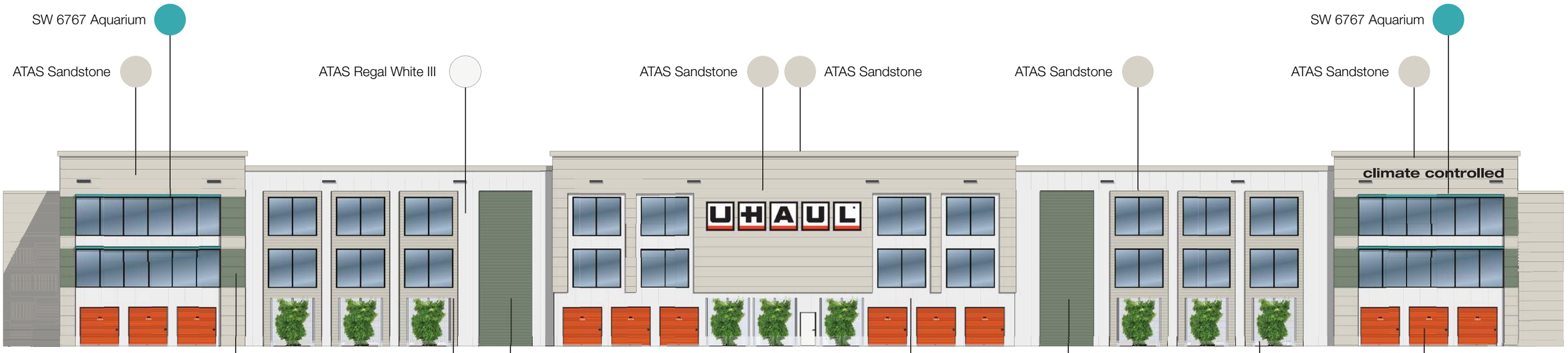




EAST ELEVATION

Scale: 1" = 20'

March 5, 2021

Conceptual renderings are subject to change and should not be implemented.

Exhibit C

CHANGE IN MATERIALS TO PROVIDE VISUAL SEPARATION TO THE ELEVATION

ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA.

ARCHITECTURAL POP OUTS PROVIDES ARTICULATION TO THE ELEVATION

FAUX WINDOWS TO PROVIDE MIX USE LOOK

VERTICAL MODULATION EXTENDING THE PARAPET ABOVE THE ROOFLINE

WEST ELEVATION

Scale: 1" = 20'

PROJECTION CREATES ARCHITECTURAL INTEREST ABOVE CUSTOMER ENTRANCE

GENEROUS USE OF GLASS NEAR STOREFRONT

PROJECTION CREATES ARCHITECTURAL INTEREST ABOVE CUSTOMER STORAGE AREA AND PROVIDES PROTECTION FROM THE ELEMENTS.

METAL TRELLIS GREEN SCREEN W/ LOCALLY SOURCED FOLIAGE

March 5, 2021

Conceptual renderings are subject to change and should not be implemented.

Exhibit C

ARCHITECTURAL POP OUTS PROVIDES ARTICULATION TO THE ELEVATION

CHANGE IN MATERIALS TO PROVIDE VISUAL SEPARATION TO THE ELEVATION

NORTH ELEVATION
Scale: 1" = 20'

METAL TRELLIS GREEN SCREEN W/ LOCALLY SOURCED FOLIAGE

ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA.

ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA.

FAUX WINDOWS TO PROVIDE MIX USE LOOK

SOUTH ELEVATION
Scale: 1" = 20'

METAL TRELLIS GREEN SCREEN W/ LOCALLY SOURCED FOLIAGE

ARCHITECTURAL DETAIL

March 5, 2021
Conceptual renderings are subject to change and should not be implemented.

MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

Exhibit C

ARCHITECTURAL POP OUTS PROVIDES ARTICULATION TO THE ELEVATION

CHANGE IN MATERIALS TO PROVIDE VISUAL SEPARATION TO THE ELEVATION

FAUX WINDOWS TO PROVIDE MIX USE LOOK

ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA.

EAST ELEVATION

Scale: 1" = 20'

CHANGE IN MATERIALS TO PROVIDE VISUAL SEPARATION TO THE ELEVATION

METAL TRELLIS GREEN SCREEN W/ LOCALLY SOURCED FOLIAGE

ARCHITECTURAL DETAIL

March 5, 2021

Conceptual renderings are subject to change and should not be implemented.

MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

Exhibit C

6”H x 3”D ARCHITECTURAL DETAIL

VESRA-SEAM 12”W
HORIZONTAL PANELING
MATERIAL DEPTH 3/4” REVEAL

METAL TRIM 12”H

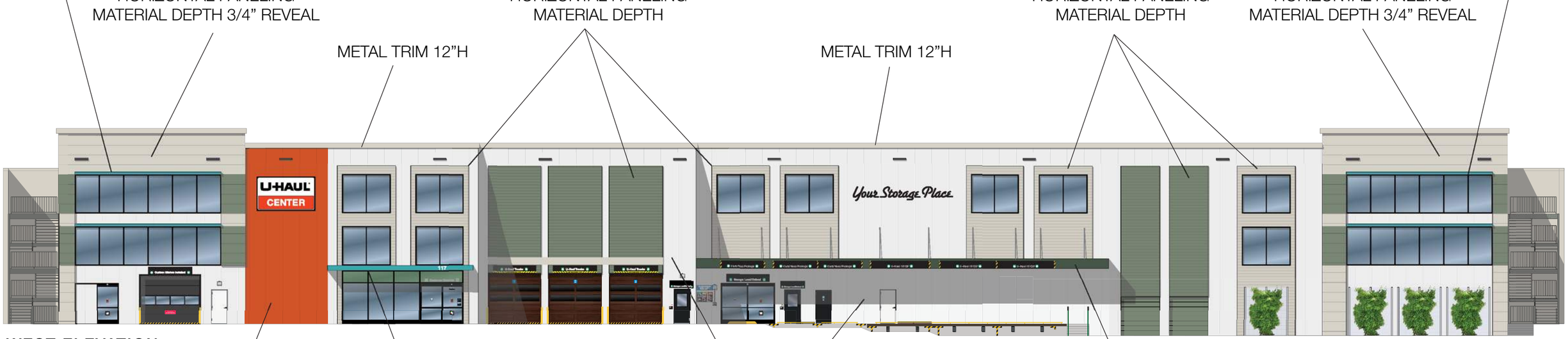
RIGID WALL MFN160
HORIZONTAL PANELING
MATERIAL DEPTH

METAL TRIM 12”H

RIGID WALL MFN160
HORIZONTAL PANELING
MATERIAL DEPTH

VESRA-SEAM 12”W
HORIZONTAL PANELING
MATERIAL DEPTH 3/4” REVEAL

6”H x 3”D ARCHITECTURAL DETAIL



WEST ELEVATION
Scale: 1" = 20'

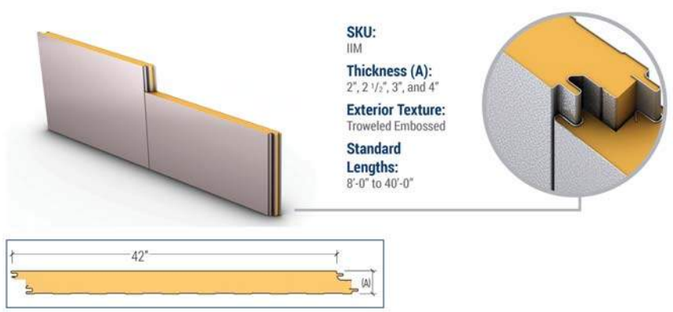
ATAS ISOLEREN IM
VERTICAL PANELING

1’H x 30’W x 3’D METAL AWNING

ATAS ISOLEREN IM
VERTICAL PANELING

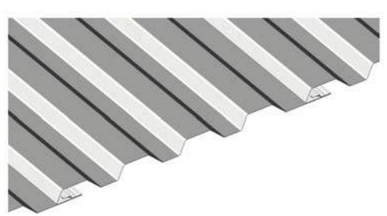
2’H x 85’W x 10’D METAL AWNING

Isoleren IM



Rigid Wall

Rigid Wall is a 16” wide by ⅞” deep panel that provides dramatic shadow lines with its 1⅝” wide ribs. The system utilizes concealed fasteners to offer uninterrupted vertical or horizontal sight lines.



