



AGENDA

March 21, 2019

THE DESIGN COMMITTEE MEETING
scheduled for
4:30 P.M.
is cancelled due to a lack of a quorum.

DESIGN COMMITTEE SPECIAL MEETING
5:30 P.M.
Civic Center Meeting Rooms 1 & 2
311 Vernon Street
Roseville, California
www.roseville.ca.us

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **CONSENT CALENDAR**

3.1. Minutes of February 21, 2019

4. REQUESTS/PRESENTATIONS

4.1. INFILL PCL 205 – Propane Storage Facility, File # PL18-0198

REQUEST

The applicant requests approval of a Design Review Permit to construct and operate a liquefied petroleum gas storage and wholesale distribution facility with six (6) 30,000 gallon permanent tanks, approximately 1,100 square feet of office space, nine (9) parking spaces, and associated landscaping.

Applicant: Andrei Sapun, Area West Engineers, Inc.

Owner: Lanza Roy E Trust

RECOMMENDATION

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

- A. Adopt the Propane Storage Facility Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-six (66) conditions of approval.

5. BOARD MEMBER / COMMISSIONER / STAFF REPORT

6. PUBLIC COMMENTS

7. ADJOURNMENT



DESIGN COMMITTEE COMMUNICATION

Title: Minutes of February 21, 2019

Contact: Jodie Munson, jmunson@roseville.ca.us, (916) 774-5418

Meeting Date: 3/21/2019

Item #: 3.1.

ATTACHMENTS:

Description

Minutes of February 21, 2019



MINUTES

February 21, 2019

DESIGN COMMITTEE MEETING
4:30 p.m.
Civic Center Meeting Room 1 & 2
Roseville, California
www.roseville.ca.us

1. CALL TO ORDER

Chair Mendonsa called the meeting to order at 4:38pm.

2. ROLL CALL

Present: Mendonsa, Wesp

3. CONSENT CALENDAR

Motion by Daniel Wesp, seconded by Tracy Mendonsa, to approve the consent calendar. The Motion Passed unanimously with a voice vote.

3.1. Minutes of December 20, 2018

4. REQUESTS/PRESENTATIONS

4.1. Design Review Permit – Infill Pcl 285 – Milo's Sand and Gravel – 1801 PFE Road – File # PL17-0130

REQUEST

The applicant requests approval of a Design Review Permit to develop two (2) vacant parcels totaling 2.8 acres into a landscaping materials and supplies retail site. The site will consist of 77 storage bins and a 1,066 square-foot retail sales office building with associated parking, lighting, and landscaping.

Applicant: Tony Singh, Continental Development Consultants
Property Owner: Balwinder Singh Gill

SUMMARY RECOMMENDATION

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

- A. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-two (72) conditions of approval.

Assistant Planner, Kinnie Shallow, presented the staff report.

Chair Mendonsa invited questions from the committee members.

Committee Discussion:

- None

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

Tony Singh, representing Continental Development Consultants, stated he had received a copy of the staff report and was in agreement with staff's recommendations. He thanked City staff for working with him on the project and stated he will comply with all regulations for approval of the project.

Chair Mendonsa opened public comment. Hearing none, Chair Mendonsa closed public comment.

Chair Mendonsa invited questions and comments from the committee members.

Committee Discussion:

- None

Chair Mendonsa closed the public hearing.

Motion by Daniel Wesp, seconded by Tracy Mendonsa, to approve the Design Review Permit. The Motion Passed.

Roll call vote: Ayes: Mendonsa, Wesp

5. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports:

- Thank you to both Committee Member Wesp and Chair Mendonsa for attending today's Design Committee Meeting.
- City Council will actively recruit to fill the current vacancy on the Design Committee.
- There will be a Design Committee Meeting in March of 2019.

Committee Reports:

- None

6. PUBLIC COMMENTS

Chair Mendonsa opened the Oral Communication period. Hearing none, Chair Mendonsa closed the Oral Communication period.

7. ADJOURNMENT

Motion by Daniel Wesp, seconded by Tracy Mendonsa, to adjourn the meeting. The Motion Passed unanimously at 4:47pm with a voice vote.



DESIGN COMMITTEE COMMUNICATION

Title: INFILL PCL 205 – Propane Storage Facility, File # PL 18-0198

Contact: Shelby Vockel, svockel@roseville.ca.us, (916) 746-1347

Meeting Date: 3/21/2019

Item #: 4.1.

ATTACHMENTS:

Description

Staff Report

Exhibit A Propane Storage Facility Mitigated Negative Declaration

Exhibit B Site Plan

Exhibit C Preliminary Grading and Utility Plan

Exhibit D Building and Trash Enclosure Elevations, Colors and Materials

Exhibit E Wrought Iron Gate Exhibit

Exhibit F Preliminary Landscape Plan

ITEM 4.1: **Design Review Permit– 2151 March – Infill PCL 205 – Propane Storage Facility – PL18-0198**

REQUEST

The applicant requests approval of a Design Review Permit to construct and operate a liquefied petroleum gas storage and wholesale distribution facility with six (6) 30,000 gallon permanent tanks, approximately 1,100 square feet of office space, nine (9) parking spaces, and associated landscaping.

Applicant: Andrei Sapun, Area West Engineers, Inc.
Owner: Lanza Roy E Trust

SUMMARY RECOMMENDATION

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

- A. Adopt the Propane Storage Facility Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-six (66) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located at 2151 March Road, on the east side of March Road, approximately 970 feet south of the intersection of March Road and PFE Road. The site is located in the southern portion of the City, immediately to the west of the Union Pacific Railroad property, on 1.23 acres in the Infill area of the City of Roseville. The site is zoned General Industrial (M2) and has a General Industrial (IND) General Plan designation. The subject property is developed with an existing detention basin, but is otherwise vacant.

The subject parcel was created as a part of the March Industrial Park (Unit 2) subdivision, approved by the Planning Commission on July 12, 2001. The project included a Tentative Subdivision Map to create 14 industrial parcels (plus one remainder lot) on 28.4 acres. Additionally, the project included a Tree Permit to remove 14 oak trees, and encroach within the driplines of others. Infrastructure for the project site, including March Road and the drainage basin that occupies a large portion of the subject parcel, was constructed as part of the subdivision map process.

The project proposes the installation of up to six 30,000 gallon liquid propane storage tanks for wholesale distribution, a parking area with nine parking spaces, and up to three small office buildings (for a total of approximately 1,100 square feet of office space. Along the eastern boundary of the property, an additional pad storage area is proposed for the storage of smaller, empty propane tanks, with a pedestrian path connecting the pad to the parking area. The project also includes security fencing with screening around the perimeter of the site, and a minimum of five feet of perimeter landscaping. A wrought iron gate will restrict vehicle access to the parking area. The project includes a Design Review Permit to evaluate the proposed office buildings and site design.

SITE INFORMATION

Location: 2151 March Road

Total Size: 1.23 acres

Topography and Setting: The project is located on one parcel, on the east side of March Road, within the March Industrial Park (Unit 2) Subdivision. The site is currently undeveloped and surrounded by vacant parcels to the north, west, and south. The Union Pacific Railroad property with rail lines is located to the east of the project site. A large drainage basin has been constructed on the southwestern portion of the site, totaling approximately 11,000 square feet in area. Two Valley oak trees are located within the drainage basin. The site is populated by annual grasses and weeds. Curb, gutter, and sidewalk is provided along March Road, which fronts onto the project site. The site is considered an infill parcel, and although the surrounding parcels are currently vacant they are also zoned for industrial development.

Figure 1: Project Location



EVALUATION

Section 19.78.060 of the City of Roseville Zoning Ordinance requires four findings be made in order to approval or conditionally approve a Design Review Permit. The findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to each finding.

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

The property is currently undeveloped, with the exception of a drainage basin that was installed as part of the improvements for the March Industrial Park (Unit 2) subdivision. There are two Valley oaks trees located on the site, both located within the basin. One of the trees, located closer to the west of the property (March Road), will be removed at the recommendation of an ISA Certified Arborist as it has been found to be in extremely poor health and hazardous (refer to the Arborist letter, included in Exhibit A). The site shows evidence of previous disking, and is primarily populated by non-native annual grasses and dirt. The proposed project has been reviewed by the City's Engineering Division, and it was determined that the project would be able to utilize the existing drainage facilities on-site to satisfy stormwater quality requirements. The proposed project is an industrial use, located within a subdivision intended for industrial uses. As proposed, the project is consistent with previous approvals and will constitute a "beneficial use" of the subject parcel.

- 2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian, and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping, irrigation, and lighting which results in a safe, efficient, and harmonious development; and which is consistent with the applicable goals,***

policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable Specific Plan and/or applicable design guidelines.

Parking and Vehicular Circulation: The proposed project includes two points of ingress and egress that will allow vehicular access to March Road, as well as a gated parking lot with nine parking spaces. The majority of business for the property is the wholesale distribution of liquid propane, which will be dispersed from the 30,000 gallon storage tanks to delivery vehicles. Liquid propane will be piped to delivery vehicles via the bulkhead apparatus located outside of the screen fencing along the driveway. Per the project applicant, one to six delivery vehicles are expected to service the site each day. Five of the nine parking spaces are available for the long term parking of delivery vehicles, and larger parking stalls (25'x12') have been designed for that purpose. An additional four parking spaces, including one accessible parking space, have been provided for employees and occasional retail customers. According to the Zoning Ordinance, the adequate amount of parking for specialized industrial uses is determined as part of the Design Review Permit process. The nine spaces proposed are adequate to serve the use, with five spaces available for delivery vehicle storage and four spaces for the employees and potential retail customers, based on operational information provided by the project applicant.

Pedestrian and Bicycle Circulation: The City of Roseville has adopted a Pedestrian Master Plan and Bicycle Master Plan. The project was reviewed for consistency with these documents. A five-foot-wide sidewalk has been constructed along March Road (along the project frontage) as was required with the development of the industrial subdivision. The project area (March Road) is considered unsuitable for bicycle facilities per the Bicycle Master Plan, and no bicycle facilities have been required on March Road. The area is industrial in nature and is not located within close proximity to residential uses.

Landscaping and Site Lighting: The project proposes a five to six-foot-wide landscape planter to provide screening for the project, consistent with the Community Design Guidelines for Office and Industrial Development. The landscape planter will border the project to the north and east, with a larger planter (approximately 20 feet wide), will be provided along the frontage adjacent to March Road. No landscape planter will be provided along the south side of the project, due to the location of the drainage basin. The preliminary landscape plans include a variety of tree species, including crape myrtle, Hackberry shrubs, and a variety of groundcover plantings. Staff is requesting that the Holly oak proposed in the landscaping plan be replaced with London Plane trees (Condition 12[c]) to be consistent with a recently approved project further to the north on March Road (Milo's Sand and Gravel, PL17-0130). In addition to the landscaping, an eight-foot-high chain link fence with slats will provide additional screening for the project. The light poles for the project are described as 150-watt high pressure sodium lights, on a 20-foot-tall light pole. The landscaping and lighting are appropriate for the industrial context of the project.

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.

At present, all parcels surrounding the subject parcel are undeveloped, but are slated for similar industrial uses. The Union Pacific rail lines are located to the east of the project site. Further to the north of the project site, closer to the intersection of March and PFE Roads, there are several concrete tilt-up style industrial buildings with large roll-up doors. Several properties are enclosed with wrought iron or chain link with slats-style fencing.

The project is also an industrial use, and will be consistent with both the surrounding uses and the Community Design Guidelines standards for industrial buildings. At full build-out, the project proposes three small office buildings, located along the northeastern side of the property. Each building is 360

square feet in area, and approximately 11 feet in height. The buildings will have a stucco finish and a standing seam metal roof in “Tahoe Blue”, and the buildings’ windows will be trimmed in a complementary blue color. The project is consistent with the Community Design Guidelines, including policies OI-39 and OI-40, as each side of the proposed office buildings are treated with high quality, durable architectural materials.

Figure 2: Front Elevation of Typical Office Building



The 30,000 gallon liquid propane storage tanks will be located near March Road and concealed behind screen fencing. Sitting in low saddles on the foundation pad, the overall height of the tanks will be approximately 11 feet. Additionally, a landscape planter along the north, east, and south sides of the property boundary will provide additional screening for the project. Overall, the project design is consistent with the Office and Industrial section of the City’s Community Design Guidelines.

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

The Community Design Guidelines provide standards for screening and compatibility of service areas within a project site. The proposed project includes a trash enclosure, which is located along the driveway near the western property boundary (adjacent to March Road). The trash enclosure will be constructed with materials similar to that of the proposed office buildings, and will therefore be consistent with the overall design.

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 Design Committee hearing was published on March 8, 2019, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As proposed and conditioned, the project complies with applicable development standards of the City's Zoning Ordinance, the Community Design Guidelines, and the General Plan; therefore, the above findings can be made.

ENVIRONMENTAL DETERMINATION

An Initial Study/Mitigated Negative Declaration (Propane Storage Facility Mitigated Negative Declaration, (Exhibit A) was prepared to evaluate the potential environmental impacts of the proposed propane storage facility. Mitigation measures were included with the project to require raptor surveys during construction, as well as to provide procedures in the event of unanticipated discovery of cultural or paleontological resources. With mitigation, environmental impacts were found to be less than significant. The Mitigated Negative Declaration was circulated for public review from March 1, 2019 to March 20, 2019. At the time of staff report preparation, no comments had been received.

RECOMMENDATION

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

- A. Adopt the Propane Storage Facility Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 2151 MARCH ROAD – INFILL PCL 205 – PROPANE STORAGE FACILITY – PL18-1098** subject to sixty-six (66) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE # PL18-0198

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **March 21, 2019** and if not effectuated shall expire on **March 21, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **March 21, 2022**. (Planning)
2. The project is approved as shown in Exhibits A-F, and as conditioned and modified below. (Planning)
3. The project shall comply with all required mitigation in the Propane Storage Facility Mitigated Negative Declaration and shall include all applicable mitigation measures as notes on the plans. (All Departments)
4. The project shall be addressed as 2151 March Road. 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) The proposed holly oak trees shall be replaced with London Plane trees, and London Plane trees shall be included in the front landscape planter adjacent to March Road. (Planning)
 - d) 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)
 - e) The landscape plan shall comply with the Landscape Guidelines for the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - f) Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - g) 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)
 - h) 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)
 - i) 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 addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
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. 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)
17. 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)

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

19. 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)

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

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

21. The site shall be accessed by two 30-foot wide Type S driveways. (Engineering)

22. 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).

