



AGENDA

March 15, 2018

DESIGN COMMITTEE MEETING

4:30 P.M.

Meeting Rooms 1 and 2
311 Vernon Street
Roseville, California

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENTS**
4. **CONSENT CALENDAR**
 - 4.1. MINUTES OF DECEMBER 21, 2017
5. **REQUESTS/PRESENTATIONS**
 - 5.1. DESIGN REVIEW PERMIT, TENTATIVE PARCEL MAP & ADMINISTRATIVE PERMIT - ROSEVILLE 80, BUILDINGS 2 & 3 - 7901 FOOTHILLS BL - FILE #PL-0295

Recommendation(s): Pass a motion to:

 - A. Consider the Addendum to the NEC EIR;
 - B. Adopt the four (4) findings of fact for the Design Review permit and approve the Design Review Permit with 89 conditions of approval;
 - C. Adopt the three (30 findings of fact for the Parcel Map and approve the Parcel Map with 49 conditions of approval; and,
 - D. Adopt the two (2) findings of fact for the Administrative Permit and approve the Administrative Permit with 2 conditions of approval.

Applicant: Scott Pedersen, Morton & Pitalo, Inc. **Property Owner:** Tim Schaedler, Roseville 80 Land, LLC **(Wiley)**
6. **BOARD MEMBER / COMMISSIONER / STAFF REPORT**
7. **ADJOURNMENT**



DESIGN COMMITTEE COMMUNICATION

Title: MINUTES OF DECEMBER 21, 2017

Contact:

Meeting Date: 3/15/2018

Item #: 4.1.

ATTACHMENTS:

Description

December 21, 2017 draft minutes



Design Committee Meeting December 21, 2017 – 4:30 p.m. Draft Minutes

I. ROLL CALL – *Silent*

Committee Members Present

Tracy Mendonsa, Chair
Michael Motroni, Vice-Chair
Daniel Wesp

Committee Members Absent

None

Staff Present

Derek Ogden, Senior Planner
Kinnie Shallow, Assistant Planner
Matt Todd, Senior Engineer
Joe Mandell, Sr. Deputy City Attorney
Lupe Nelson, Recording Secretary

II. CONSENT CALENDAR

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

Hearing none, Chair Mendonsa asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF SEPTEMBER 21, 2017

MOTION

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

The motion passed with the following vote:

Ayes: Motroni, Wesp, Mendonsa

Noes: None

Abstain: None

III. NEW BUSINESS

A. INFILL PCL 174 – SIERRA FOOD AND GAS – 999 SUNRISE AVE – FILE #PL17-0125

Assistant Planner, Kinnie Shallow, presented the staff report and responded to questions.

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

Applicant, Jesse Kent, Smith Development & Construction, addressed the Committee and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comment:

- None

Committee Discussion:

- Elevations of columns?

- Parapets discussion.
- Project timeframe.
- Will the site continue to be a Union 76 gas station with propel fuel?
- Landscaping discussion regarding the corner of Sunrise Avenue and Cirby Way.
- Will the existing signage – height and size – remain the same?
- Is it possible to choose landscaping that would help dissuade congregating at the corner of Sunrise Avenue and Cirby Way?

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

MOTION

Committee Member Motroni made the motion, which was seconded by Committee Member Wesp, to:

- A. Adopt the four (4) findings of fact for the Design Review Permit and approve the Design Review Permit subject to seventy-four (74) conditions of approval with the following additions to;
 - i. Condition #2a. added to read: *The tower element on the south and east side of the convenient store shall be modified to wrap around the building to screen the tower element. The screening shall be modified to the satisfaction of the Planning Division.*
 - ii. Condition #11f. added to read: *The applicant shall install plant materials that discourage the public from congregating at the corner of Cirby Way and Sunrise Avenue.*
- B. Adopt the two (2) findings of fact for the Administrative Permit and approve the Administrative Permit subject to two (2) conditions of approval.

The motion passed with the following vote:

Ayes: Motroni, Wesp, Mendonsa

Noes: None

Abstain: None

IV. REPORTS: COMMISSION/STAFF

Staff Reports:

- Staff anticipates there will be a January 18, 2018 Design Committee Meeting.