Versa-Seam

Versa-Seam is a rainscreen style system that requires a water and air barrier system behind it. The panel forms architectural shadow lines in its horizontal installation and is available with three optional reveal or shadow line configurations and optional end folds.

March 5, 2021
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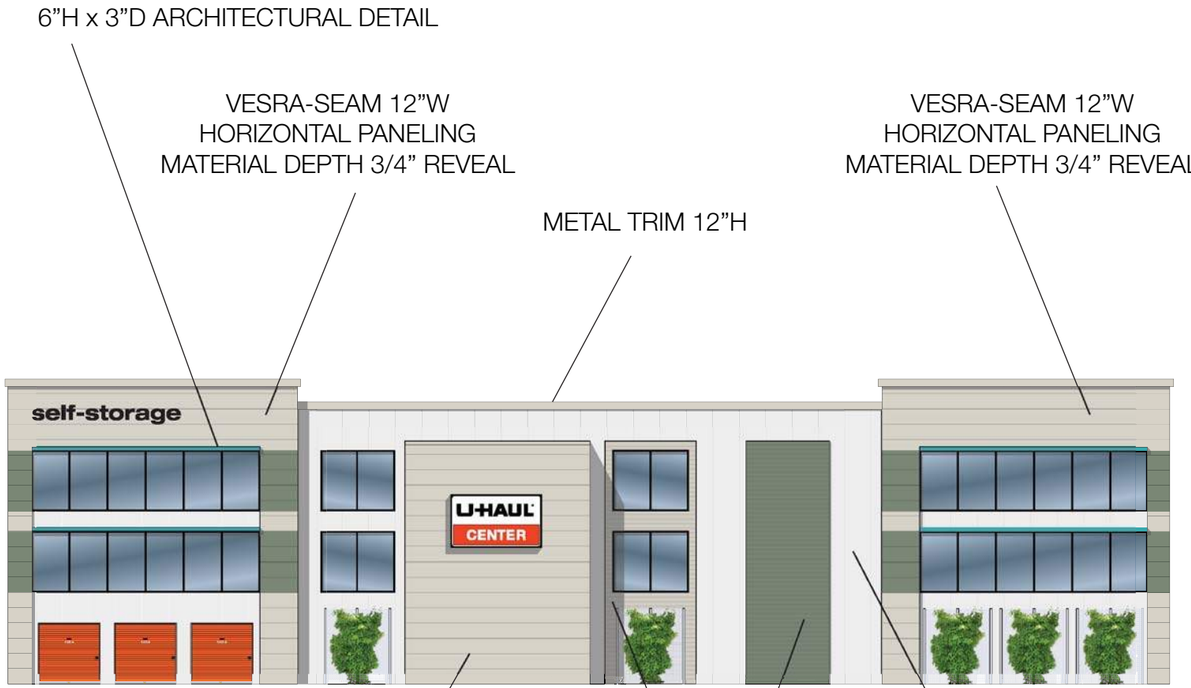
MOVING & STORAGE OF ROSEVILLE

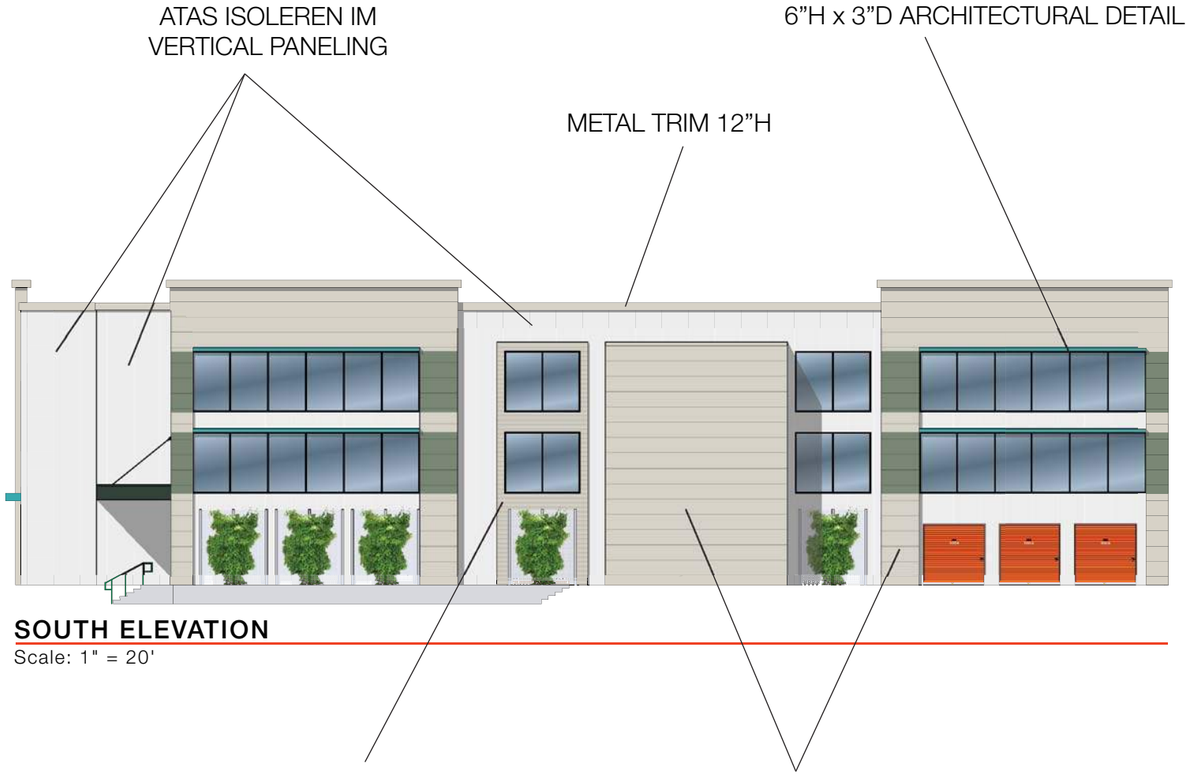
117 Wills Rd, Roseville, CA 95678

Exhibit C



NORTH ELEVATION

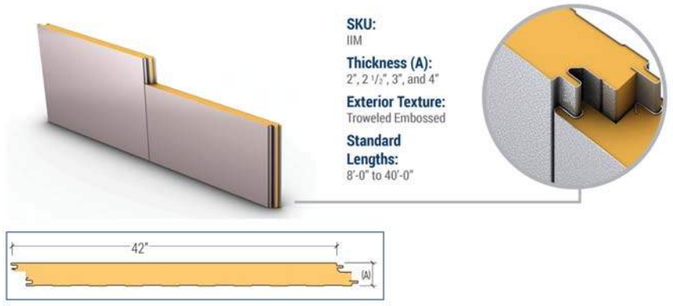
Scale: 1" = 20'



SOUTH ELEVATION

Scale: 1" = 20'