23. 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)

24. The existing drainage basin shall remain in place. (Engineering)

25. 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)

PRIOR TO APPROVAL OF IMPROVEMENT PLANS

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 and placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)

27. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)

28. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
29. 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)
30. 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)
31. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
32. 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)
33. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
34. 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)
35. 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)
36. 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

37. 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)

38. 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)

39. 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:

40. 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)

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

42. 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)
- 43. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
 - 44. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
 - 45. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
 - 46. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
 - 47. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
 - 48. 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)
 - 49. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
 - 50. 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)
 - 51. 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)
 - 52. 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)
 - 53. 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)

54. 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)

OTHER CONDITIONS OF APPROVAL:

55. 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)
56. 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)
57. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
58. 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)
59. 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)
60. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
61. 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)
62. 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)
63. 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)
64. The proposed propane storage and distribution facility design codes are the 2016 California Code of Regulations, Title 24. (Fire)

65. The Roseville Fire Department, in accordance with CFC Section 104.7.2, is requiring a registered professional engineer with knowledge and experience in the design and construction of propane storage and distribution facilities to determine the acceptability of technologies, processes, products and equipment in the design and operation of the facility. The registered engineer will serve as a “Special Inspector” and will review all plans to ensure compliance with all applicable codes and standards to include field testing, inspection and certification of installed equipment, systems and operations. (Fire)
66. The proposed propane storage and distribution facility is subject to the California Accidental Release Prevention Program, or CalARP. (19 CCR Sections 2735.1 to 2785.1) An owner or operator of a stationary source that has more than a threshold quantity of a regulated substance in a process or in storage must complete and submit a Risk Management Plan (RMP). The RMP must be submitted to the local Administering Agency and to the US EPA based on the current proposed storage quantities. (Fire)

Exhibits

- A. Propane Storage Facility Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- B. Site Plan
- C. Preliminary Grading and Utility Plan
- D. Building and Trash Enclosure Elevations, Colors and Materials
- E. Wrought Iron Gate Exhibit
- F. Preliminary Landscape Plan

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

Project Title/File#: INFILL PCL 205 – Propane Storage Facility; PL#18-0198

Project Location: 2151 March Road; APN 473-100-033-000

Project Owner: Lanza E Roy Trust

Project Applicant: Andrei Sapun, Area West Engineers

Project Planner: Shelby Vockel, Associate Planner

Project Description: The applicant requests approval of a Design Review Permit to construct and operate a liquefied petroleum gas storage and wholesale distribution facility with six (6) 30,000 gallon permanent tanks, approximately 1,100 square feet of office space, nine (9) parking spaces, and associated landscaping.

Document Review and Availability: The public review and comment period begins on March 1, 2019 and ends on March 20, 2019. The Mitigated Negative Declaration may be reviewed during normal business hours (8:00 am to 5:00 pm) at the Planning Division offices, located at 311 Vernon Street. It may also be viewed online at http://www.roseville.ca.us/gov/development_services/planning/environmental_documents_n_public_notices.asp. **Written comments on the adequacy of the Mitigated Negative Declaration may be submitted to Name, Planning Division, 311 Vernon Street, Roseville, CA 95678, and must be received no later than 5:00 pm on March 20, 2019.**

This project will be scheduled for a public hearing before the City's Design Committee. At this hearing, the Design Committee will consider the Mitigated Negative Declaration and associated project entitlements. The tentative hearing date is March 21, 2019.

Mike Isom
Development Services Director

Dated: February 28, 2019

Publish: March 1, 2019

MITIGATED NEGATIVE DECLARATION

Project Title/File Number: INFILL PCL 205 – Propane Storage Facility; File # PL18-0198
Project Location: 2151 March Road, Roseville, Placer County; APN 473-100-033-000
Project Applicant: Andrei Sapun, Area West Engineers; (916) 725-5551; 7478 Sandalwood Dr. Ste. 400, Citrus Heights, CA 95621
Property Owner: Lanza Roy E Trust; P.O. Box 591, Marysville, CA 95901
Lead Agency Contact Person: Shelby Vockel, Associate Planner - City of Roseville; (916) 746-1347
Date: March 1, 2019

Project Description:

The applicant requests approval of a Design Review Permit to construct and operate a liquefied petroleum gas storage and wholesale distribution facility with six (6) 30,000 gallon permanent tanks, approximately 1,100 square feet of office space, nine (9) parking spaces, and associated landscaping.

DECLARATION

The Planning Manager has determined that the above project will not have significant effects on the environment and therefore does not require preparation of an Environmental Impact Report. The determination is based on the attached initial study and the following findings:

- A. *The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, reduce the number or restrict the range of rare or endangered plants or animals or eliminate important examples of the major periods of California history or prehistory.*
- B. *The project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.*
- C. *The project will not have impacts, which are individually limited, but cumulatively considerable.*
- D. *The project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.*
- E. *No substantial evidence exists that the project may have a significant effect on the environment.*
- F. *The project incorporates all applicable mitigation measures identified in the attached initial study.*
- G. *This Mitigated Negative Declaration reflects the independent judgment of the lead agency.*

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number:	INFILL PCL 205 – Propane Storage Facility, File # PL19-0002
Project Location:	The project is located at 2151 March Road, on 1.23 acres in the Infill area of the City of Roseville.
Project Description:	The project includes a Design Review Permit to construct and operate six (6) 30,000 gallon liquefied petroleum gas storage tanks and wholesale distribution facility, with three (3) single-story office structures.
Project Applicant:	Andrei Sapun, Area West Engineers – 7478 Sandalwood Dr., Ste 400, Citrus Heights, CA 95621 – Phone (916)725-5551
Property Owner:	Lanza Roy E Trust
Lead Agency Contact:	Shelby Vockel, Associate Planner – City of Roseville, 311 Vernon St, Roseville, CA 95678 -- Phone (916)746-1347

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, including the Initial Study/Mitigated Negative Declaration for the March Industrial Park (Unit 2) project (see Attachment 1), 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 2151 March Rd, on the east side of March Rd, approximately 970 feet south of the intersection of March Rd and PFE Rd. The site is located in the southern portion of the City, immediately to the west of the Union Pacific Railroad lines, on 1.23 acres in the Infill area of the City of Roseville. The site is zoned General Industrial (M2) and has a General Industrial (IND) General Plan designation. The subject property is developed with an existing detention basin, but is otherwise vacant. The parcels to the north, south, and west are also zoned for industrial uses, and are currently vacant. The Union Pacific Railroad property is located to the east of the project site. See Table 1 for the land use designations and uses of the site and surrounding properties.

Figure 1 – Project Location

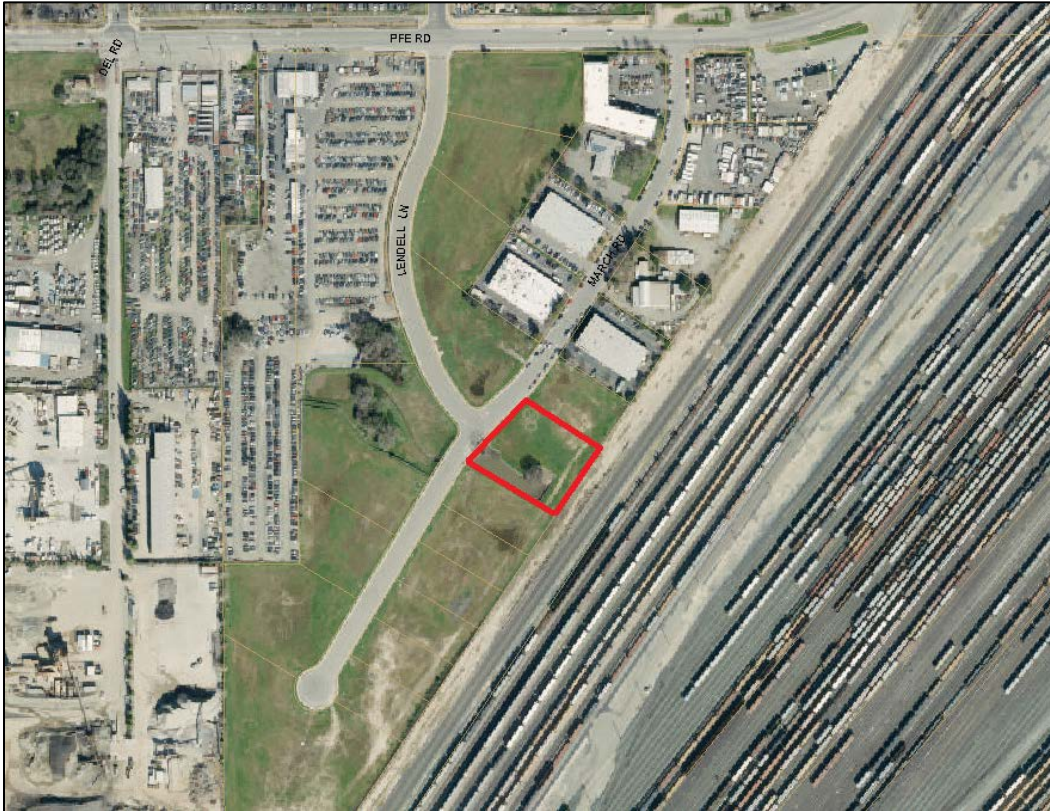


Table 1 – Zoning, Land Use, and Use of Property

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	M2 (General Industrial)	IND (General Industrial)	Vacant
North	M2 (General Industrial)	IND (General Industrial)	Vacant
South	M2 (General Industrial)	IND (General Industrial)	Vacant
East	M1 (Light Industrial)	IND (General Industrial)	Union Pacific Railroad Lines
West	M2 (General Industrial)	IND (General Industrial)	Vacant

Background

A previous Initial Study/ Mitigated Negative Declaration was prepared for the March Industrial Park (Unit 2) (SUBD 00-08, TP 00-67) on June 11, 2001. The prior project analyzed the Tentative Subdivision Map for the March Industrial Park on the south side of PFE Road, and subdivided two parcels totaling 29.4 acres into 13 parcels, as well as one 4.96 acre remainder parcel. The project also analyzed grading and installation of improvements associated with the Tentative Map. A Tree Permit was also processed to permit the removal of one native oak tree and permit construction impacts within the protected zones of several others. Mitigation Measures BIO -1, 2, 3, and 4 were included with the March Industrial Park Mitigated Negative Declaration (Prior MND) to reduce impacts related to biological resources to less than significant levels.

Environmental Setting

The project is located on one parcel, on the east side of March Rd. within the March Industrial Park (Unit 2) Subdivision. The site is currently undeveloped and surrounded by vacant parcels to the north, west, and south. The Union Pacific Railroad property with rail lines is located to the east of the project site. A large drainage basin with two Valley oak trees has been constructed on the southwestern portion of the site, totaling approximately 11, 000 square feet in area. The site is populated by annual grasses and weeds.

Curb, gutter, and sidewalk is provided along March Rd., which fronts onto the project site. The project site is considered an infill parcel, and although the surrounding parcels are currently vacant they are zoned for industrial development.

Proposed Project

The project consists of the installation of up to six (6) 30,000 gallon liquid propane storage tanks for wholesale distribution, as well as a parking area with nine (9) parking spaces, and up to three (3) small office buildings (for a total of approximately 1,100 square feet of office space). Towards the east end of the property, an additional pad storage area is proposed for the storage of smaller, empty propane tanks. Security fencing with screening is proposed around the project site, as well as a minimum of five feet of landscaping. The project includes a Design Review Permit to evaluate the proposed office buildings and site design.

CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

For projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, CEQA Guidelines section 15183(f) allows a lead agency to rely on previously adopted development policies or standards as mitigation for the environmental effects, when the standards have been adopted by the City, with findings based on substantial evidence, that the policies or standards will substantially mitigate environmental effects, unless substantial new information shows otherwise (CEQA Guidelines §15183(f)). The City of Roseville adopted CEQA Implementing Procedures (Implementing Procedures) which are consistent with this CEQA Guidelines section. The current version of the Implementing Procedures were adopted in April 2008, along with Findings of Fact, as Resolution 08-172. The below regulations and ordinances were found to provide uniform mitigating policies and standards, and are applicable to development projects. The City's Mitigating Policies and Standards are referenced, where applicable, in the Initial Study Checklist.

- City of Roseville 2035 General Plan
- City of Roseville Zoning Ordinance (RMC Title 19)
- City of Roseville Design and Construction Standards (Resolution 16-75)
- Subdivision Ordinance (RMC Title 18)

- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- West Placer Stormwater Quality Design Manual (Resolution 16-152)
- Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee (Resolution 2008-02)
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee (Resolution 09-05)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Community Design Guidelines (Resolution 95-347)
- Specific Plan Design Guidelines:
 - o Development Guidelines Del Webb Specific Plan (Resolution 96-330)
 - o Landscape Design Guidelines for North Central Roseville Specific Plan (Resolution 90-170)
 - o North Roseville Specific Plan and Design Guidelines (Resolution 00-432)
 - o Northeast Roseville Specific Plan (Olympus Pointe) Signage Guidelines (Resolution 89-42)
 - o North Roseville Area Design Guidelines (Resolution 92-226)
 - o Northeast Roseville Specific Plan Landscape Design Guidelines (Resolution 87-31)
 - o Southeast Roseville Specific Plan Landscape Design Guidelines (Resolution 88-51)
 - o Stoneridge Specific Plan and Design Guidelines (Resolution 98-53)
 - o Highland Reserve North Specific Plan and Design Guidelines (Resolution 97-128)
 - o West Roseville Specific Plan and Design Guidelines (Resolution 04-40)
 - o Sierra Vista Specific Plan and Design Guidelines (Resolution 12-217)
 - o Creekview Specific Plan and Design Guidelines (Resolution 12-320)
 - o Amoruso Ranch Specific Plan and Design Guidelines (Resolution 16-273)

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- Amoruso Ranch Specific Plan Final Environmental Impact Report
- March Industrial Park (Unit 2) Initial Study/ Mitigated Negative Declaration

Pursuant to CEQA Guidelines Section 15183, any project which is consistent with the development densities established by zoning, a Community Plan, or a General Plan for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The Amoruso Ranch Specific Plan EIR updated the City's General Plan to 2035, and updated Citywide analyses of traffic, water supply, water treatment, wastewater treatment, and waste disposal. The proposed project is consistent with the adopted land use designations examined within the environmental documents listed above, and thus this Initial Study focuses on effects particular to the specific project site, impacts which were not analyzed within the EIR, and impacts which may require revisiting due to substantial new information. When applicable, the topical sections within the Initial Study summarize the findings within the environmental documents listed above. The analysis, supporting technical materials, and findings of the environmental document are incorporated by reference, and are available for review at the Civic Center, 311 Vernon Street, Roseville, CA.

EXPLANATION OF INITIAL STUDY CHECKLIST

The California Environmental Quality Act (CEQA) Guidelines recommend that lead agencies use an Initial Study Checklist to determine potential impacts of the proposed project on the physical environment. The Initial Study Checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by this project. This section of the Initial Study incorporates a portion of Appendix G Environmental Checklist Form, contained in the CEQA Guidelines. Within each topical section (e.g. Air Quality) a description of the setting is provided, followed by the checklist responses, thresholds used, and finally a discussion of each checklist answer.

There are four (4) possible answers to the Environmental Impacts Checklist on the following pages. Each possible answer is explained below:

- 1) A “Potentially Significant Impact” is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument based on substantial evidence can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the project. When one or more “Potentially significant Impact” entries are made, an EIR is required.
- 2) A “Less Than Significant With Mitigation” answer is appropriate when the lead agency incorporates mitigation measures to reduce an impact from “Potentially Significant” to “Less than Significant.” For example, floodwater impacts could be reduced from a potentially-significant level to a less-than-significant level by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. Mitigation measures are identified as MM followed by a number.
- 3) A “Less Than significant Impact” answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or the application of development policies and standards to the project will reduce the impact(s) to a less-than-significant level. For instance, the application of the City’s Improvement Standards reduces potential erosion impacts to a less-than-significant level.
- 4) A “No Impact” answer is appropriate where it can be demonstrated that the impact does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area with no agricultural lands on or adjacent to the project area clearly would not have an adverse effect on agricultural resources or operations. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources cited in the Initial Study. Where a “No Impact” answer is adequately supported by the information sources cited in the Initial Study, further narrative explanation is not required. A “No Impact” answer is explained when it is based on project-specific factors as well as generous standards.

All answers must take account of the whole action involved, including off- and on-site, indirect, direct, construction, and operation impacts, except as provided for under State CEQA Guidelines.