V. ORAL COMMUNICATION

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

VI. ADJOURNMENT

Chair Mendonsa asked for a motion to adjourn the meeting.

MOTION

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

The motion passed unanimously at 4:59 p.m.



DESIGN COMMITTEE COMMUNICATION

Title: DESIGN REVIEW PERMIT, TENTATIVE PARCEL MAP & ADMINISTRATIVE PERMIT - ROSEVILLE 80, BUILDINGS 2 & 3 - 7901 FOOTHILLS BL - FILE #PL-0295

Contact:

Meeting Date: 3/15/2018
Item #: 5.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 - Overall Project Layout

Exhibit A - Addendum to the NIPA Pcl 50-Foothills Corporate Center Grading Plan Mitigated Negative Declaration

Exhibit B - Overall Site, Grading and Utility Plan

Exhibit C - Building 2 - Site Plan, Landscape Plan, Grading Plan and Utility Plan

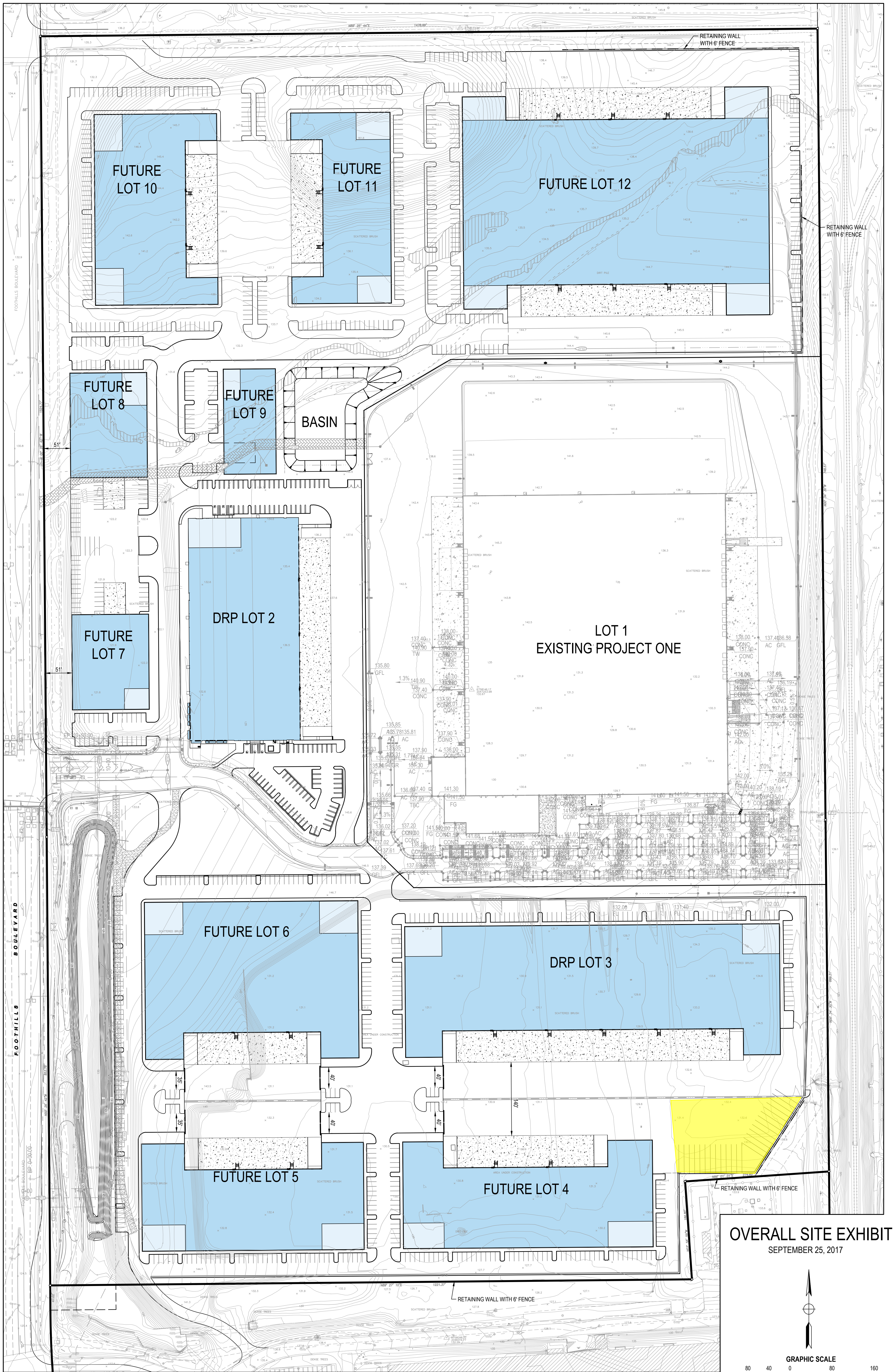
Exhibit C - Building 2 - Elevations

Exhibit D - Building 3 - Site Plan, Landscape Plan, Grading Plan and Utility Plan

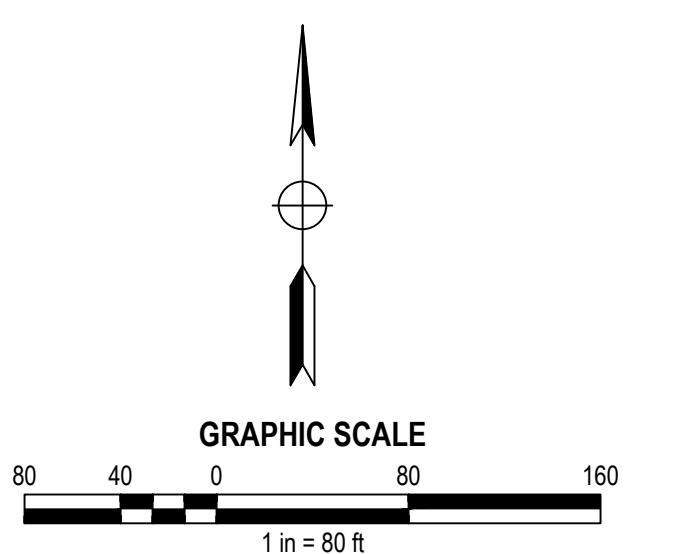
Exhibit D - Building 3 - Elevations

Exhibit E - Parcel Map

Exhibit F - Parking Reduction Project Narrative



OVERALL SITE EXHIBIT
SEPTEMBER 25, 2017



SECOND ADDENDUM TO THE NEC SEMICONDUCTOR MANUFACTURING FACILITY FINAL EIR (SCH # 95112047, ADOPTED: APRIL 1996) & INITIAL STUDY

Project Title/File Number:	NIPA PCL 50, Roseville 80; PL17-0295
Project Location:	7901 Foothills Boulevard
Project Description:	The project includes a Design Review Permit to construct two warehouse industrial buildings totaling 238,665 square feet (Building 1 totaling 88,935 square feet and Building 2 totaling 149,730 square feet) with associated site improvements including parking, lighting and landscaping. In addition, a Parcel Map to subdivide the property into four parcels and an Administrative Permit to allow a 46 space parking reduction for Building 2 are proposed.
Project Applicant:	Scott Pedersen, Morton & Pitalo, Inc.
Property Owner:	Tim Schaedler, PDC Sacramento LLC
Lead Agency Contact:	Wayne Wiley, Associate Planner (916) 774-5276

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

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PROJECT DESCRIPTION

Project Location

The project site is located at 7901 Foothills Boulevard, within the southwestern portion of the North Industrial Plan Area (NIPA), north of Pleasant Grove Boulevard between Foothills Boulevards and Industrial Avenue (see Figure 1).