Isoleren IM



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Versa-Seam

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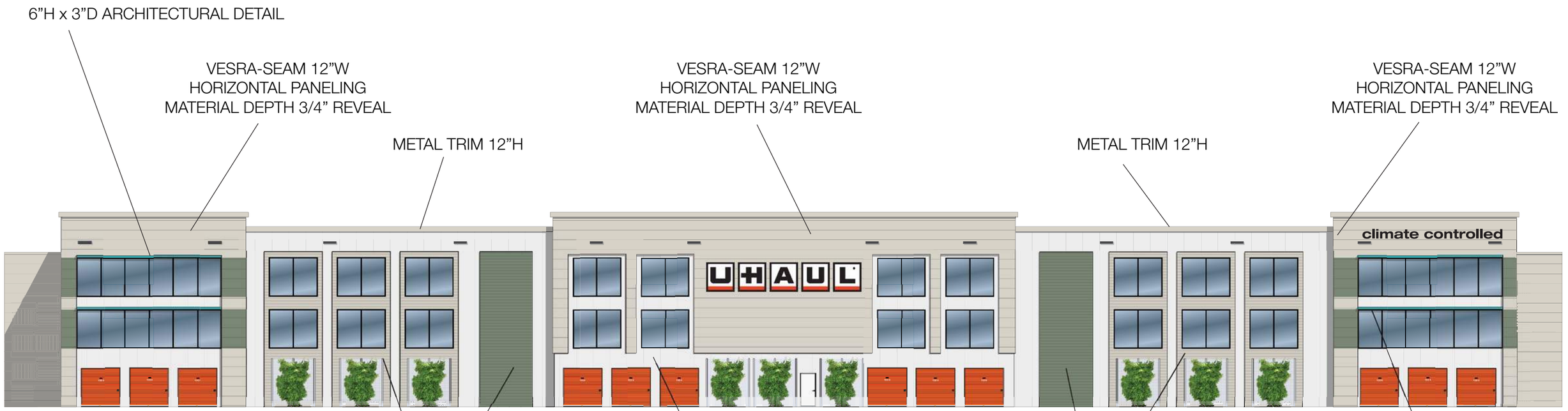
March 5, 2021

Conceptual renderings are subject to change and should not be implemented.

MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

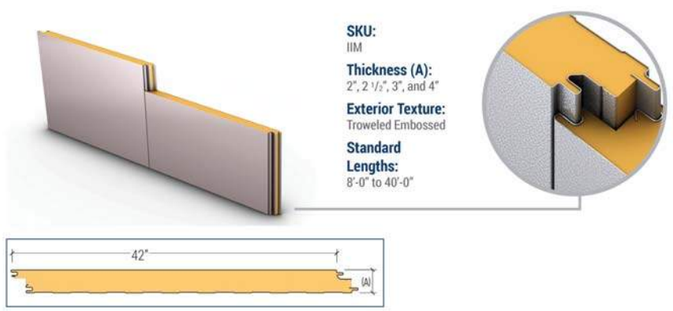
Exhibit C



EAST ELEVATION

Scale: 1" = 20'

Isoleren IM



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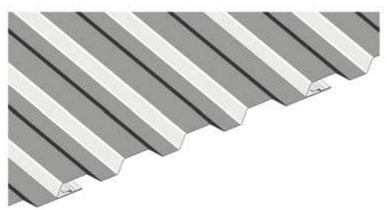

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March 5, 2021

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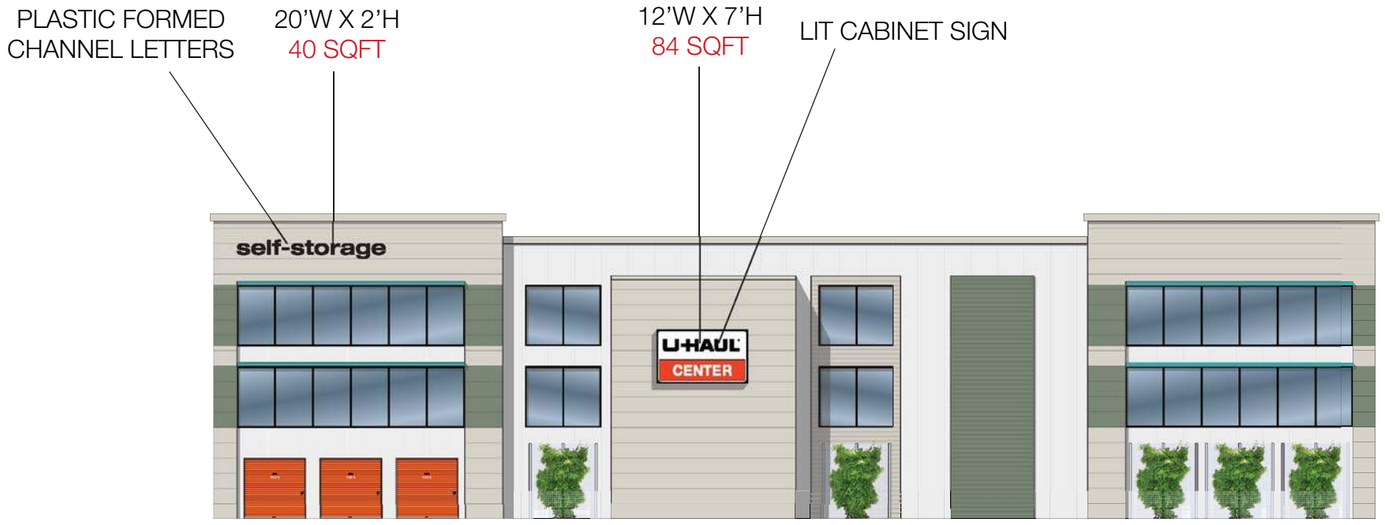
MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

Exhibit C

WEST ELEVATION

Scale: 1" = 20'



NORTH ELEVATION

Scale: 1" = 20'

LIT CABINET SIGN EXAMPLE

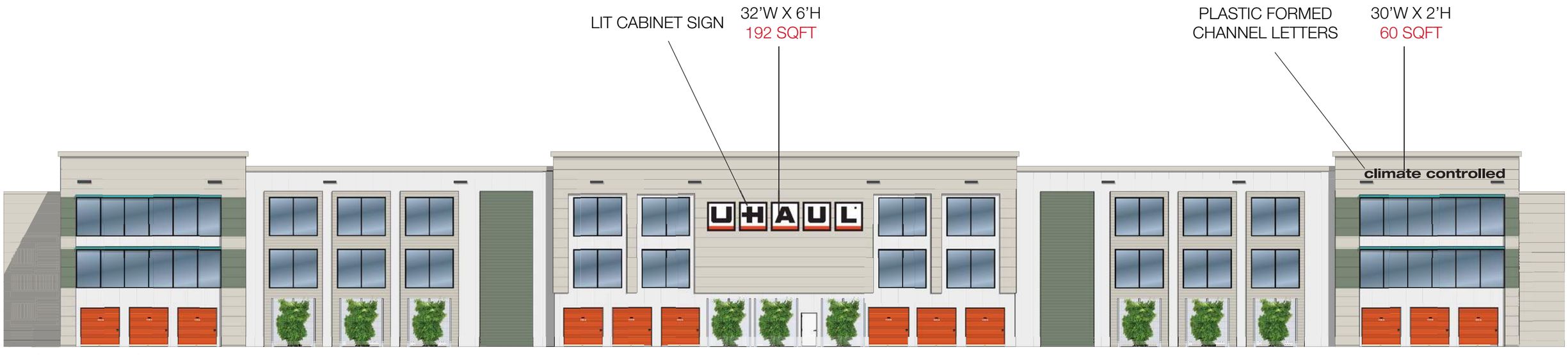
March 5, 2021

Conceptual renderings are subject to change and should not be implemented.

MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

Exhibit C



EAST ELEVATION

Scale: 1" = 20'

LIT CABINET MODULAR EXAMPLE

March 5, 2021

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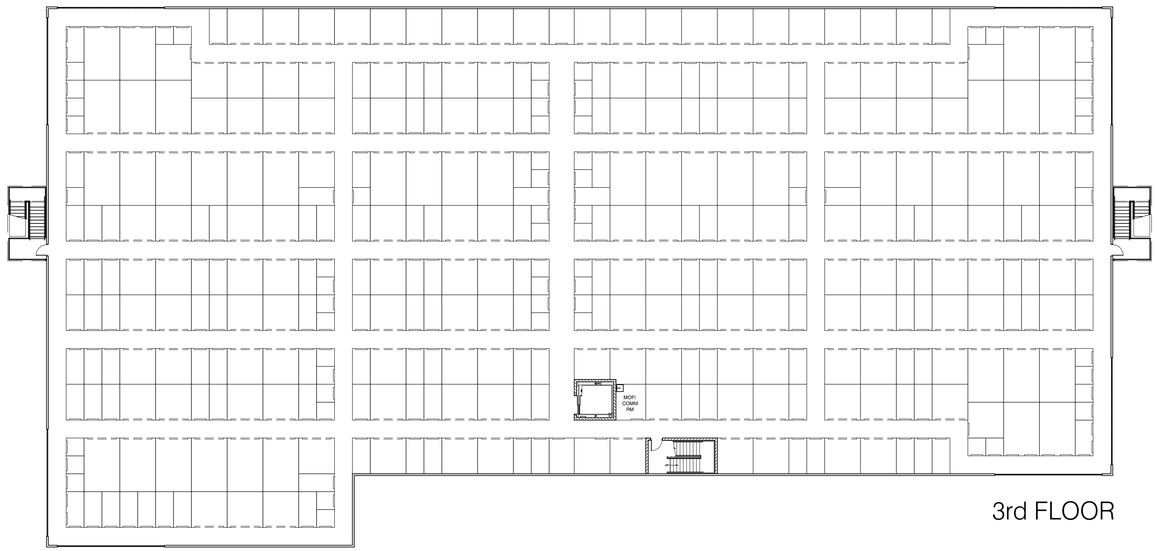
Exhibit C

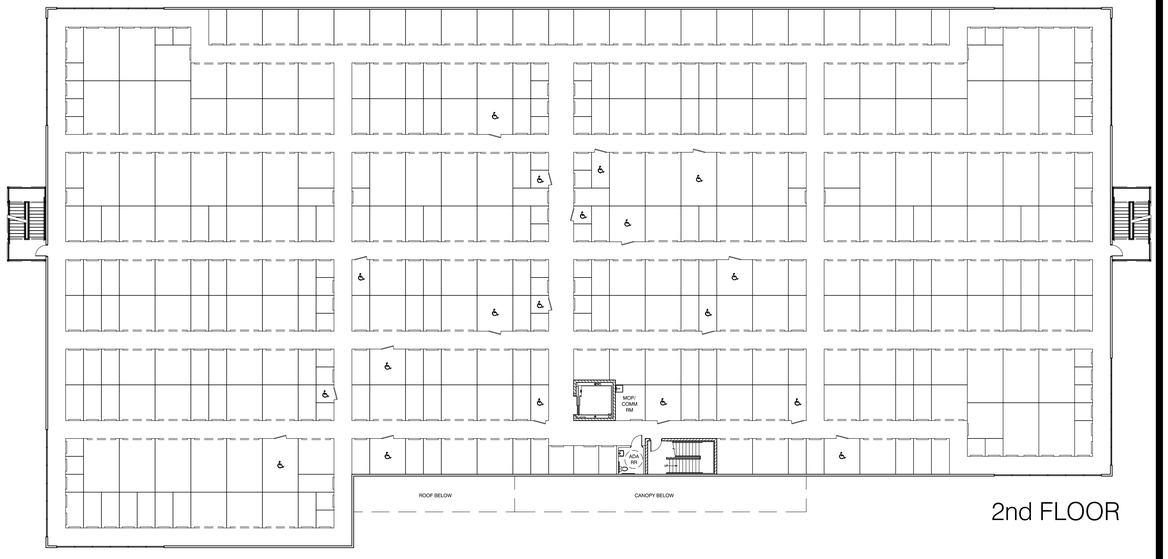
PROPOSED LOCKER MIX

LOCKER SIZE	BUILDING A - INTERIOR										EXTERIOR MINIS			TOTAL		
	1st FLR	SQ. FT.	%	2nd FLR	3rd FLR	TOTAL	SQ. FT.	%	TOTAL	SQ. FT.	%	QTY.	SQ. FT.	%	TOTAL	SQ. FT.	%
5 x 5	52	1,300	5%	59	59	118	2,950	5%	170	4,250	5%	0	0	0%	170	4,250	5%
5 x 8	0	0	0%	1	0	1	40	0%	1	40	0%	0	0	0%	1	40	0%
5 x 10	131	6,550	27%	140	140	280	14,000	24%	411	20,550	25%	0	0	0%	411	20,550	23%
7 x 8	0	0	0%	2	0	2	112	0%	2	112	0%	0	0	0%	2	112	0%
7 x 10	0	0	0%	1	2	3	210	0%	3	210	0%	0	0	0%	3	210	0%
10 x 8	1	80	0%	1	1	2	160	0%	3	240	0%	0	0	0%	3	240	0%
10 x 10	122	12,200	51%	140	142	282	28,200	48%	404	40,400	49%	55	5,500	100%	459	45,900	52%
10 x 15	25	3,750	16%	42	42	84	12,600	22%	109	16,350	20%	0	0	0%	109	16,350	19%
TOTAL	331	23,880	100%	386	386	772	58,272	100%	1,103	82,152	100%	55	5,500	100%	1,158	87,652	100%

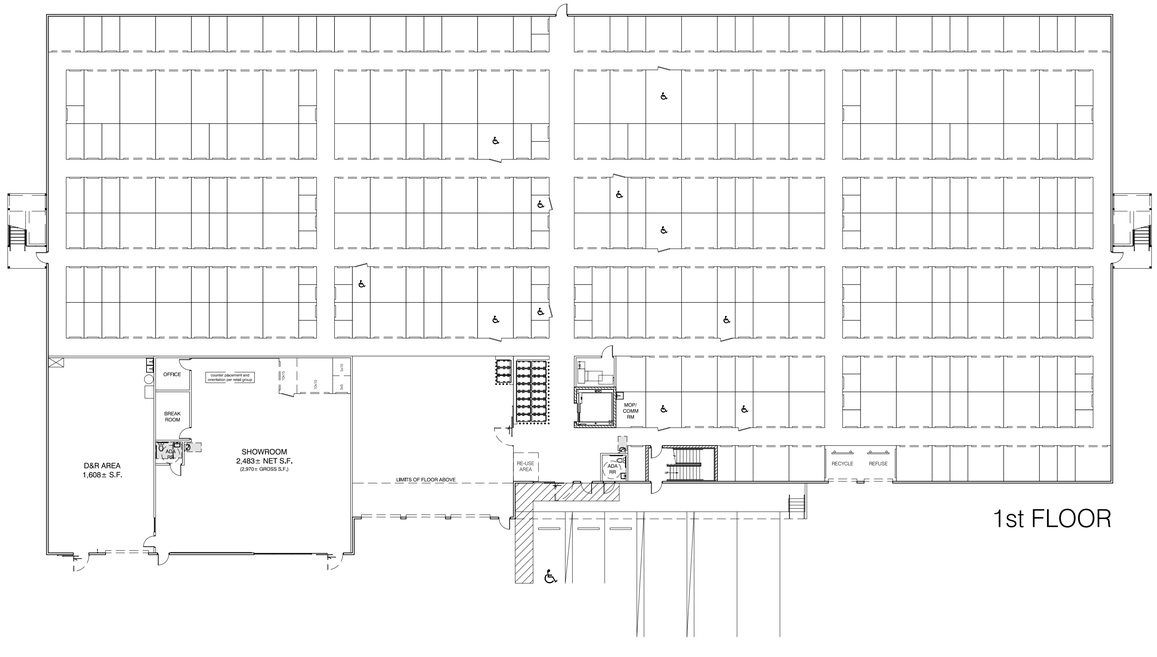
♿ 30 ADA LOCKERS REQUIRED/PROVIDED



3rd FLOOR



2nd FLOOR



1st FLOOR

SCALE: 1"=20'-0"

CITY OF ROSEVILLE APPROVAL

SHEET NOTES:

REVISIONS:

NO:	DATE	INITIALS	NOTES
1	11/18/19	BLC	EXTEND INT. LOADING PER EJS REVIEW
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS, NOT FOR CONSTRUCTION, FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:

U-Haul of Roseville
111 Wills Rd
Roseville, CA 95678

SHEET CONTENTS:

Proposed
Floor Plan
Building 'A'

706046

DRAWN:	BLC	A1
CHECKED:	NH	
DATE:	11/01/19	

706046A1P-for consultants (072220)