INITIAL STUDY CHECKLIST

I. Aesthetics

The project site is located within an industrially zoned area of the city. The site is currently vacant, with two large oak trees located within an existing drainage basin. To the east of the project site, the Union Pacific Railroad

lines are visible through a security fence. To the west, beyond a vacant parcel populated by annual grasses, a screen fence obscuring vehicle storage is visible.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			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:

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 industrial setting, and as a result lacks any prominent or high-quality natural features which could be negatively impacted by development. The City of Roseville has adopted Community Design Guidelines (CDG) for the purpose of creating building and community designs which are a visual asset to the community. The CDG includes guidelines for building design, site design and landscape design, which will result in a project that enhances the existing urban visual environment. The proposed office buildings on the site have been evaluated using criteria in the CDG document. 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 industrial 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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Thresholds of Significance and Regulatory Setting:

Unique Farmland, Farmland of Statewide Importance, and Prime Farmland are called out as protected farmland categories within CEQA Guidelines Appendix G. Neither the City nor the State has adopted quantified

significance thresholds related to impacts to protected farmland categories or to agricultural and forestry resources. For the purpose of this study, the significance thresholds are as stated in CEQA Guidelines Appendix G, as shown in a–e of the checklist above.

Discussion of Checklist Answers:

a–e) The project site is not used for agricultural purposes, does not include agricultural zoning, is not within or adjacent to one of the areas of the City designated as a protected farmland category on the Placer County Important Farmland map, is not within or adjacent to land within a Williamson Act Contract, and is not considered forest land. Given the foregoing, the proposed project will have no impact on agricultural resources.

II. Air Quality

The City of Roseville, along with the south Placer County area, is located in the Sacramento Valley Air Basin (SVAB). The SVAB is within the Sacramento Federal Ozone Non-Attainment Area. Under the Clean Air Act, Placer County has been designated a "serious non-attainment" area for the federal 8-hour ozone standard, "non-attainment" for the state ozone standard, and a "non-attainment" area for the federal and state PM₁₀ standard (particulate matter less than 10 microns in diameter). Within Placer County, the Placer County Air Pollution Control District (PCAPCD) is responsible for ensuring that emission standards are not violated. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Thresholds of Significance and Regulatory Setting:

In responding to checklist items a, b, and d, project-related air emissions would have a significant effect if they would result in concentrations that either violate an ambient air quality standard or contribute to an existing air quality violation. To assist in making this determination, the PCAPCD adopted thresholds of significance, which were developed by considering both the health-based ambient air quality standards and the attainment strategies outlined in the State Implementation Plan. The PCAPCD-recommended significance threshold for reactive organic gases (ROG) and nitrogen oxides (NO_x) is 82 pounds daily during construction and 55 pounds daily during operation, and for particulate matter (PM) is 82 pounds per day during both construction and operation. For all other constituents, significance is determined based on the concentration-based limits in the Federal and State Ambient Air Quality Standards. Toxic Air Contaminants (TAC) are also of public health concern, but no thresholds or standards are provided because they are considered to have no safe level of exposure. Analysis of TAC is based on the *Air Quality and Land Use Handbook – A Community Health Perspective* (April 2005, California Air Resources Board), which lists TAC sources and recommended buffer distances from sensitive uses. For checklist item c, the PCAPCD's *CEQA Air Quality Handbook (Handbook)* recommends that the same thresholds used for the project analysis be used for the cumulative impact analysis.

With regard to checklist item e, there are no quantified significance thresholds for exposure to objectionable odors. Significance is determined after taking into account multiple factors, including screening distances from odor sources (as found in the PCAPCD CEQA Handbook), the direction and frequency of prevailing winds, the time of day when odors are present, and the nature and intensity of the odor source.

Discussion of Checklist Answers:

a–b) Analyses are not included for sulfur dioxide, lead, and other constituents because there are no mass emission thresholds; these are concentration-based limits in the Federal and State Ambient Air Quality Standards which require substantial, point-source emissions (e.g. refineries, concrete plants, etc.) before exceedance will occur, and the SVAB is in attainment for these constituents. Likewise, carbon monoxide is not analyzed because the SVAB is in attainment for this constituent, and it requires high localized concentrations (called carbon monoxide “hot spots”) before the ambient air quality standard would be exceeded. “Hot spots” are typically associated with heavy traffic congestion occurring at high-volume roadway intersections. The Amoruso Ranch EIR analysis of Citywide traffic indicated that 198 out of 226 signalized intersections would operate at level of service C or better—that is, they will not experience heavy traffic congestion. It further indicated that analyses of existing CO concentrations at the most congested intersections in Roseville show that CO levels are well below federal and state ambient air quality standards. The discussions below focus on emissions of ROG, NO_x, or PM. A project-level analysis has been prepared to determine whether the project will, on a singular level, exceed the established thresholds.

Clearing, grading, and construction activities on the 1.23 acre site will result in emissions of criteria pollutants for which the area is in non-attainment. According to PCAPCD's published screening table, General Industrial projects smaller than 894,262 square feet will not result in NO_x emissions that exceed 55 lbs. /day. Typically, NO_x emissions are substantially higher than ROG and PM₁₀; therefore, it can be assumed that projects that do not exceed the NO_x threshold will not exceed the ROG and PM₁₀ thresholds and will not result in a significant impact related to operational emissions.

At full build out of the site, there will be approximately 1,100 total square feet of office space, as well as six 30,000 gallon propane storage tanks. The entire site, which is also encumbered by a large drainage basin, is less than 53,579 square feet. The entire area of the project site is well below PCAPCD's modeled example. Given its small size, the project is not expected to result in construction or operational emissions that would exceed the District's thresholds of significance.

The proposed project would not exceed the applicable thresholds of significance for air pollutant emissions during construction or operation. As such, the project would not conflict with or obstruct implementation of the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (which is the SIP) or contribute substantially to the PCAPCD's nonattainment status for ozone. In addition, because the proposed project would not produce substantial emissions of criteria air pollutants, CO, or TACs, adjacent residents would not be exposed to significant levels of pollutant concentrations during construction or operation. Therefore, implementation of the proposed project would result in less than significant impacts.

c) As described in section a–b, the project will not contribute significant project-level criteria air pollutant emissions. Consistent with the analysis methodology outlined in the Significance Thresholds and Regulatory Setting section, cumulative impacts are less than significant.

d) As described in section a–b, the project will not result in any new significant impacts related to criteria pollutants. With regard to TAC, there are hundreds of constituents which are considered toxic, but they are typically generated by stationary sources like gas stations, facilities using solvents, and heavy industrial operations. The proposed project is not a TAC-generating use, nor is it within the specified buffer area of a TAC-generating use, as established in the *Air Quality and Land Use Handbook – A Community Health Perspective*. Impacts are less than significant.

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.

III. Biological Resources

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	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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 federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
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:

Thresholds for assessing the significance of environmental impacts are based on the CEQA Guidelines checklist items a–f, above. Consistent with CEQA Guidelines Section 15065, a project may have a significant effect on the environment if:

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

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

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

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

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

Aside from wetlands, checklist item b also addresses other “sensitive natural communities,” which includes any habitats protected by local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The City of Roseville General Plan Open Space and Conservation Element includes policies for the protection of riparian areas (streamside habitat) and floodplain areas; these are Vegetation and Wildlife section Policies 2 and 3. Policy 4 also directs preservation of additional area around

stream corridors and floodplain if there is sensitive woodland, grassland, or other habitat which could be made part of a contiguous open space area. Other than wetlands, which were already discussed, US Fish and Wildlife and California Department of Fish and Wildlife habitat protections generally result from species protections, and are thus addressed via checklist item a.

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

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

Discussion of Checklist Answers:

a) The project site is located within the Roseville, CA United States Geological Survey (USGS) 7.5 minute quadrangle. There are nine special status plant species and 22 special status wildlife species known to occur within the quadrangle. All of the identified special status species are associated with habitat types that are not present on the project site.

An analysis of the project area as potential habitat for special status species was conducted with the March Industrial Park Unit 2 MND. Although portions of the project site and adjacent properties are currently occupied (e.g. auto dismantling yard) the project site has two large oak trees which can be used as nesting or roosting habitat for two special status species: the Cooper's hawk and the Red-shouldered hawk. Both raptor species have been known to nest in Roseville. Disturbance or loss of an active raptor nest could occur due to construction activities if those activities occurred during sensitive periods (i.e. during or close to the nesting cycle). Disturbing an active raptor nest would violate Sections 3503 and 3503.5 of the Department of Fish and Game Code and would be considered a potentially significant impact. Implementation of mitigation measure BIO-1 from the Prior MND would reduce this impact to less than significant.

b) No riparian habitat or other sensitive communities are located on the subject property.

c) A wetland delineation study was prepared by Gibson & Skordal for the March Industrial Park Unit 2 MND. For the prior tentative map as a whole, approximately 0.19 acres of waters of the United States, including 0.09 acres of seasonal wetlands, 0.07 acres of wet swales, and 0.03 acres of ephemeral channels.

The policies of the General Plan are to 1) avoid the wetlands if feasible; 2) reconstruct the wetlands; or 3) provide mitigation for the wetlands off site. Additionally, Section 404 of the United States Clean Water Act restricts the excavation or placement of fill within jurisdictional wetlands except by permit from the United States Army Corps of Engineers. Compensation as mitigation for the loss of wetlands is a fundamental component of Section 404. The General Plan EIR assumes that wetlands will be lost to new development in infill areas. With the March Industrial Park Unit 2 MND, the environmental consultant (Gibson & Skordal) indicated that the applicant would provide off-site mitigation through the purchase of mitigation credits from an acceptable wetland mitigation bank. City records reflect that, prior to grading and the installation of site improvements, mitigation credits were purchased and therefore prior mitigation has been satisfied.

The project site has previously been graded, and no apparent wetland features exist on site with the exception of the existing drainage basin. The drainage basin will not be impacted by the proposed project. As previous mitigation on the project site has been satisfied and no new wetlands have been identified, impacts to wetland features are less than significant.

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

e) There are two native oak trees, both Valley oaks (*Quercus lobata*), located on the project site. Both trees are within the existing detention system. The tree on the western portion of the property (near March Rd.) is approximately 48 inches in diameter at breast height (dbh), and the tree towards east of the property (near the Union Pacific Railroad property) is approximately 38 inches dbh. The applicant is proposing the removal of the 48-inch dbh tree due to the hazardous condition of the tree. No other trees are located on the project site. The tree proposed for removal was evaluated by ISA Certified arborist Willie Carroll, of Tree Care Incorporated (Attachment 1). The tree is in overall poor health, with decay and rot in the trunk, trunk flare, and limbs. Foliage on the tree is sparse. At the recommendation of the arborist, who determined that the tree would be hazardous to surrounding development, this tree will be removed. Impacts to trees will be less than significant.

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

IV. 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 as defined 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) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) 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-d) No cultural or paleontological resources are known to exist on the project site; however, standard mitigation measures, as detailed in the Tribal cultural Resources section of this Initial Study, apply which are designed to reduce impacts to cultural resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. With mitigation, project-specific impacts are less than significant.

V. 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) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial 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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to geology and soils is based directly on the CEQA Guidelines checklist items a–e listed above. Regulations applicable to this topic include the Alquist-Priolo Act, which addresses earthquake safety in building permits, and the Seismic Hazards Mapping Act, which requires the state to gather and publish data on the location and risk of seismic faults.

Discussion of Checklist Answers:

a) The project will not expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides.

i–iii) According to United States Geological Service mapping and literature, active faults are largely considered to be those which have had movement within the last 10,000 years (within the Holocene or Historic time periods)¹ and there are no major active faults in Placer County. The California Geological Survey has prepared a map of the state which shows the earthquake shaking potential of areas throughout California based primarily on an area's distance from known active faults. The map shows that the City lies in a relatively low-intensity ground-shaking zone. Commercial, institutional, and residential buildings as well as all related infrastructure are required, in conformance with Chapter 16, *Structural Design Requirements*, Division IV, *Earthquake Design* of the California Building Code, to lessen the exposure to potentially damaging vibrations through seismic-resistant design. In compliance with the Code, all structures in the Project area would be well-built to withstand ground shaking from possible earthquakes in the region; impacts are less than significant.

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

b) Grading activities will result in the disruption, displacement, compaction and over-covering of soils associated with site preparation (grading and trenching for utilities). Grading activities for the project will be limited to the project site. Grading activities require a grading permit from the Engineering Division. The Findings of the Implementing Procedures indicate that compliance with the Flood Damage Prevention Ordinance (RMC Ch.9.80) and Design/Construction Standards (Resolution 16-75) will prevent significant impacts. 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

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

be incorporated into the required grading plans and improvement plans. Therefore, the impacts associated with disruption, displacement, and compaction of soils associated with the project are less than significant.

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

e) The use of septic tanks or alternative waste systems is not permitted in the City of Roseville, no related impact would occur

VI. Greenhouse Gases

Greenhouse gases trap heat in the earth's atmosphere. The principal greenhouse gases (GHGs) that enter the atmosphere because of human activities are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated gases. As explained by the United States Environmental Protection Agency², global average temperature has increased by more than 1.5 degrees Fahrenheit since the late 1800s, and most of the warming of the past half century has been caused by human emissions. The City has taken proactive steps to reduce greenhouse gas emissions, which include the introduction of General Plan policies to reduce emissions, changes to City operations, and climate action initiatives. These are all described in a fact sheet available at https://www.roseville.ca.us/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Citywide%20Planning%20Documents/Communitywide%20Sustainability%20Action%20Plan.pdf.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Thresholds of Significance and Regulatory Setting:

In Assembly Bill 32 (the California Global Warming Solutions Act), signed by Governor Schwarzenegger of California in September 2006, the legislature found that climate change resulting from global warming was a threat to California, and directed that “the State Air Resources Board design emissions reduction measures to meet the statewide emissions limits for greenhouse gases . . .”. The target established in AB 32 was to reduce emissions to 1990 levels by the year 2020. CARB subsequently prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California's GHG emissions. CARB's updated August 2011 Scoping Plan calculated a reduction needed of 21.7% from future “Business As Usual” (BAU) conditions in the year 2020. The current Scoping Plan (adopted May 2014) indicates that statewide emissions of GHG in 1990 amounted to 431 million metric tons, and that the

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

2020 “Business As Usual” (BAU) scenario is estimated as 509³ million metric tons, which would require a reduction of 15.3% from 2020 BAU. In addition to this, Senate Bill 32 was signed by the Governor on September 8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030. The Air Resources Board is currently updating the Scoping Plan to reflect this target.

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to AB 32 reduction goals, and has adopted thresholds of significance which take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold. Any project emitting less than 1,100 metric tons of carbon dioxide equivalents per year (MT CO₂e/yr.) during construction or operation results in less than significant impacts. The PCAPCD considers any project with emissions greater than the bright-line cap of 10,000 MT CO₂e/yr. to have significant impacts. For projects exceeding the de minimum threshold but below the bright-line threshold, comparison to the appropriate efficiency threshold is recommended. The significance thresholds are shown in Table 1 below.

Table 1: GHG Significance Thresholds

Bright-line Threshold 10,000 MT CO₂e/yr.			
Residential Efficiency (MT CO₂e/capita¹)		Non-Residential Efficiency (MT CO₂e/ksf²)	
Urban	Rural	Urban	Rural
4.5	5.5	26.5	27.3
De Minimis Threshold 1,100 MT CO₂e/yr.			
1. Per Capita = per person 2. Per kef = per 1,000 square feet of building			

Discussion of Checklist Answers:

a–b) According to PCAPCD’s published screening table, General Industrial projects smaller than 99,189 square feet generally will not exceed the threshold of 1,100 MT CO₂e/yr. At full build out of the site, there will be approximately 1,100 total square feet of office space, as well as six 30,000 gallon propane storage tanks. The entire site, which is also encumbered by a large drainage basin, is less than 53,579 square feet. The area of the project site is well below PCAPCD’s modeled example. Given its small size, the project is not expected to result in construction or operational emissions that would exceed the District’s thresholds of significance. Additionally, the use may be subject to additional permitting requirements with the PCAPCD. Thus, project-generated GHG emissions would not conflict with, and are consistent with, the State goals listed in AB32 and policies and regulation adopted by the California Air Resources Board pursuant to AB32. This impact is considered less than significant.