Background

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

Figure 1: Project Location



In April 1996, a FEIR (SCH# 95112047) was certified for the NEC Semiconductor Manufacturing Facility Expansion Project, which included an expansion of the existing facility by 750,000 square feet of industrial tech space that would be constructed over a three-parcel, 80 acre site. The EIR at that time, analyzed a variety of impacts associated with the expansion project (related to Land Use, Transportation & Circulation, Visual Resources, Hydrology and Water Quality, Air Quality, Biological Resources, etc.); however the project was never completed and construction was halted after the foundation, concrete beams, and internal drive aisles were partially constructed. Subsequently, the foundation and concrete beams were demolished prior to construction of the Mckesson project (aka Project One) approved in April of 2017.

At this time, a project (referenced as "Roseville 80") is proposed within a portion of the area covered by the previous EIR and within the project scope analyzed with the NEC Expansion Project. For purposes of this analysis, the proposed project has been analyzed in consideration with the recently approved Mckesson project. Accordingly, the total area of development for both projects (Mckesson - 316,000 square feet; Roseville 80 Building 1 - 88,935 square feet and Building 2 - 149,730 square feet) totals 554,665 square feet, which is approximately 195,000 square feet less than the development potential analyzed in the NEC EIR expansion. Therefore, as noted herein, the cumulative development footprint of both projects is consistent with the previous development assumptions.

Environmental Setting

Approximately $\frac{3}{4}$ of the site has been previously graded with portions of the graded area paved. A parcel located within the project site is currently under development and site grading, hardscape and building construction is currently underway. For the remaining portions of the site, vegetation is primarily located around the perimeter of the project area and on the western perimeter adjacent to Foothills Boulevard, south of the existing driveway into the site, and along the east boundary adjacent to the Union Pacific Rail Road right of way. Vegetation is comprised

of landscape plantings that are generally grouped by species, and is dominated by relatively flat topography supporting non-native annual grasslands. No native oak trees are present on the site. An intermittent drainage channel traverses the parcel to the north and there are seasonal depressions and other features. These features were delineated as wetlands as part of the NEC Semiconductor Manufacturing Facility expansion project analysis, but will not be impacted by the current development proposal, as it is not within the current project area and will be located on a newly created parcel that no development is currently proposed on.

Proposed Project

Design Review Permit – A Design Review Permit to construct two industrial warehouse buildings consisting of an 88,935 square foot building (Building 1) and a 149,730 square foot building (Building 2) with 101 and 104 parking spaces, respectively. In addition site improvements including utility infrastructure, site lighting and landscaping are proposed with this project.

Parcel Map – A Parcel map to create four parcels consisting of Parcel 1 totaling 5.62 acres, Parcel 2 totaling 9.08 acres, Parcel 3 totaling 20.98 acres and Parcel 4 totaling 25.14 acres.

Administrative Permit (Parking Reduction) – A parking reduction for an individual use is also proposed. The request is to allow a reduction in the required number of parking spaces for a future industrial warehouse use in Building 2 from 150 spaces to 104. A justification letter is included as Exhibit D for reference.

PURPOSE AND SCOPE OF ADDENDUM

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

In addition, for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, CEQA Guidelines section 15183, allows a lead agency to rely on previously adopted development policies or standards as mitigation for the environmental effects, when the standards have been adopted by the City, with findings based on substantial evidence, that the policies or standards will substantially mitigate environmental effects, unless substantial new information shows otherwise (CEQA Guidelines §1583(f)). In April 2008, the City of Roseville adopted Findings of Fact related to the mitigating policies and standards, and adopting the City of Roseville CEQA implementing procedures for the preparation, processing, and review of environmental documents (Resolution 08-172). These findings are applicable to the following regulations and ordinances, which include standards and policies that are uniformly applied throughout the City, and will substantially mitigate specified environmental effects of future projects:

- City of Roseville CEQA Implementing Procedures
- City of Roseville General Plan Policies
- City of Roseville Zoning Ordinance (RMC Title 19)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee (Resolution 2008-02)
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee (Resolution 09-05)

- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- City of Roseville Improvement Standards (Resolution 02-37)
- City of Roseville Construction Standards (Resolution 01-208)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Subdivision Ordinance (RMC Title 18)
- Community Design Guidelines (Resolution 95-347)
- North Industrial Planning Area Guidelines (Resolution 92-226)
- Long Meadow Mitigated Negative Declaration (certified April 7, 2004)

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

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

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

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

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

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

Do Proposed Changes Involve New Significant Impacts?