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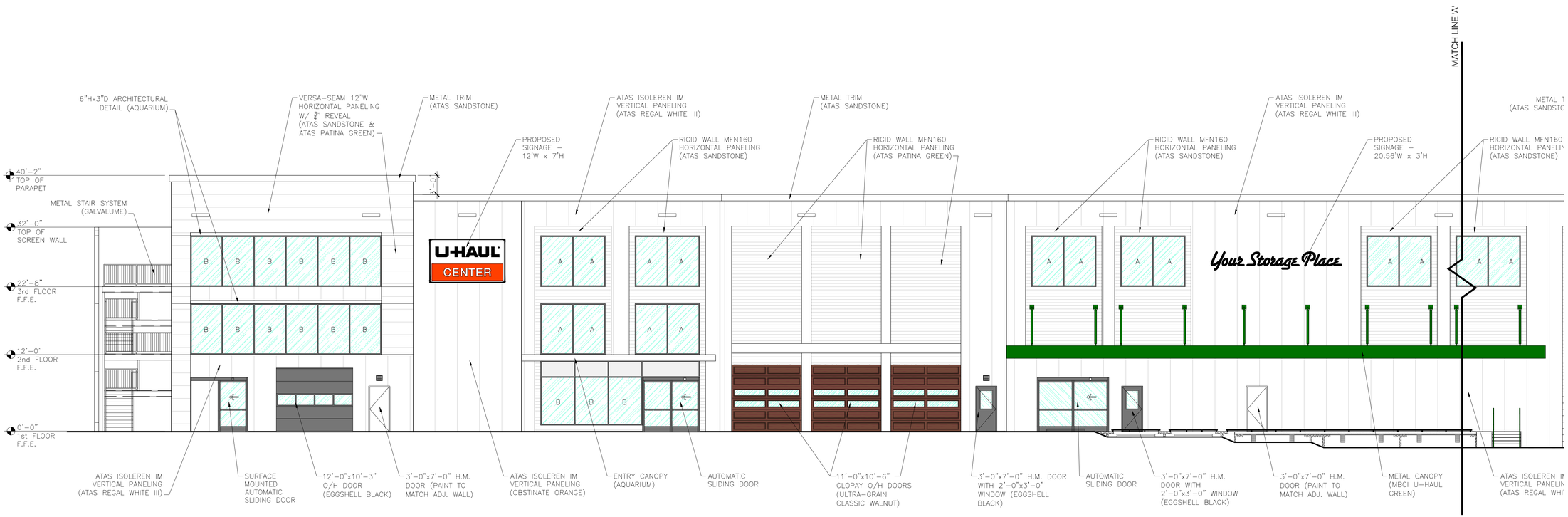
Exhibit C



WINDOW KEY

A = SPANDREL GLASS
B = CLEAR GLASS

WEST ELEVATION

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

CITY OF ROSEVILLE APPROVAL

SHEET NOTES:

REVISIONS:

NO:	DATE	INITIALS	NOTES
1	06/15/20	BLC	REVISED TO MATCH CURRENT ART IMAGING
2	01/22/21	BLC	REVISED TO MATCH CURRENT ART IMAGING
3			
4			
5			
6			
7			
8			

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2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:

U-Haul of Roseville
117 Wills Rd
Roseville, CA 95678

SHEET CONTENTS:

Proposed
Elevations
Building 'A'

706046

DRAWN:	BLC	A2.21
CHECKED:	NH	
DATE:	11/19/19	

706046A1R

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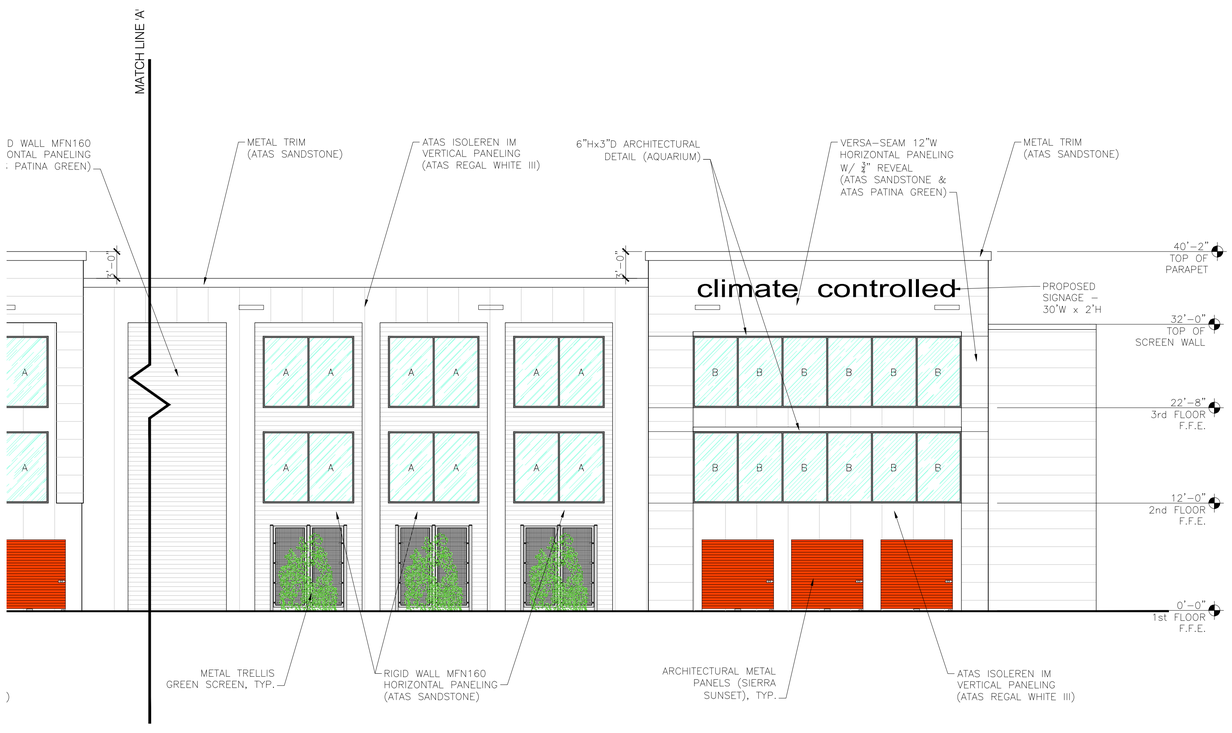
Exhibit C



WINDOW KEY

A = SPANDREL GLASS
B = CLEAR GLASS

EAST ELEVATION

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

CITY OF ROSEVILLE APPROVAL

SHEET NOTES:

REVISIONS:

NO:	DATE	INITIALS	NOTES
1	06/15/20	BLC	REVISED TO MATCH CURRENT ART IMAGING
2	01/22/21	BLC	REVISED TO MATCH CURRENT ART IMAGING
3			
4			
5			
6			
7			
8			

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AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:

U-Haul of Roseville
117 Wills Rd
Roseville, CA 95678

SHEET CONTENTS:

Proposed
Elevations
Building 'A'