³ Includes Pavely and Renewables Portfolio Standard reduction

VII. Hazards and Hazardous Materials

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hazardous materials is based directly on the CEQA Guidelines checklist items a–h listed above. A material is defined as hazardous if it appears on a list of hazardous materials prepared by a federal, state or local regulatory agency, or if it has characteristics defined as hazardous by such an agency. The determination of significance based on the above criteria depends on the probable frequency and severity of consequences to people who might be exposed to the health hazard, and the degree to which Project design or existing regulations would reduce the frequency of or severity of exposure. As an example, products commonly used for household cleaning are classified as hazardous when transported in large quantities, but one would not conclude that the presence of small quantities of household cleaners at a home would pose a risk to a school located within ¼-mile.

Many federal and State agencies regulate hazards and hazardous substances, including the United States Environmental Protection Agency (US EPA), California Department of Toxic Substances Control (DTSC), Central Valley Regional Water Quality Control Board (Regional Water Board), and the California Occupational Safety and Health Administration (CalOSHA). The state has been granted primacy (primary responsibility for oversight) by the US EPA to administer and enforce hazardous waste management programs. State regulations also have detailed planning and management requirements to ensure that hazardous materials are handled, stored, and disposed of properly to reduce human health risks. California regulations pertaining to hazardous waste management are published in the California Code of Regulations (see 8 CCR, 22 CCR, and 23 CCR).

Discussion of Checklist Answers:

a, b) According to the General Plan, there are no designated routes for the transportation of hazardous materials within the City of Roseville, and the City primarily operates under the framework of State and Federal legislation governing hazardous materials. Hazardous materials, including propane trucks, routinely travel in and out of the City. The proposed project involves the wholesale delivery, storage, transfer and retail transport of propane gas, which is considered a hazardous material. It is possible that accidental releases of or public exposure to propane can occur during transfers. Propane will be delivered to the project site via approximately one to six truck trips per day, and the 30,000 gallon tanks will be refueled by truck transport. The proposed addition of the new tanks, which are installed permanently, and subsequent transport and delivery of propane is not anticipated to create a significant hazard with regulatory requirements in place.

As part of the project, the City Fire Department is requiring compliance with various state programs. In accordance with California Fire Code Section 104.7.2, the project proponent is required to retain a registered professional engineer with knowledge and experience in the design and construction of propane storage and distribution facilities to determine the acceptability of technologies, processes, products, and equipment in the design and operation of the facility. The engineer will serve as a “Special Inspector”, and will review all plans to ensure compliance with all applicable codes and standards, including field testing, inspection, and certification of installed equipment, systems, and operations. Additionally, the facility will be subject to the California Accidental Release Prevention Program, or CalARP (19 CCR Sections 2735.1 to 2785.1). As part of that program, the owner or operator of the facility will be required to complete and submit a Risk Management Plan to the local agency and the United States Environmental Protection Agency (US EPA).

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) There are no schools within a one-quarter mile radius of the project site. Therefore, there is no impact.
- d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5⁴; therefore, no impact will occur.
- e,f) 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 areas. There would be no impact.
- g) 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. The project must also comply with all local, State and federal requirements for the handling of hazardous materials. As such, the project will cause a less than significant impact to the City's Emergency Response or Management Plans. The project will be subject to the following programs mandated by local and state regulations:

- 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. The City's Fire Department has recommended project conditions of approval related to the provision of a risk management plan.

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

- h) 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

⁴ <http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm>

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.

VIII. 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?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?				

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiches, tsunami, or mudflow?				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–j listed above. For checklist item a, 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. 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 item e. 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. Finally, it is indicated that compliance with the Flood Damage Prevention Ordinance (RMC Ch. 9.80) will prevent significant impacts related to items g, h, and i. 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 j) given the fact that 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,d, f) 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) The proposed project is consistent with the General Plan land use designation, and is thus consistent with the citywide Water Supply Assessment. Project impacts related to groundwater extraction are less than significant.

g, h) According to the City's General Plan floodplain data, the project is not located within the City's Regulatory Floodplain. As a result, implementation of the proposed project would not place housing or any structures within an area at risk of flood flows. There would be no impact with regard to these criteria.

i) Folsom Dam, which is located approximately 10 miles southeast of the project site, is the closet dam to the project site. While portions of the City could be subject to flooding in the event of failure or damage of Folsom Dam, the project site is not located in an area that would be subject to inundation due to dam failure, due to distance and elevation. Therefore, there would be no impact.

j) Because the proposed project is located within an area of flat topography and is furthermore not within a floodplain there is no risk of debris flow or mudflow. There would be no impact with regard to this criterion.

IX. Land Use and Planning

The project site is zoned General Industrial (M2), and is not located within a Specific Plan area. The General Plan land use designation is General Industrial (IND).

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) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to land use is based directly on the CEQA Guidelines checklist items a–c listed above. Consistency with applicable City General Plan policies, Improvement Standards, and design standards is already required and part of the City's processing of permits and plans, so these requirements do not appear as mitigation measures.

Discussion of Checklist Answers:

a) The project area has been 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 General Plan land use and zoning classification for the subject property are General Industrial (IND and M2 respectively). The wholesale distribution of propane use is consistent with the General Industrial zone, and no conflicts have been identified.

c) There are no Habitat Conservation Plans or Natural Community Conservation Plans covering the project site; therefore, no impact would occur.

X. 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.

XI. Noise

The project site is located within an industrial subdivision. The project site is surrounded by industrial uses, including the Union Pacific Railroad property to the east, an auto dismantling yard to the west, and additional industrial uses that generate large truck traffic. The proposed project will be served by large delivery vehicles that will load the 30,000 gallon tanks with propane, and delivery vehicles will obtain propane from the project site. The nearest single-family residence to the project site is located to the east of the Union Pacific Railroad property, approximately 2,500 feet from the project site.

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exposer of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			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 expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Thresholds of Significance and Regulatory Setting:

Standards for transportation noise and non-transportation noise affecting existing or proposed land uses are established within the City of Roseville General Plan Noise Element Table IX-1 and IX-3, and these standards are used as the thresholds to determine the significance of impacts related to items a and c. The significance of other noise impacts is based directly on the CEQA Guidelines checklist items b, and d–f 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, b, and c. 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.

Discussion of Checklist Answers:

a,c) No significant, permanent changes in noise levels are expected to result from the implementation of this project. Noise generated by the project will be limited to that from vehicles entering and exiting the site, including to deliver propane, service calls, and refilling of the propane tanks and tank trucks. The project is adjacent to the rail lines and not within proximity of residential uses or sensitive noise receptors such as schools.

b,d) 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.

e,f) 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. There would be no impact.

XII. Population and Housing

The project site is not located within a Specific Plan area, and is zoned General Industrial (M2) for industrial uses. The City of Roseville General Plan Table II-4 identifies the total number of residential units and population anticipated as a result of buildout of the City, and the Specific Plan likewise includes unit allocations and population projections for the Plan Area. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way. The project 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, c) The project site is vacant. No housing exists on the project site, and there would be no impact with respect to these criteria.

XIII. Public Services

Fire protection, police protection, park services, and library services are provided by the City. The project is located within the Dry Creek Elementary School District and Roseville Joint Union High School District.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

The project is also subject to additional Fire Department requirements, due to the nature of the use. As part of the project, a registered engineer will serve as a “Special Inspector” on behalf of the Fire Department, reviewing all plans, conduct field testing, inspection, and certification of installed equipment, systems, and operations, pursuant California Fire Code Section 104.7.2. Additionally, the proposed propane storage and distribution facility is subject to the California Accidental Release Prevention Program, or CalARP (19 CCR Sections 2735.1 to 2785.1). A Risk Management Plan will be required and reviewed by the City’s Fire Department, as well as the US EPA. Compliance with City standards and the Fire Department’s conditions of approval for the proposed project will be sufficient to ensure less than significant impacts.

b) Pursuant to the Development Agreement for the project area, the developer is required to pay fees into a Community Facilities District, which provides funding for police services. Sales taxes and property taxes resulting from the development will add revenue to the General Fund, which also serves to fund police services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

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

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

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

XIV. Recreation

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a, b) The proposal will not generate additional demand for recreation opportunities or impact the recreational facilities in Roseville. Therefore, the project will not significantly impact the existing and planned park facilities.

XV. Transportation/Traffic

The project is located within the existing March Industrial Park subdivision, which is accessed via March Rd. and Lendell Ln. from PFE Rd. The project site is on the east side of March Rd., across from the intersection of Lendell Ln. and March Rd. Two driveways are proposed along the project frontage, which would allow vehicles to enter and exit onto March Rd.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Thresholds of Significance and Regulatory Setting:

The significance of checklist items c–f are based directly on the CEQA Guidelines checklist descriptions. For checklist items a and b, the Circulation Element of the General Plan establishes Level of Service C or better as an acceptable operating condition at all signalized intersections during a.m. and p.m. peak hours. Exceptions to this policy may be made by the City Council, but a minimum of 70% of all signalized intersections should maintain LOS C. The Findings of the Implementing Procedures indicate that compliance with the Traffic Mitigation Fee (RMC Ch. 4.44) will fund roadway projects and improvements necessary to maintain the City's Level of Service standards for projects consistent with the General Plan and related Specific Plan. An existing plus project conditions (short-term) traffic impact study may be required for projects with unique trip generation or distribution characteristics, in areas of local traffic constraints, or to study the proposed project access. A cumulative plus project conditions (long-term) study is required if a project is inconsistent with the General Plan or Specific Plan and would generate more than 50 pm peak-hour trips. The guidelines for traffic study preparation are found in the City of Roseville Design and Construction Standards–Section 4.

The project site is not located within an airport planning area or within any height restriction area established around an airport for the purpose of protecting navigable airspace. Consequently, impacts to changes in air traffic patterns (checklist item c) were screened out of the analysis.

Impacts with regard to items d and e 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,b) A traffic analysis was prepared for the entire subdivision with the March Industrial Park Unit 2 MND (prepared by David Evans and Associates). The traffic analysis found that, assuming all parcels were developed with light industrial uses, an estimated 435 trips per day with 56 PM peak hour trips would be generated. Additionally, the analysis found that the project would not significantly impact the roadways or intersections surrounding the project site, and all of the roadways would continue to operate at acceptable levels of service. The City Engineering Division reviewed the study and found that the traffic analysis was adequate.

The project proponents for the propane storage facility have indicated that approximately one (1) to six (6) delivery vehicles will come to the site on a daily basis. The use is consistent with the light industrial uses that were evaluated as part of the prior traffic analysis. Therefore, impacts to circulation and level of service are less than significant.

d,e) 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.

f) 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. A five-foot-wide sidewalk is shown along March Rd. on the project frontage. The project area (March Rd.) is considered unsuitable for bicycle facilities, per the Bicycle Master Plan, and no bicycle facilities are shown on the site plan. The area is industrial in nature and not located within close proximity to residential uses. There are no impacts to pedestrian, transit, and bicycle facilities or plans.

XVI. 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 prior MND determined that there are no known cultural resources on the project site. However, a standard mitigation measure applies (TCR -1, below) which is designed to reduce impacts to any previously undiscovered resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. With the standard mitigation measure in place, project-specific impacts are anticipated to be 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. With the standard mitigation measure in place, project-specific impacts are anticipated to be less than significant.

Mitigation Measures:

TCR -1: If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 50-foot radius of the discovery, and the developer shall immediately notify the City of Roseville Development Services Director. The City of Roseville will notify the consulting tribes of the discovery, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within five days of notification, the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. The developer shall retain a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations. All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and approved by the City, this may include modification of the no-work radius. The following notifications shall apply, depending on the nature of the find, subject to the review and approval of the City:

- Work may resume immediately, and no agency notifications are required if: 1) the professional archeologist determines that the find does not represent a tribal cultural resource and, if a response from a tribal representative was received within five days 2) the tribal representative determines that the find does not represent a tribal cultural resource or determines that no further action is necessary.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction.

- If the find represents a Native American or potentially Native American resource (including a tribal cultural resource) that does not include human remains, the consulting tribes 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.
- If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission, which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

XVII. Utilities and Service Systems

Public facilities, including roadways, sewer lines, and Stormwater treatment facilities were installed with the improvements for the previously approved March Industrial Park Tentative Subdivision Map. A large detention basin exists on the site, and will function as the Stormwater treatment facility for the proposed project.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a,e) The proposed project would be served by the Dry Creek Wastewater Treatment Plant (DCWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The DCWWTP has the capacity to treat 18 million gallons per day (mgd) and is currently treating 7.0⁵ mgd OR 8.9 mgd. The volume of wastewater generated by the proposed project could be accommodated by the facility; the proposed project will not contribute to an exceedance of applicable wastewater treatment requirements. The impact would be less than significant.

b,c) The project is consistent with the zoning and land use designations, and will be required to construct any lines necessary to serve the project, as well as pay fees which fund the operation of the facilities and the construction of major infrastructure. 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.

In terms of overall treatment capacity, sewage treatment was discussed in section a, above. An expansion of sewage treatment facilities is not required. Domestic water in the City of Roseville is treated at the City's Water Treatment Plant on Barton Road. The City's water treatment plant currently has a treatment capacity of 100 mgd, though due to pipe sizes a slightly smaller total capacity of 96.1 mgd can be conveyed to the plant for treatment. The Amoruso Ranch Specific Plan Water Supply Assessment (AR WSA, Appendix E of the Amoruso Ranch FEIR), dated May 2016, analyzed water demand at City buildout. The analysis indicates that peak treatment demand will be approximately 115 mgd, which is insufficient to serve the treatment plant has insufficient capacity to serve peak demand at City buildout. However, the additional water demand will be provided through contracts with other water suppliers, such as the Placer County Water Agency and the San Juan Water District, rather than through a treatment plant expansion. The project is consistent with existing land use designations and will not require an expansion of water treatment capacity.

d) 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 AR WSA estimates water demand and supply for ultimate General Plan buildout. The project is consistent with existing land use designations, and is therefore consistent with the assumptions of the UWMP and AR WSA. The UWMP indicates that existing water supply sources are sufficient to meet all near term needs, estimating an annual water demand of 45,475 acre-feet per year (AFY) by the year 2020 and existing surface and recycled water supplies in the amount of 70,421 AFY. The AR WSA estimates a Citywide buildout demand of 64,370 AFY when including recycled water, and of 59,657 AFY of potable water. The AR WSA indicates that surface water supply is sufficient to meet demand during normal rainfall years, but is insufficient during single- and multiple-dry years. However, the City's UWMP establishes mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies. Both the UWMP and AR WSA indicate that these measures, in combination with additional purchased water sources, will ensure that supply meets projected demand. The project, which is consistent with existing land use designations, would not require new or expanded water supply entitlements.

f, g) The Western Placer Waste Management Authority is the regional agency handling recycling and waste disposal for Roseville and surrounding areas. The regional waste facilities include a Material Recovery Facility (MRF) and the Western Regional Sanitary Landfill (WRSL). Currently, the WRSL is permitted to accept up to 1,900 tons of municipal solid waste per day. According to the solid waste analysis of the Amoruso Ranch Specific Plan FEIR, under current projected development conditions the WRSL has a projected lifespan extending through 2058. There is sufficient existing capacity to serve the proposed project. Though the project will contribute incrementally to an eventual need to find other means of waste disposal, this impact of City buildout

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

has already been disclosed and mitigation applied as part of each Specific Plan the City has approved, including the most recent Amoruso Ranch Specific Plan. All residences and business in the City pay fees for solid waste collection, a portion of which is collected to fund eventual solid waste disposal expansion. The project will not result in any new impacts associated with major infrastructure. Environmental Utilities staff has reviewed the project for consistency with policies, codes, and regulations related to waste disposal services and has found that the project design is in compliance.

XVIII. Mandatory Findings of Significance

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

Significance Criteria and Regulatory Setting:

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

Discussion of Checklist Answers:

a–c) Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the prior MND or in 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:

Shelby Vockel

2/27/2019

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

Attachments:

1. Tree Care Incorporated Arborist Letter, August 2018
2. Mitigation Monitoring Plan



Austin B. Carroll & Son
Tree Care Incorporated
A Complete Tree Care Company Since 1962



August 14, 2018

Placer Propane, LLC
3971 Douglas Blvd
Roseville, Ca 95661

(916) 791-7898 Phone
dr.rickself@gmail.com Email

RE: Oak tree on lot at intersection of March Rd and Lendell Dr, Roseville, Ca 95747

Attn: Rick Self

As requested I inspected the above referenced tree, the following are my findings and recommendation:

Valley Oak (*Quercus lobata*)

Diameter	: 42 inches
Dripline Radius	: 29 feet
Trunk flare	: Poor – decay and rot 2/3 the way around tree
Trunk	: Poor – decay and rot, unstable
Primary Limbs	: Poor – well over 50% dead and declining
Foliage	: Fair – sparse
Dripline Environment	: Basin, retaining wall
Recommendations	: Remove tree

Due to the overall poor condition of this tree, the advanced stages of decay and rot throughout the main stem, root flare, and root system I consider this tree to be hazardous if the area around the tree is too be developed.

If I can be of any further assistance to you in this matter please do not hesitate to contact my office.

Cordially,

Willie Carroll
ISA Certified Arborist WE-0292A

Enclosure: photos

WAC/tc


DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

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

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title/File Number:	PL18-0198 INFILL PCL 205 – Propane Storage Facility
Project Location:	2151 March Road
Project Description:	Request for a Design Review Permit to construct and operate six (6) 30,000 gallon liquefied petroleum gas storage tanks and wholesale distribution facility, with approximately 1,100 square feet of office, as well as associated landscaping and parking.
Environmental Document	Mitigated Negative Declaration
Project Applicant:	Andrei Sapun, Area West Engineers, Inc.
Property Owner:	Lanza Roy E TR
Lead Agency Contact Person:	Shelby Vockel, Associate Planner

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
BIO 1- Nesting Surveys Conduct raptor nest surveys prior to construction in or near isolated oak trees during the breeding season (spring and early summer). If an active nest is located, construction activities shall be limited in the vicinity of the nest based on recommendations by the surveying biologist. Raptor nests that will be removed as a result of development must be removed during the non-breeding season only.	Results of preconstruction surveys shall be submitted prior to issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans.	<i>Pre-Construction and Construction:</i> Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Planning and Engineering	Nesting Bird Surveys	
TCR 1 - Unanticipated Discovery If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 50-foot radius of the discovery, and the developer shall immediately notify the City of Roseville Development Services Director. The City of Roseville will notify the consulting tribes of the discovery, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within five days of notification, the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. The developer shall retain a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations. All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and approved by the City, this may include modification of the no-work radius. The following notifications shall apply, depending on the nature of the find, subject to the review and approval of the City: • Work may resume immediately, and no agency notifications are required if: 1) the professional archeologist determines that the find does not represent a tribal cultural resource and, if a response from a tribal representative was received within five days 2) the tribal representative determines that the find does not represent a tribal cultural resource or determines that no further action is necessary. • If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction. • If the find represents a Native American or potentially Native American resource (including a tribal cultural resource) that does not include human remains, the consulting tribes 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. 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	In the event of the discovery of subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, the mitigation measure shall be implemented as prescribed.	<i>Construction:</i> in the event of the discovery of subsurface deposits believed to be cultural or human in origin, or tribal cultural resources.	Planning		

protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission, which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.					
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DEVELOPMENT SERVICES DEPARTMENT

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

MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File # _____
Project Address _____
Property Owner _____
Planning Division Contact _____

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete

I HAVE ATTACHED THE FOLLOWING REQUIRED ITEMS:

- ☐ Table of Applicable Mitigation Measures
☐ Mitigation Verification Form(s)
☐ Specific supporting documentation required by measure(s), if applicable (e.g. biologist's report)

I hereby certify under penalty of perjury under the laws of the State of California that I am the property owner or an agent of the property owner and am authorized to submit this Mitigation Verification Form. I also certify that the above-listed mitigation measures have been completed in the manner required, and that all of the information in this submittal is true and correct, to the best of my knowledge:

 Signature and Date Print Name Contact Number

IS ATTACHMENT 2

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.



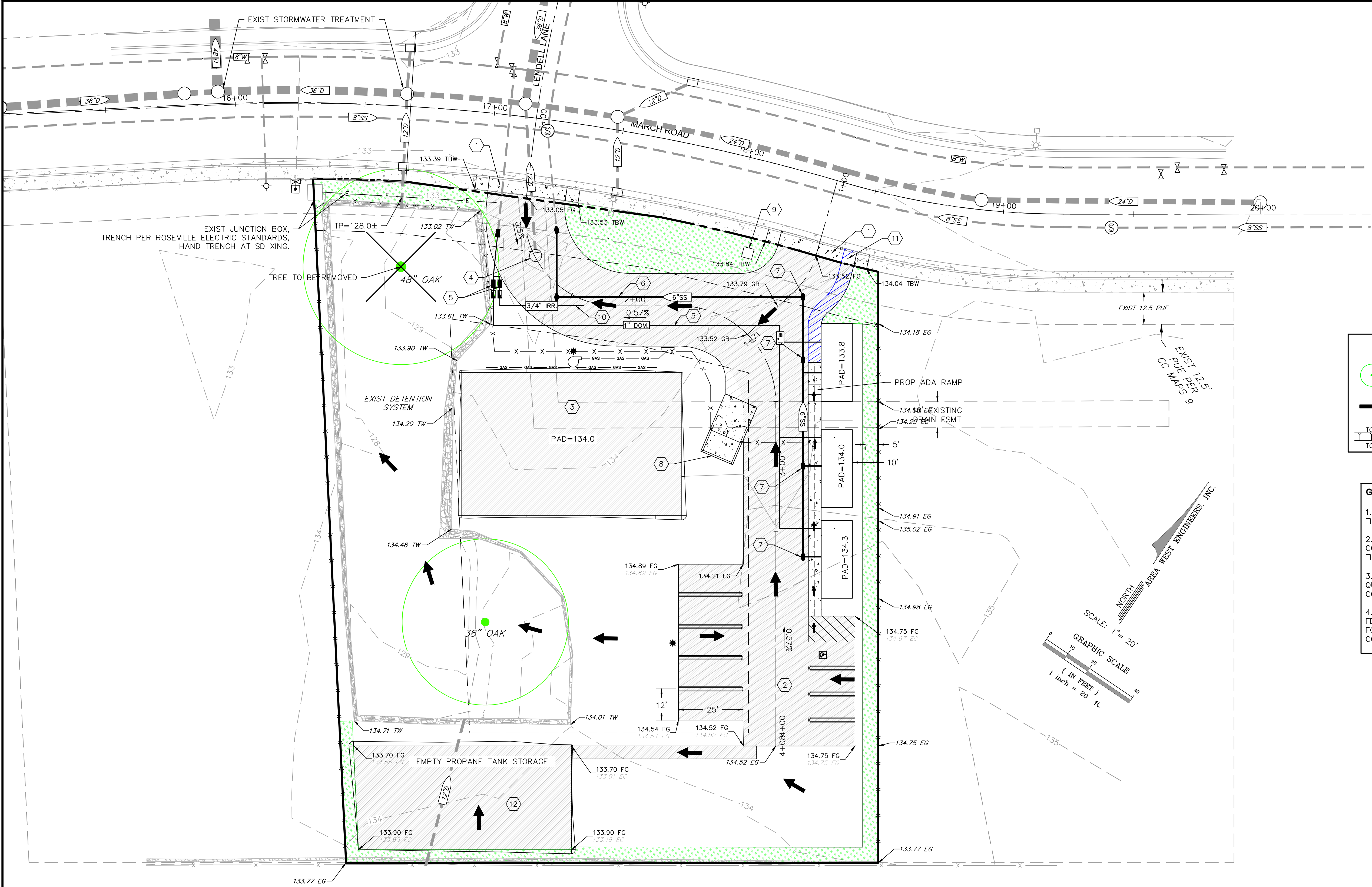
PREPARED UNDER THE
DIRECTION OF:

PRELIMINARY

REGISTERED PROFESSIONAL ENGINEER
ANDREW S. SAKIN
No. 45438
Exp. 12-31-19
CIVIL
STATE OF CALIFORNIA

DO NOT USE FOR
CONSTRUCTION UNLESS
DESIGNED BY THE ENGINEER

BENCHMARK CITY BM86 ELEVATION 127.10 3 1/4" BRASS DISK STAMPED DECEMBER 2007 LS7579 DRY CREEK AT ATKINSON STREET. NW CORNER OF BRIDGE ON SIDEWALK.	RECORD DRAWINGS	DESIGNED BY: AS	SITE PLAN FOR 2151 MARCH ROAD PROPANE STORAGE FACILITY		REVISIONS	#	DESCRIPTION	ENGR. INIT.	APPROVAL		SCALE	JOB NO.
		Δ				ADDED LEGEND AND ACCESS PATH TO EMPTY GAS STORAGE LOCATION, REVISED TRASH ENCLOSURE LOCATION, REVISED PROPOSED PERIMETER FENCING AND EMPTY GAS STORAGE AREA FINISH SURFACE.	R.R.	APPROVED BY	DATE	HORIZ.: 1"=20'	18023	
										VERT.: N/A	SHEET 1 OF 1	
										DATE: JANUARY 2019		
	ENGR. INIT. DATE	CHECKED BY: RR	CITY OF ROSEVILLE	STATE OF CALIFORNIA								



- PROPOSED IMPROVEMENT NOTES:**
- 1. CONST. 30' TYPE "S" DRIVEWAY PER PLATE ST-20
 - 2. PLACE 3" AC OVER 6" AB COMPACTED TO A MINIMUM 95% COMPACTION
 - 3. PLACE 4" AB COMPACTED TO A MINIMUM 95% COMPACTION
 - 4. ADJUST STORM DRAIN RIM TO FG ELEVATION
 - 5. PLACE 1" DOMESTIC SERVICE LINE PER PLATE W-6
 - 6. CONST. 6" SEWER SERVICE
 - 7. CONST. SS CO PER PLATE SS-5
 - 8. CONST. TRASH ENCLOSURE PER PLATE SW-1, FG=133.70
 - 9. CONST. TRANSFORMER PAD PER ROSEVILLE ELECTRIC SPECIFICATIONS
 - 10. PLACE 3/4" IRRIGATION SERVICE LINE PER PLATE W-6
 - 11. CONST. ADA PATH OF TRAVEL PER CBS CHAPTER 11
 - 12. 3" AC OVER 6" AB COMPACTED TO A MINIMUM 95% COMPACTION

GRADING LEGEND

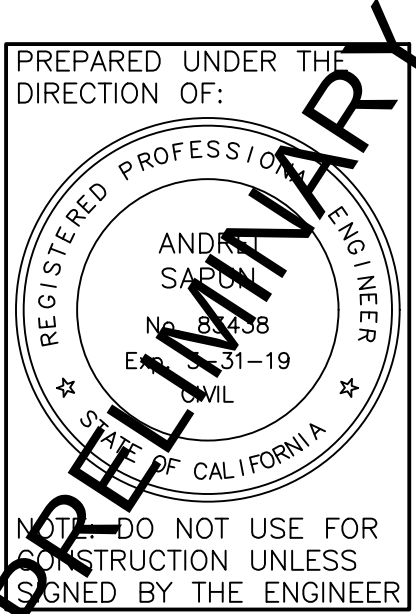
	TREE TO REMAIN		PROPOSED PAVEMENT		PROPOSED LANDSCAPE AREA
	OVERLAND RELEASE DIRECTION		FLOW LINE		GRADE BREAK
	CUT/FILL SLOPE		PROTECTIVE FENCE		RETAINING WALL

- GRADING NOTES:**
- 1. ALL EARTH WORK TO BE DONE IN ACCORDANCE WITH THE RECOMMENDATION OF THE SOILS ENGINEER.
 - 2. THE AREA SHALL BE STRIPPED OF ALL VEGETATION, ASPHALTIC CONCRETE AND CONCRETE. THIS STRIPPED MATERIAL SHALL BE DISPOSED OF OFF-SITE OR WITHIN THE LANDSCAPED AREAS.
 - 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH ANY IMPORT OR EXPORT QUANTITIES. THE CONTRACTOR WILL ADVISE THE ENGINEER IMMEDIATELY IF EITHER CONDITION EXISTS.
 - 4. CLEARING AND GRUBBING BID SHALL INCLUDE COST FOR REMOVING EXISTING FENCES, IRRIGATION LINES, TREES, BUILDINGS, CONCRETE SLABS, CONCRETE FOUNDATIONS, AND ANY OTHER EXISTING FACILITIES REQUIRED TO BE REMOVED TO CONSTRUCT THE PROJECT.