706046

DRAWN:	BLC
CHECKED:	NH
DATE:	11/19/19

A2.2

706046A1R

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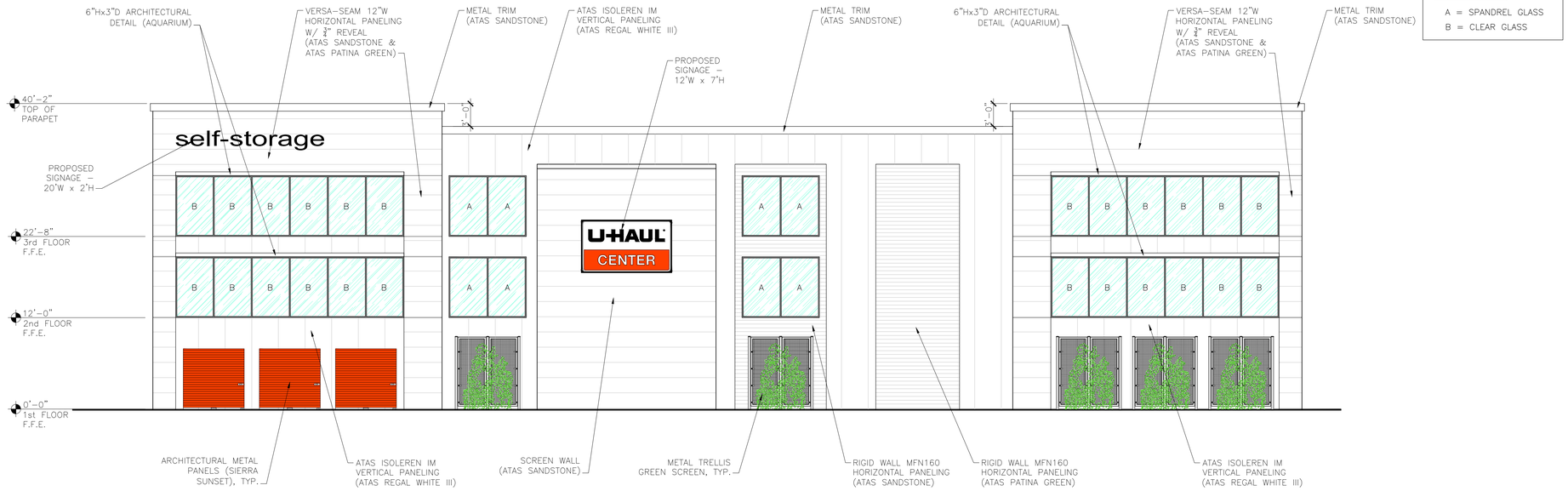
Exhibit C



NORTH ELEVATION

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

SOUTH ELEVATION

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

CITY OF ROSEVILLE APPROVAL

SHEET NOTES:

REVISIONS:

NO:	DATE	INITIALS	NOTES
1	06/15/20	BLC	REVISED TO MATCH CURRENT ART IMAGING
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PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:

U-Haul of Roseville
117 Wills Rd
Roseville, CA 95678

SHEET CONTENTS:

Proposed Elevations Building 'A'

706046

DRAWN:	BLC
CHECKED:	NH
DATE:	11/19/19

A2.3

706046A1R

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MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

Exhibit C

NORTH ELEVATION

Scale: 1" = 20'

EAST ELEVATION

Scale: 1" = 20'

WEST ELEVATION

Scale: 1" = 20'

SOUTH ELEVATION

Scale: 1" = 20'

March 5, 2021

Conceptual renderings are subject to change and should not be implemented.

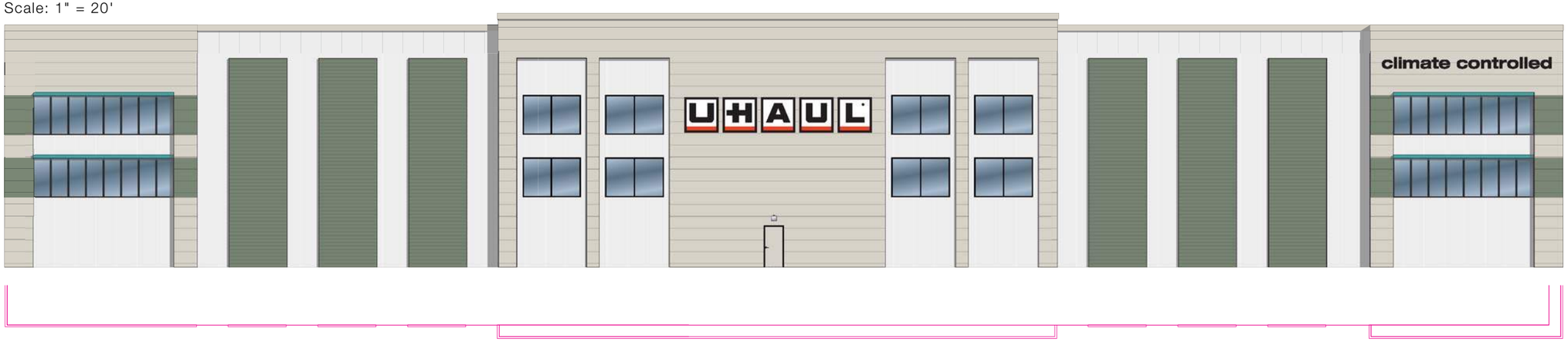
MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

Exhibit C

NORTH ELEVATION

Scale: 1" = 20'



NORTH ELEVATION BUILDING FOOTPRINT

SOUTH ELEVATION

Scale: 1" = 20'

SOUTH ELEVATION BUILDING FOOTPRINT

March 5, 2021

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EAST ELEVATION

Scale: 1" = 20'

EAST ELEVATION BUILDING FOOTPRINT

WEST ELEVATION

Scale: 1" = 20'

WEST ELEVATION BUILDING FOOTPRINT

March 5, 2021

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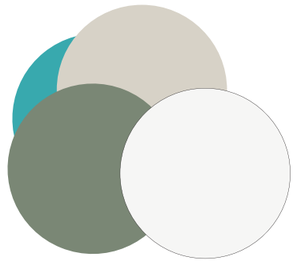
MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

Exhibit C



NORTH ELEVATION

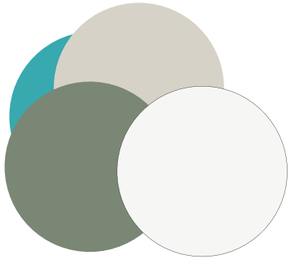
Scale: 1" = 20'

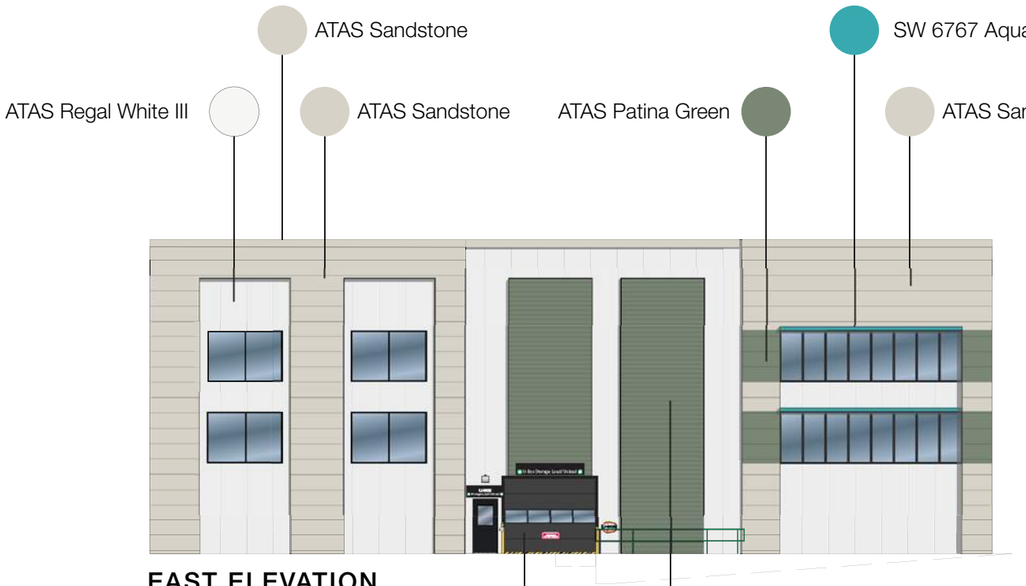
SOUTH ELEVATION

Scale: 1" = 20'