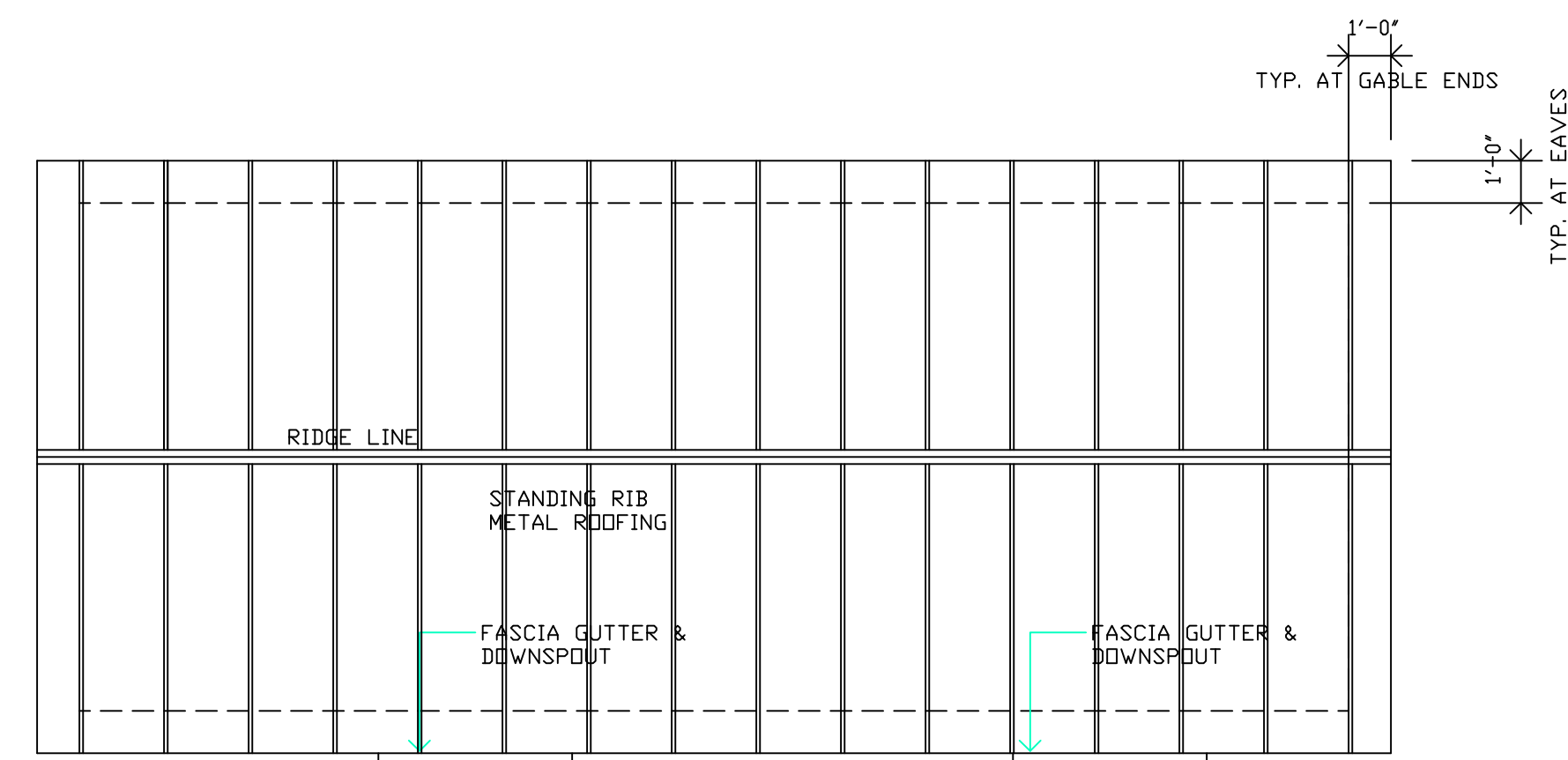
EARTHWORK QUANTITIES:	
CUT (C.Y.):	500±
FILL (C.Y.):	30±
NET (C.Y.):	470± (CUT)
	PERMANENT

EXISTING STORMWATER TREATMENT NOTE:

CONTECH SYSTEMS CDS UNIT MODEL MPSU40-30 AND PMSU30-30 WERE INSTALLED DURING MARCH ROAD INDUSTRIAL PARK DEVELOPMENT.



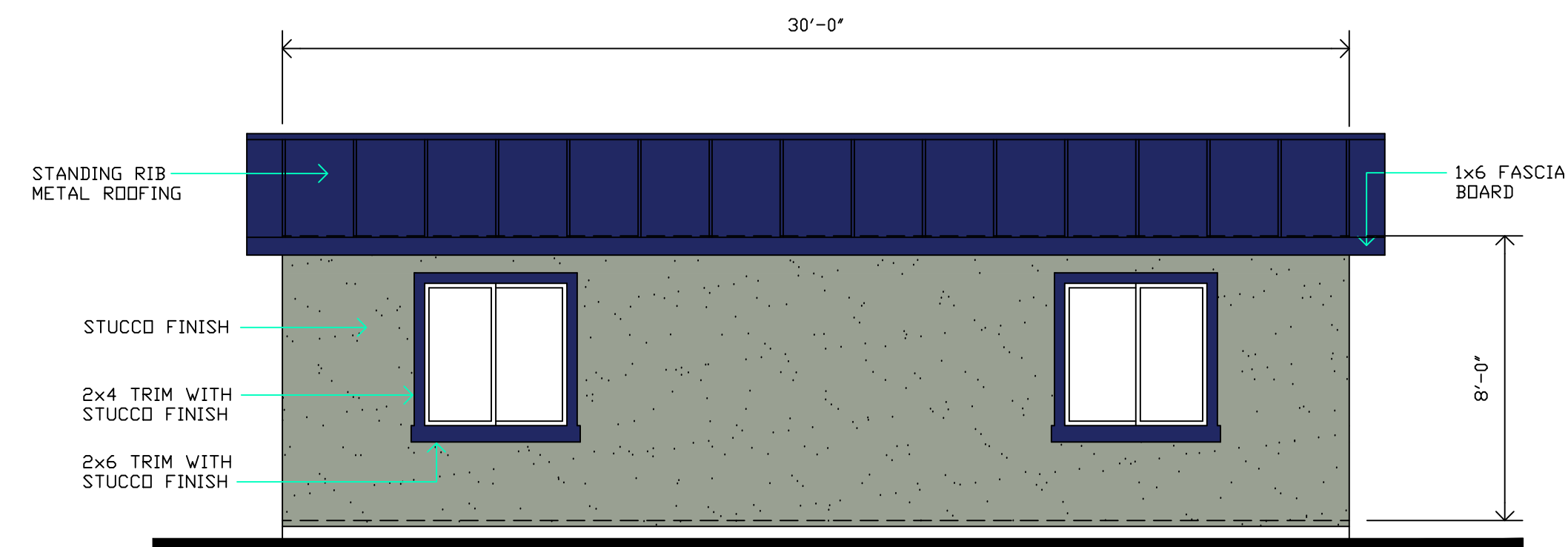
BENCHMARK CITY BM86 ELEVATION 127.10 3 1/4" BRASS DISK STAMPED DECEMBER 2007 LS7579 DRY CREEK AT ATKINSON STREET. NW CORNER OF BRIDGE ON SIDEWALK.	RECORD DRAWINGS	DESIGNED BY: AS	DESIGN REVIEW FOR 2151 MARCH ROAD PRELIMINARY GRADING AND UTILITY PLAN	CITY OF ROSEVILLE STATE OF CALIFORNIA	AWEE AREA WEST ENGINEERS, INC. ENGINEERING - SURVEYING - PLANNING 7478 SANDALWOOD DRIVE, SUITE 400 CITRUS HEIGHTS, CA 95621 (916) 725-5551 (916) 725-5808 (FAX) AWE@AREAWESTENG.COM	# REVISIONS	DESCRIPTION ADDED AC ACCESS PATH TO EMPTY GAS STORAGE LOCATION, REVISED TRASH ENCLOSURE LOCATION, REVISED EMPTY GAS STORAGE AREA FINISH SURFACE.	ENGR. INIT.	APPROVAL		SCALE HORIZ.: 1"=20' VERT.: N/A DATE: JANUARY 2019	JOB NO. 18023 SHEET 1 OF 1
		DRAFTED BY: AS CHECKED BY: RR							APPROVED BY	DATE		



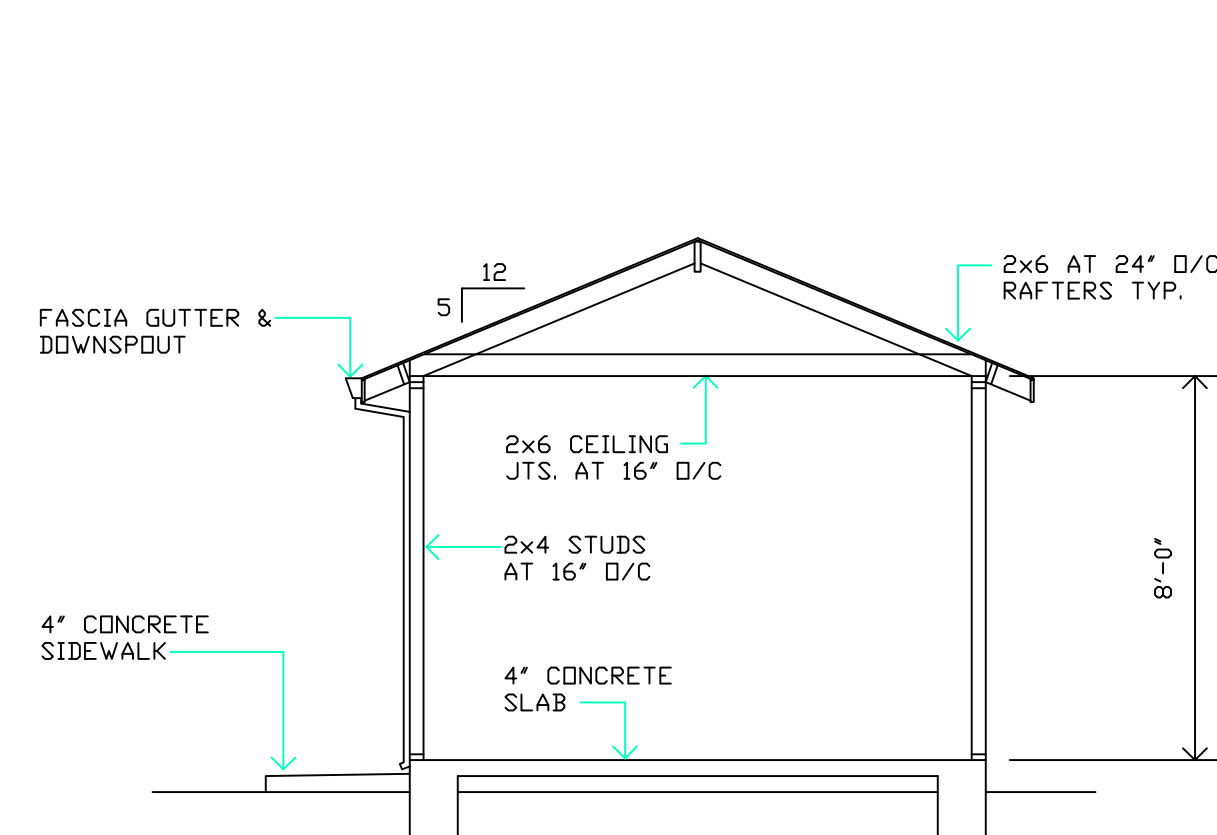
ROOF PLAN
SCALE: 1/4" = 1'-0"



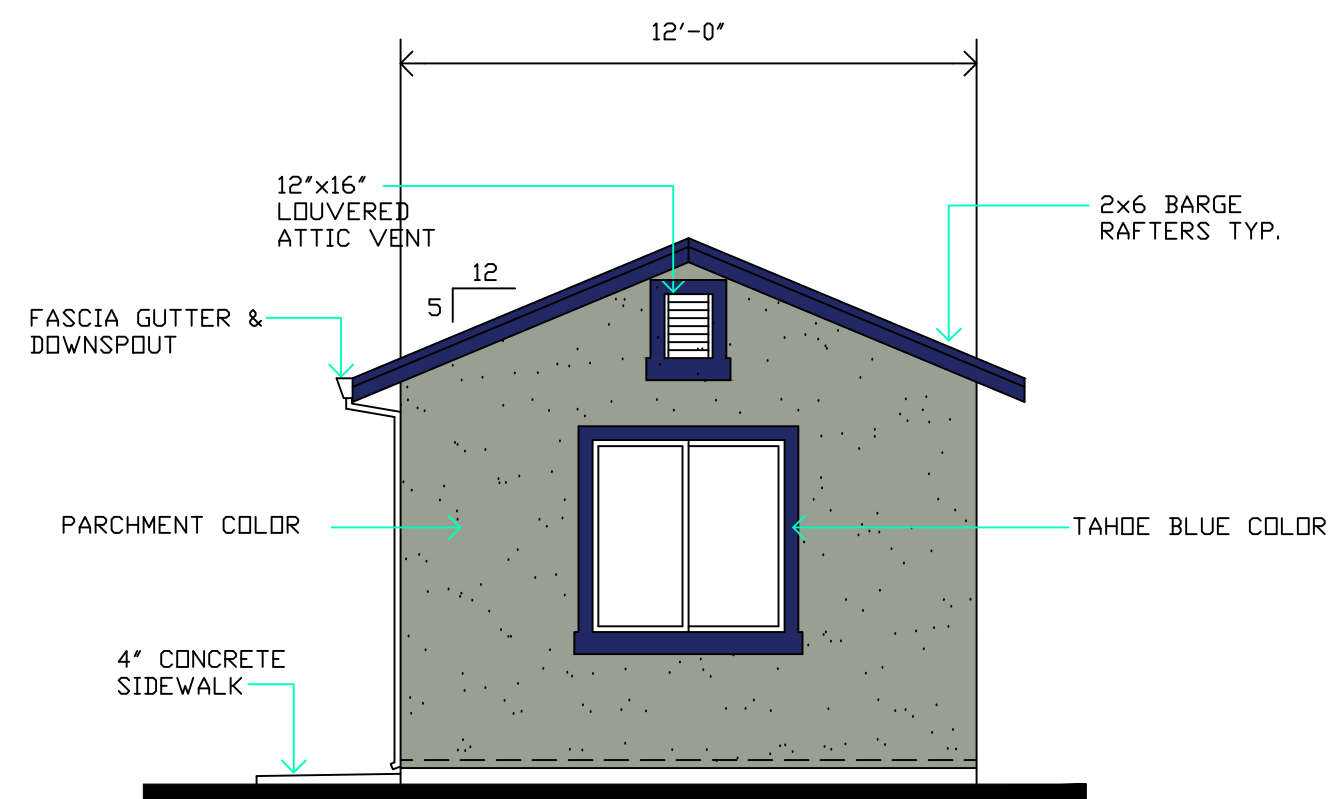
FRONT WEST FACING
SCALE: 1/4" = 1'-0"



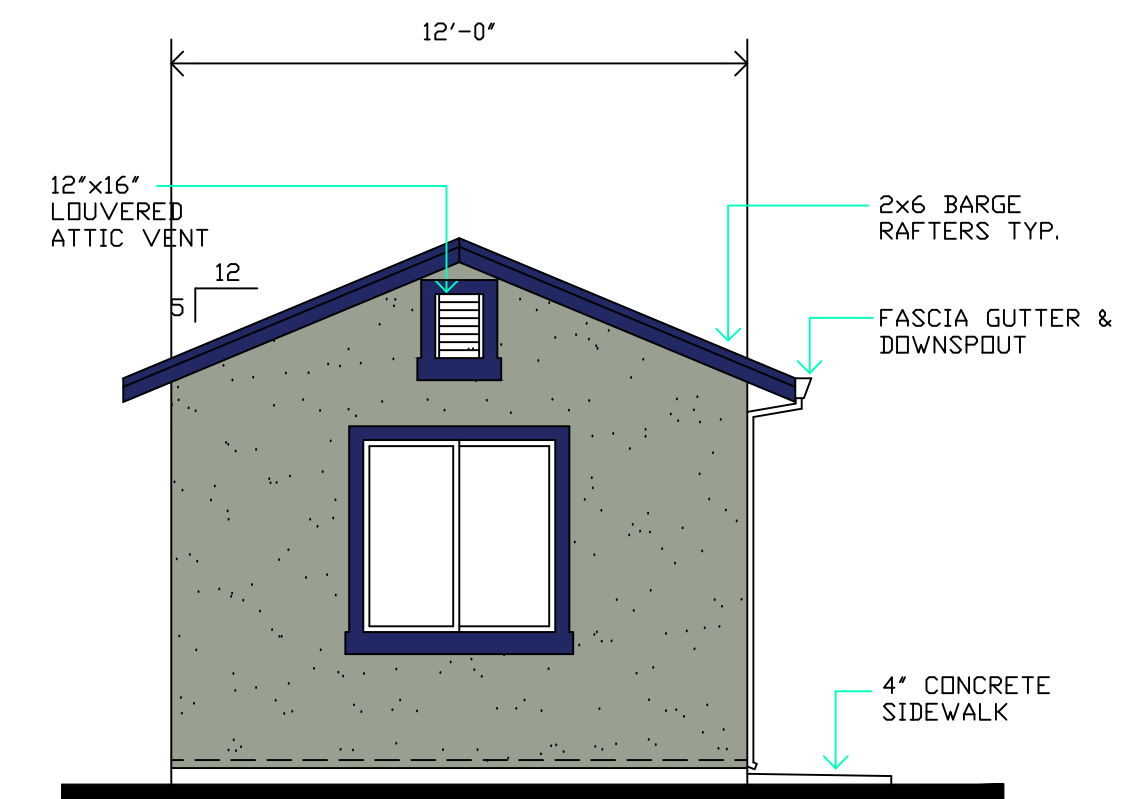
REAR EAST FACING
SCALE: 1/4" = 1'-0"