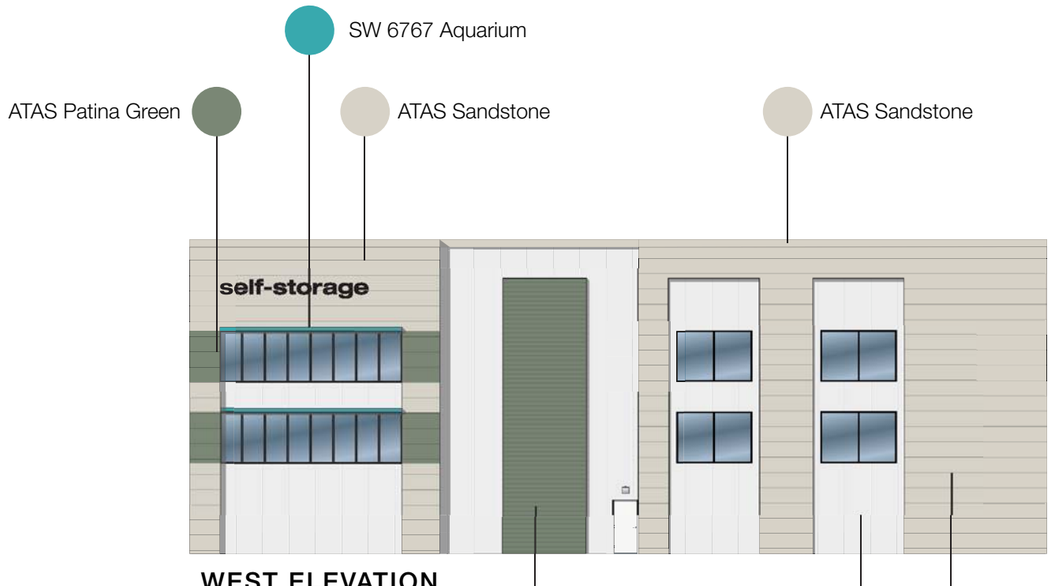
March 5, 2021

Conceptual renderings are subject to change and should not be implemented.





EAST ELEVATION
Scale: 1" = 20'



WEST ELEVATION
Scale: 1" = 20'

March 5, 2021
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MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

Exhibit C

ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA.

CHANGE IN MATERIALS TO PROVIDE VISUAL SEPARATION TO THE ELEVATION

ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA.

NORTH ELEVATION

Scale: 1" = 20'

CHANGE IN MATERIALS TO PROVIDE VISUAL SEPARATION TO THE ELEVATION

FAUX WINDOWS TO PROVIDE MIX USE LOOK

SOUTH ELEVATION

Scale: 1" = 20'

March 5, 2021

Conceptual renderings are subject to change and should not be implemented.

Exhibit C

CHANGE IN MATERIALS TO PROVIDE VISUAL SEPARATION TO THE ELEVATION

ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA.

CHANGE IN MATERIALS TO PROVIDE VISUAL SEPARATION TO THE ELEVATION

EAST ELEVATION
Scale: 1" = 20'

WEST ELEVATION
Scale: 1" = 20'

FAUX WINDOWS TO PROVIDE MIX USE LOOK

FAUX WINDOWS TO PROVIDE MIX USE LOOK

March 5, 2021
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MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

Exhibit C

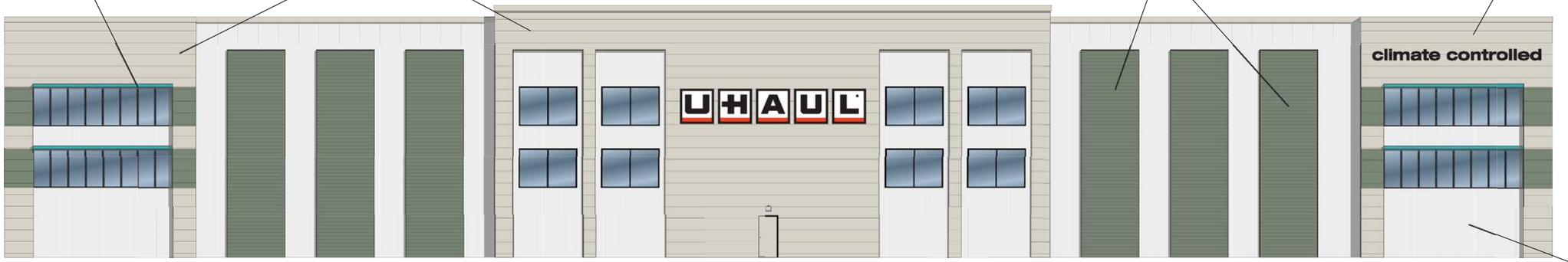
6”H x 3”D ARCHITECTURAL DETAIL

VESRA-SEAM 12”W
HORIZONTAL PANELING
MATERIAL DEPTH 3/4” REVEAL

METAL TRIM 12”H

RIGID WALL MFN160
HORIZONTAL PANELING
MATERIAL DEPTH

VESRA-SEAM 12”W
HORIZONTAL PANELING
MATERIAL DEPTH 3/4” REVEAL



NORTH ELEVATION
Scale: 1" = 20'

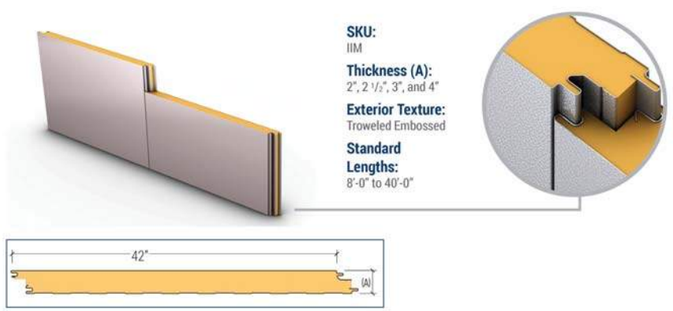
ATAS ISOLEREN IM
VERTICAL PANELING

SOUTH ELEVATION
Scale: 1" = 20'

RIGID WALL MFN160
HORIZONTAL PANELING MATERIAL DEPTH

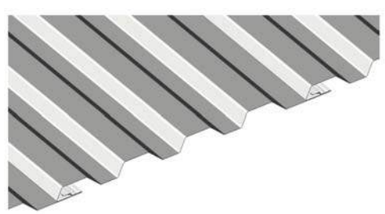
VESRA-SEAM 12”W
HORIZONTAL PANELING MATERIAL DEPTH 3/4” REVEAL

Isoleren IM



Rigid Wall

Rigid Wall is a 16” wide by ⅞” deep panel that provides dramatic shadow lines with its 1⅝” wide ribs. The system utilizes concealed fasteners to offer uninterrupted vertical or horizontal sight lines.



Versa-Seam

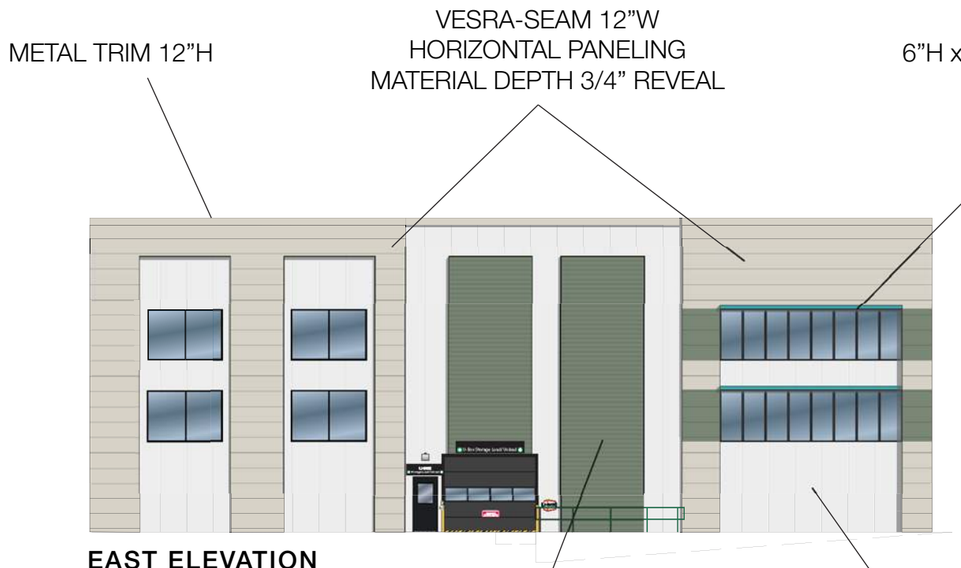
Versa-Seam is a rainscreen style system that requires a water and air barrier system behind it. The panel forms architectural shadow lines in its horizontal installation and is available with three optional reveal or shadow line configurations and optional end folds.