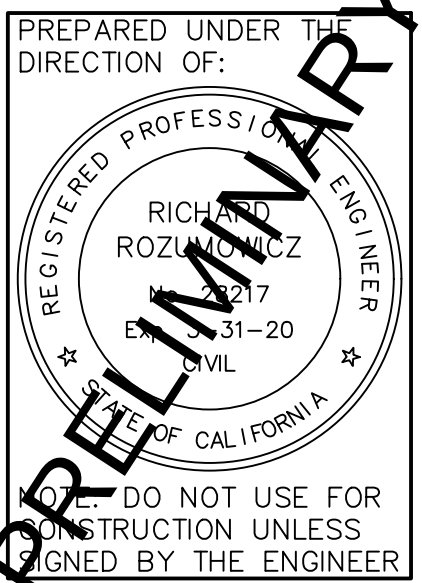
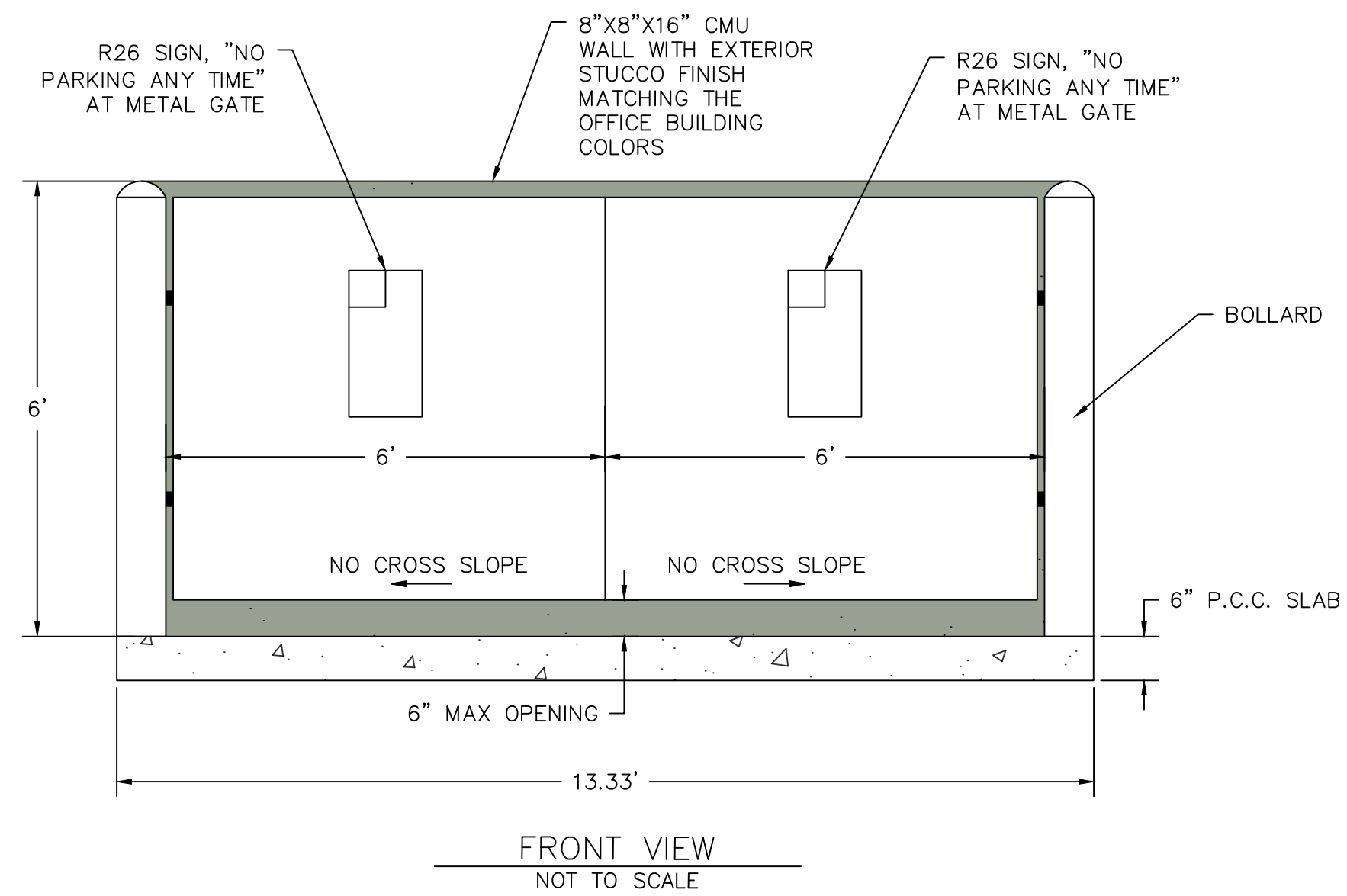
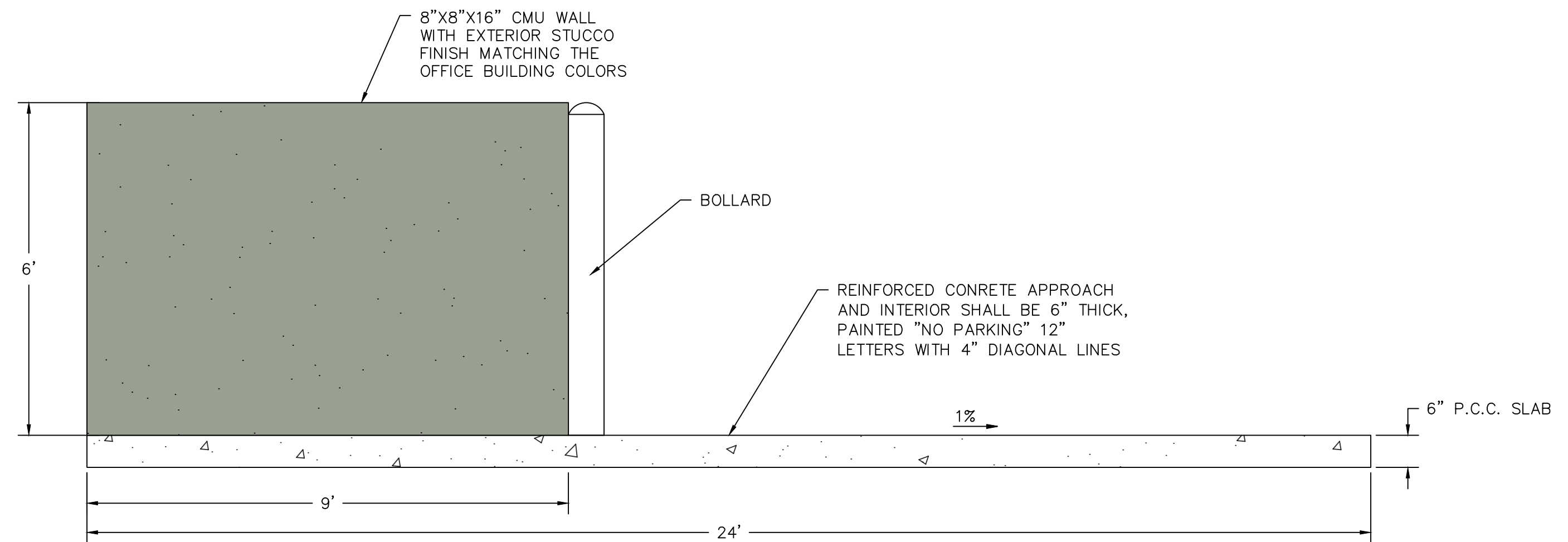
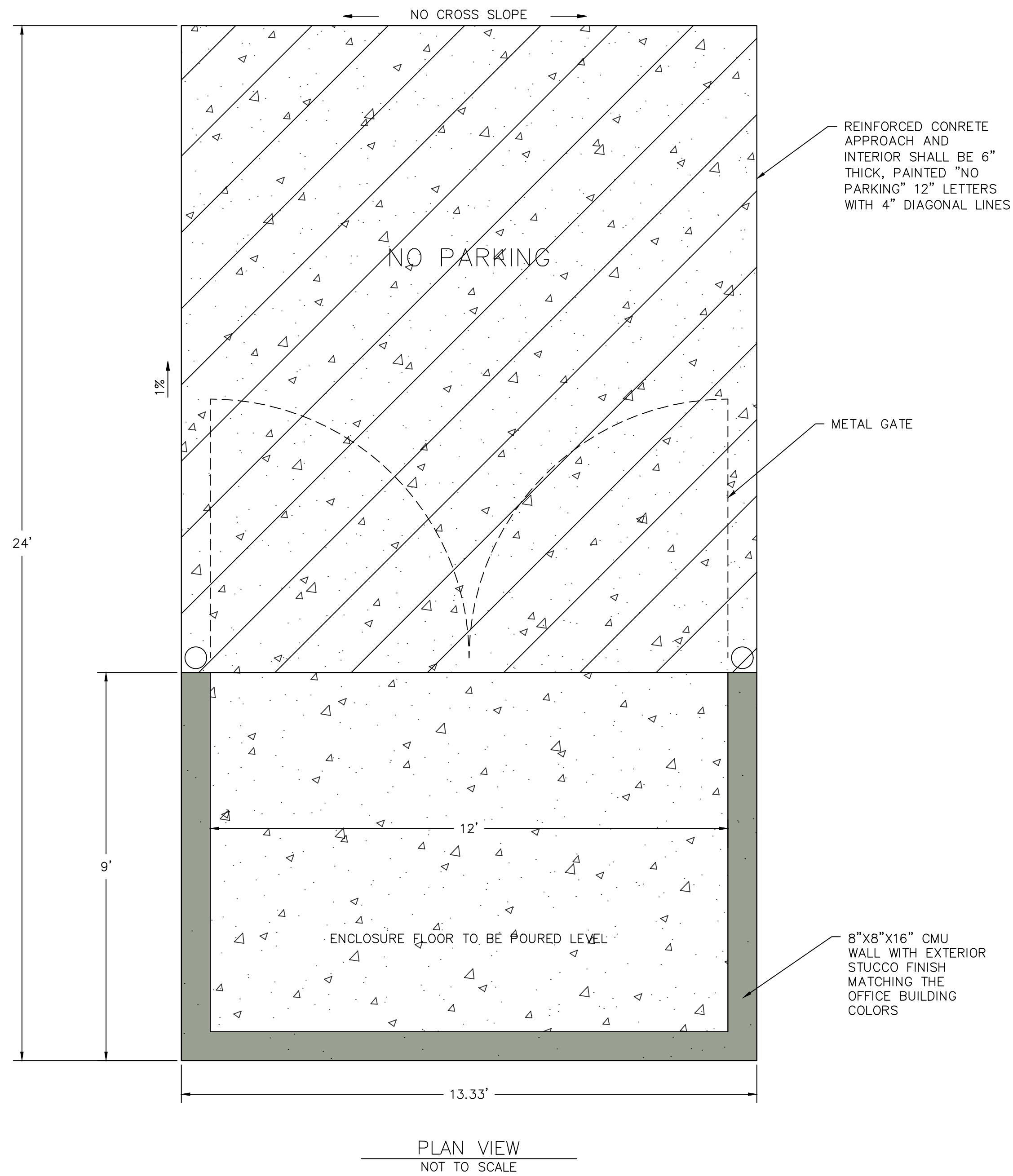
CROSS SECTION
SCALE: 1/4" = 1'-0"



RIGHT SIDE NORTH FACING
SCALE: 1/4" = 1'-0"



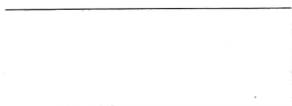
LEFT SIDE SOUTH FACING
SCALE: 1/4" = 1'-0"



BENCHMARK CITY BM86 ELEVATION 127.10 3 1/4" BRASS DISK STAMPED DECEMBER 2007 LS7579 DRY CREEK AT ATKINSON STREET, NW CORNER OF BRIDGE ON SIDEWALK.	RECORD DRAWINGS	DESIGNED BY: RR	DESIGN REVIEW FOR 2151 MARCH ROAD TRASH ENCLOSURE EXHIBIT	CITY OF ROSEVILLE	STATE OF CALIFORNIA	 AREA WEST ENGINEERS, INC. ENGINEERING - SURVEYING - PLANNING 7478 SANDALWOOD DRIVE, SUITE 400 CITRUS HEIGHTS, CA 95621 (916) 725-5551 (916) 725-5808 (FAX) AWE@AREAWESTENG.COM	REVISIONS	#	DESCRIPTION	ENGR. INIT.	APPROVAL		SCALE	JOB NO.
										APPROVED BY	DATE	HORIZ.: N/A	18023	
	ENGR. INIT. DATE	DRAFTED BY: AS							VERT.: N/A	SHEET 1 OF 1				
		CHECKED BY: AS							DATE: JANUARY 2019					

Standard Kynar 500® Coatings

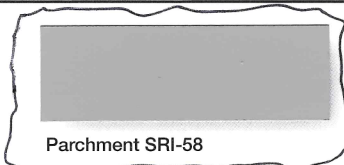
*40-Year Residential, Transferable,
Non-Prorated Limited Warranty*



Glacier White SRI-85



Sierra Tan SRI-59



Parchment SRI-58



Sterling Grey SRI-44



Zinc Grey SRI-40



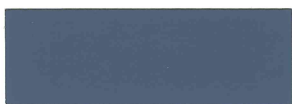
Charcoal Grey SRI-25



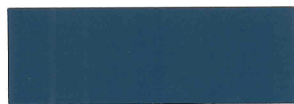
Saddle Tan SRI-37



Medium Bronze SRI-33



Tahoe Blue SRI-28



Pacific Blue SRI-28



Hemlock Green SRI-36



Forest Green SRI-25



Black SRI-29



Dark Bronze SRI-27



Musket SRI-31



Pine Green SRI-26



Terra Cotta SRI-42



Tile Red SRI-36



Colonial Red SRI-38



Retro Red SRI-41

Premium Metallic 500® Coatings

(Premium Pricing Applies)



Metallic Silver SRI-58



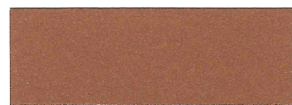
Champagne SRI-46



Antique Patina SRI-40



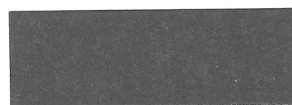
Weathered Zinc SRI-35



Copper Penny SRI-48

Premium Finish

(Premium Pricing Applies)



Vintage® SRI-19

Vintage® is an innovative coating process over a G-90 metallic-coated steel surface. The dynamic and pre-aged appearance makes this a beautiful and durable product choice that is also graffiti resistant. Vintage® warranty varies, see TMP website for more information.