March 5, 2021
Conceptual renderings are subject to change and should not be implemented.

MOVING & STORAGE OF ROSEVILLE

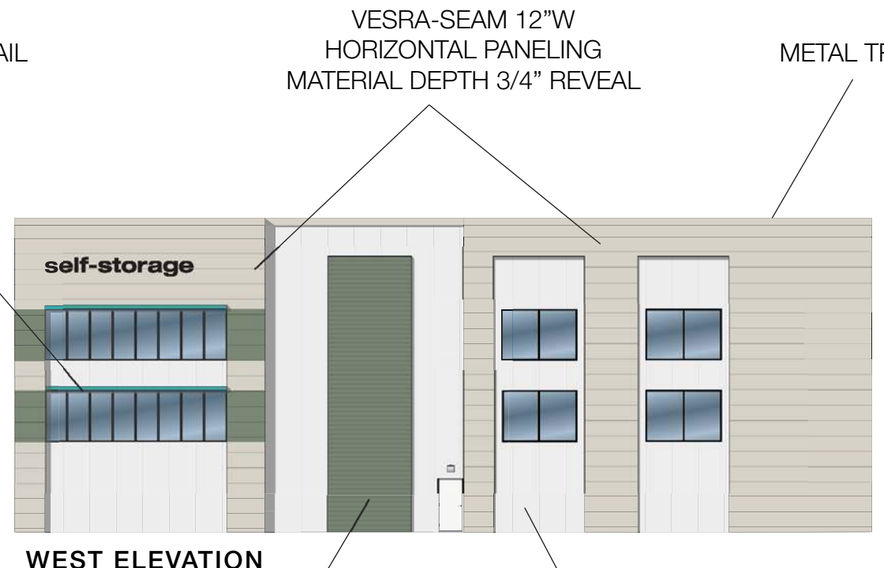
117 Wills Rd, Roseville, CA 95678

Exhibit C



EAST ELEVATION

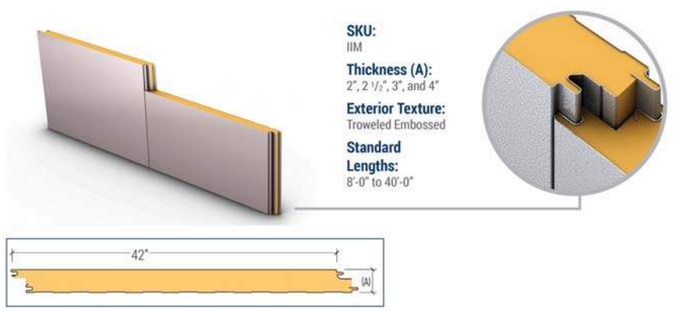
Scale: 1" = 20'



WEST ELEVATION

Scale: 1" = 20'

Isoleren IM



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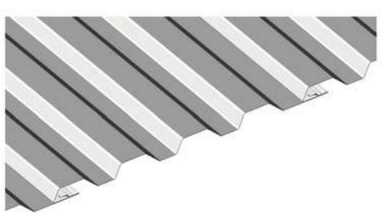

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March 5, 2021

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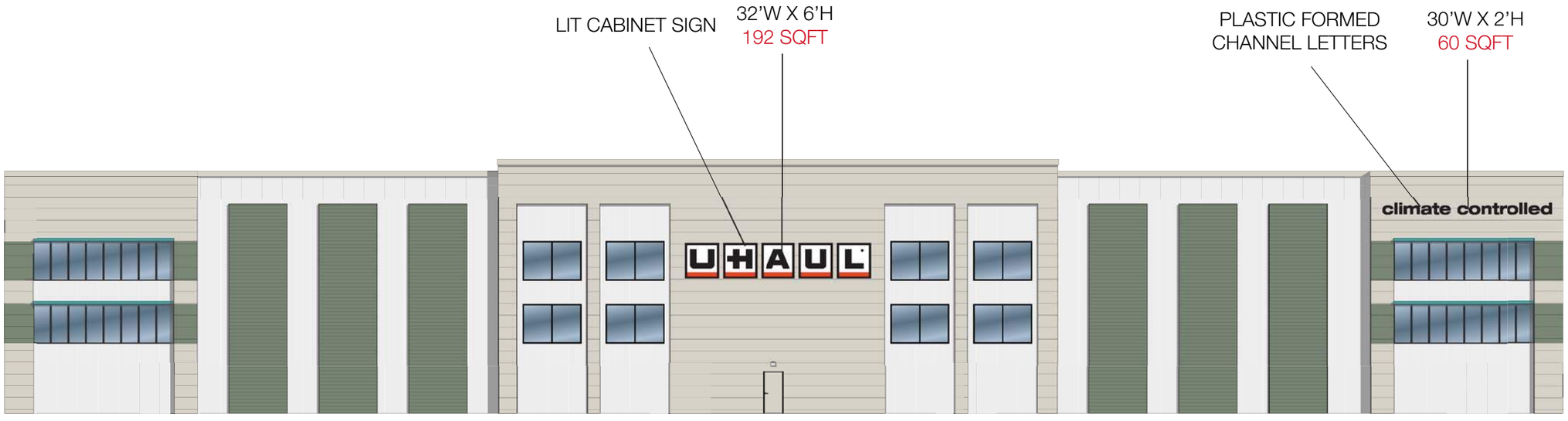
MOVING & STORAGE OF ROSEVILLE

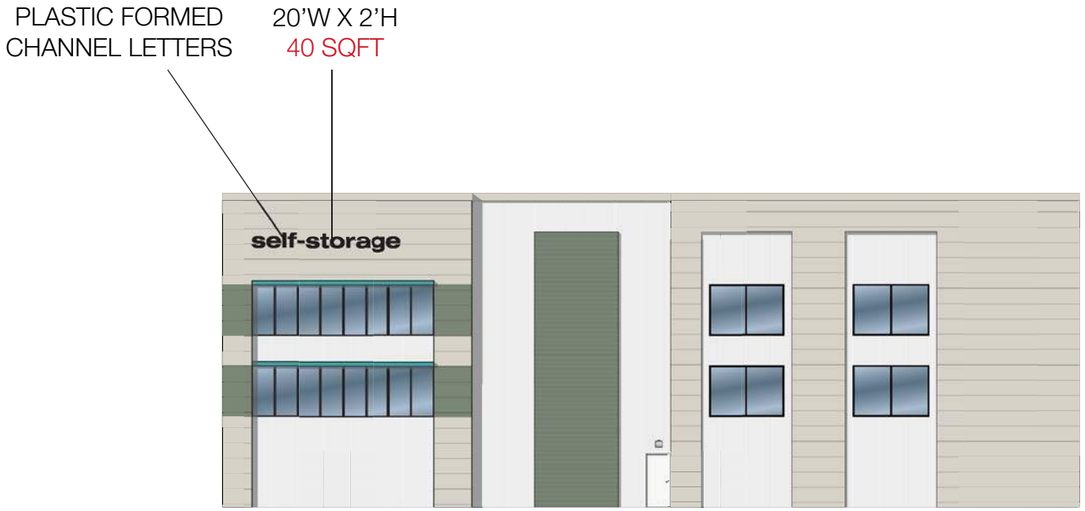
117 Wills Rd, Roseville, CA 95678

Exhibit C



NORTH ELEVATION

Scale: 1" = 20'



WEST ELEVATION

Scale: 1" = 20'

LIT CABINET MODULAR EXAMPLE

March 5, 2021

Conceptual renderings are subject to change and should not be implemented.

MOVING & STORAGE OF ROSEVILLE

117 Wills Rd, Roseville, CA 95678

NORTH ELEVATION

Scale: 1" = 20'

EAST ELEVATION

Scale: 1" = 20'

WEST ELEVATION

Scale: 1" = 20'

SOUTH ELEVATION

Scale: 1" = 20'

March 5, 2021

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