Weathering Materials

(These materials will change appearance over time)



16 oz. Copper
20 oz. Copper please inquire
Pure Copper has no warranty



Zincalume® Plus AZ-55/
Galvalume® SRI-65

Zincalume® Plus AZ-55 is a 55% aluminum, 45% zinc metallic coating over steel. It is a non-painted finish with a 25 yr. warranty



steelscape



SRI=Solar Reflective Index. SRI values listed above are in accordance with ASTM E1980 and are based on actual testing. (CRRC) Cool Roof Rating Council SRI values (CA Title 24, ENERGY STAR®) are based on the grouping of colors (color families). CRRC SRI values will differ, as each color is not tested in the color family option. Coatings are low gloss 10-15% sheen. These printed chips provide a close representation of the colors. Metal samples are available upon request. Custom colors available. "Oil canning" is an inherent characteristic of roof and wall products, and not a defect, which is not a cause for panel rejection.

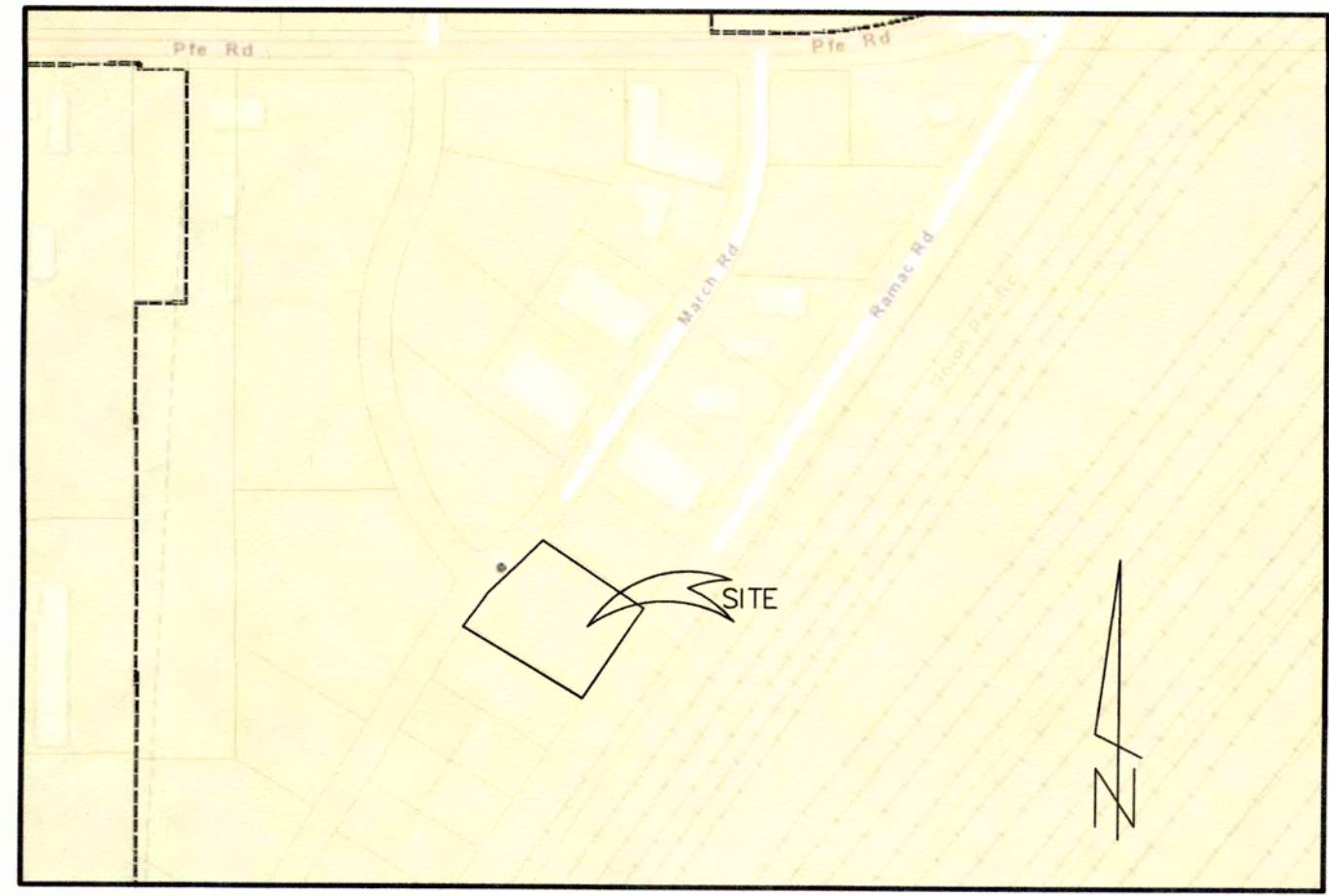


MANUFACTORY COMPANY:
ALLTECH GATE SYSTEMS
7075 E. 21st. STREET
TUCSON, AZ 85710
PHONE: 520-747-4441
EMAIL: info@alltechgatesystems.com

AWE
AREA WEST ENGINEERS, INC.
ENGINEERING - SURVEYING - PLANNING
7478 SANDALWOOD DRIVE, SUITE 400
CITRUS HEIGHTS, CA 95621
(916) 725-5551 (916) 725-5808 (FAX)
AWE@AREAWESTENG.COM

EXHIBIT
WROUGHT IRON GATES
APN: 473-100-033
CITY OF ROSEVILLE
STATE OF CALIFORNIA

SCALE		18023
HORIZ.:	NONE	
VERT.:	NONE	1 SHEET OF 1
DATE:	JUNE, 2018	



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION:

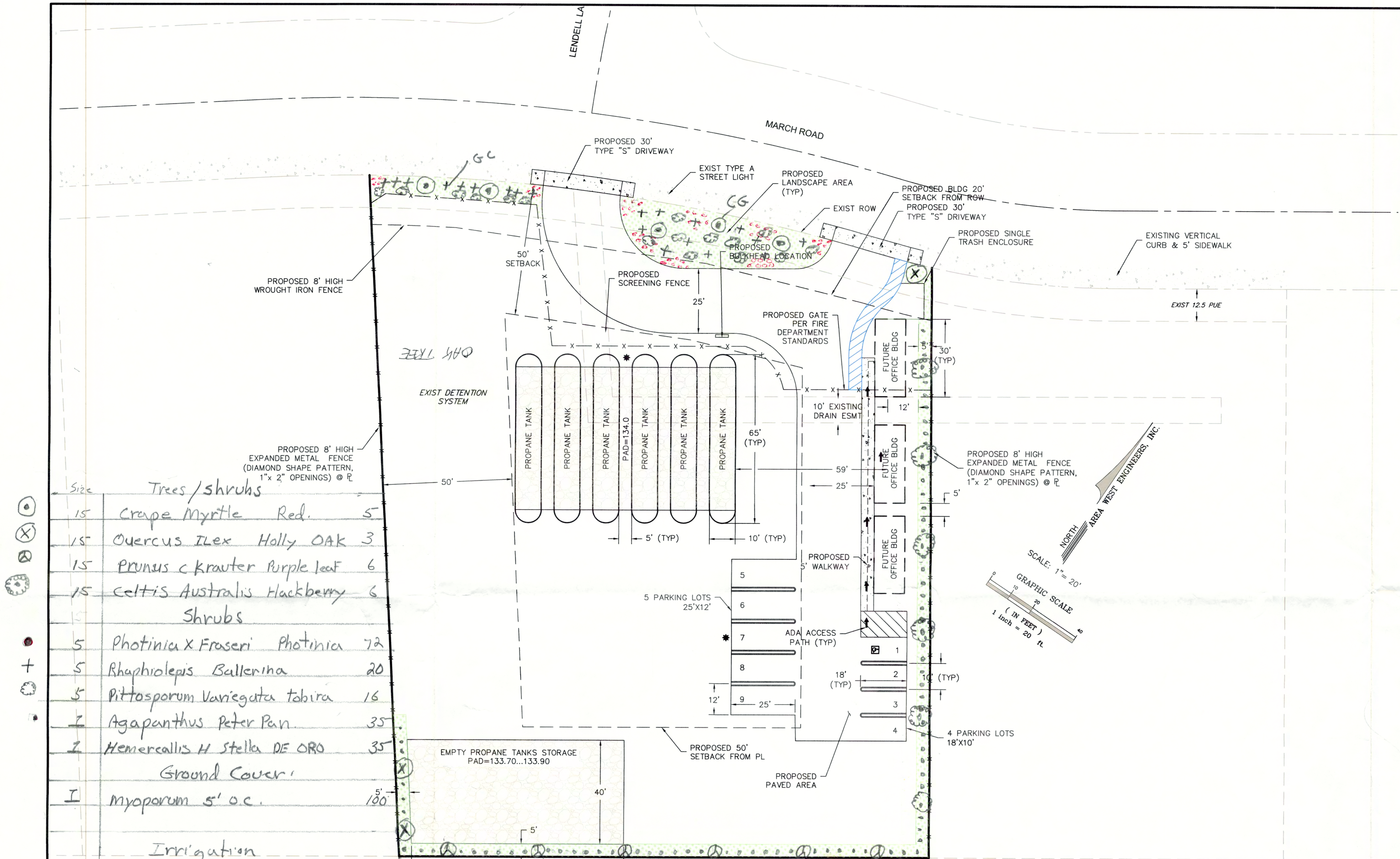
SUBDIVISION:	MARCH INDUSTRIAL PARK 2 LOT #2
LOT AREA:	53,466 SQFT
PARCEL NUMBER:	473-100-033-000
PRIMARY ZONING:	M2
PRIMARY LANDUSE:	INDUSTRIAL
PROPOSED PARKING:	9 SPACES TOTAL, 1 ADA ACCESSIBLE
PROPOSED BLDG SETBACK:	20 FT
PROPOSED TANKS SETBACK:	50 FT
PROPOSED TANKS:	6 ABOVEGROUND TANKS, 30,000 GALLON EACH, SEE DETAIL BELOW

DEVELOPER / OWNER:

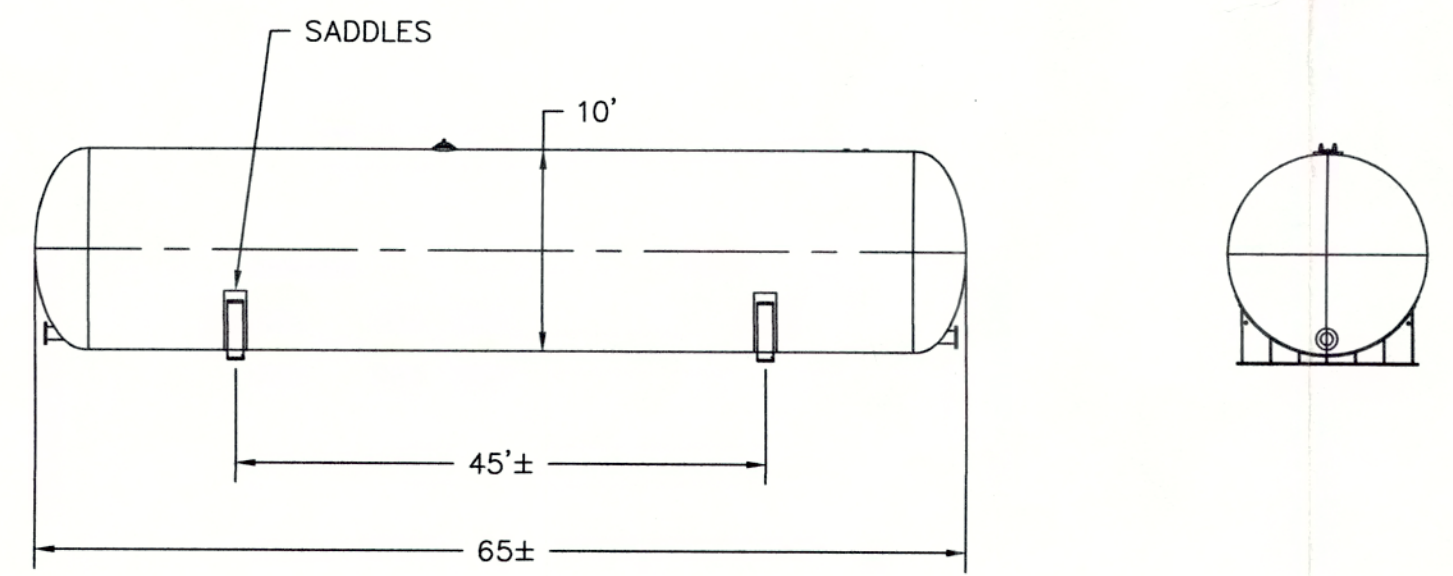
PLACER PROPANE
3971 DOUGLAS BLVD, ROSEVILLE, CA 95661
(916) 871-3804
CONTACT PERSON: DALLAS SELF

ENGINEER:

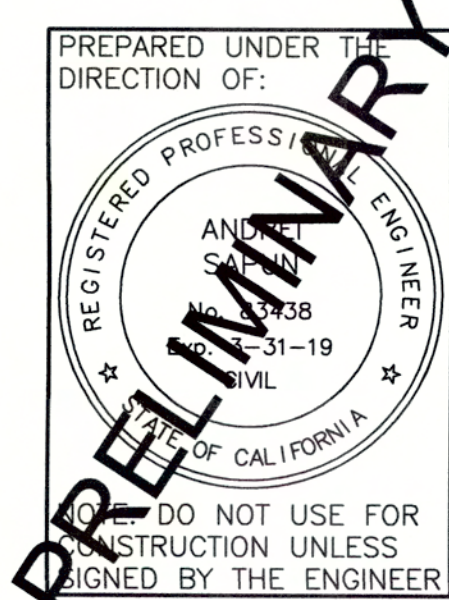
AREA WEST ENGINEERS, INC.
7478 SANDALWOOD DRIVE, SUITE 400
CITRUS HEIGHTS, CA 95621
(916) 725-5551
CONTACT PERSON: RICHARD ROZUMOWICZ OR ANDREI SAPUN



Size	Trees/shrubs	
15'	Crape Myrtle Red.	5
15'	Quercus Ilex Holly OAK	3
15'	Prunus c. Krauter Purple leaf	6
15'	Celtis Australis Hackberry	6
	Shrubs	
5'	Photinia x Fraseri Photinia	72
5'	Raphiolepis Ballerina	20
5'	Pittosporum Variegata tobira	16
7'	Agapanthus Peter Pan	35
7'	Heimerallis H Stella DE ORO	35
	Ground Cover	
1'	Myoporum 5' o.c.	100
	Irrigation	
VB	1" Febco 825Y	
Clock	Hunter I core 8 Sta	
Value	Rainbird reb 1" w/filter Reg.	
Prp	1/2 Poly tubing	
main	1" Sch 40	
Emiter	3 per 15' 2 per 5' 1 per 1	
lateral	1" to 3/4 Sch 40	



PROPOSED STORAGE TANK DETAIL



BENCHMARK CITY BM86 ELEVATION 127.10 3 1/4" BRASS DISK STAMPED DECEMBER 2007 L57579 DRY CREEK AT ATKINSON STREET. NW CORNER OF BRIDGE ON SIDEWALK.	RECORD DRAWINGS	DESIGNED BY: AS	SITE PLAN FOR 2151 MARCH ROAD PROPANE STORAGE FACILITY	AREA WEST ENGINEERS, INC. ENGINEERING - SURVEYING - PLANNING 7478 SANDALWOOD DRIVE, SUITE 400 CITRUS HEIGHTS, CA 95621 (916) 725-5551 (916) 725-5808 (FAX) AWE@AREAWESTENG.COM	REVISIONS	#	DESCRIPTION	ENGR. INIT.	APPROVAL		SCALE	JOB NO. 18023	
	ENGR. INIT. DATE	DRAFTED BY: AS/YN							CHECKED BY: RR	APPROVED BY			DATE
CITY OF ROSEVILLE												DATE: MAY 2018	