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

Any new Circumstances Involving New Impacts?

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

Any new Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either "yes" or "no" will be answered to indicate whether there is new information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; or (B) that significant effects previously examined will be substantially more severe

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

Mitigation Measures Implemented or Addressing Impacts

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

DISCUSSION AND MITIGATION SECTIONS**Discussion**

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

Mitigation Measures

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

Conclusions

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

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	Section 4.3	No	No	No	None
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Same	No	No	No	None
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	Same	No	No	No	Yes (MM V-A)
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Same	No	No	No	Yes (MM V-B & V-C)
Discussion: The primary aesthetic disruption is due to grading and development of Parcels 1 and 2 totaling 14.7 acres, which converts the landscape from a natural setting with vegetation to an urbanized area (industrial development). This impact was already a consequence of the NEC Expansion Project analyzed in the FEIR, and would not be changed by the proposed project. In addition, lighting effects were noted as potentially significant but reduced to a less than significant level with mitigation. Finally, the Findings of Fact for the CEQA Implementing Procedures (discussed in the EIR) indicate that compliance with the Zoning Ordinance (e.g. building height, setbacks, etc), Subdivision Ordinance (RMC Ch. 18), Community Design Guidelines (Resolution 95-347), and North Industrial Design Guidelines will prevent significant impacts related to construction of buildings in urban settings. Mitigation Measures: FEIR Mitigation Measure V-A requires landscaping at the project site entrance in accordance with the City's Community Design Guidelines and North Industrial Design Guidelines. Additionally, Mitigation Measures V-B and V-C which require the site to utilize cut-off shields for site lighting and to direct nighttime illumination away from residential viewers, still apply.					

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Section 4.1	No	No	No	None
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Same	No	No	No	None
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	Same	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Same	No	No	No	None
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	Same	No	No	No	None
Discussion: Per the FEIR, the project is not used for farmland or grazing and development of the site would be consistent with the General Plan land use designation and zoning. Further, no agricultural resources are present on the site and the property does not have an agricultural zoning designation. The site is not considered forest land and the project will not result in the loss of forest land. Therefore, the proposed development would have no impact on agricultural resources. The proposed project is consistent with the original development and therefore additional analysis is not warranted. Mitigation Measures: None					

III. Air Quality and Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	Section 4.6	No	No	No	None
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Same	No	No	No	Yes (MM A-A & A-B)
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	Same	No	No	No	Yes (MM A-C)
d) Expose sensitive receptors to substantial pollutant concentrations?	Same	No	No	No	None
e) Create objectionable odors affecting a substantial number of people?	Same	No	No	No	None
f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Same	No	No	No	Yes (MM A-C)
g) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Same	No	No	No	None
Discussion: The proposed impacts of the current project (and the previously approved Mckesson project) fall within the scope of the FEIR analysis, and are consistent with the findings of the NEC Expansion Project. Staff has provided the Air Quality and Greenhouse Gas analysis (which was done as part of the Mckesson project), to provide a baseline. The current project will have a smaller development footprint than the previously evaluated project (i.e. less square footage, fewer parking spaces, same anticipated operational characteristics generating a similar number of trips, and a similar number of loading bays), and therefore would have fewer impacts than noted below.					

Air Quality

The PCAPCD-recommended significance threshold for reactive organic gases (ROG), nitrogen oxides (NO_x) is 82 pounds daily during construction and 55 pounds daily during operation, and for particulate matter (PM) is 82 pounds per day during both construction and operation. Updated air quality modeling was prepared using the California Emissions Estimator Model version 2016.3.1, to ensure that the proposed project fell within the scope of the prior analysis. As shown in Attachment 2, project emissions are below the current significance thresholds during both the construction phase and operational phase, and impacts remain less than significant. Mitigation from the prior document remains applicable.

Greenhouse Gases

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

Table 1: GHG Significance Thresholds

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

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

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Section 4.9	No	No	No	Yes (MM B-A & B-B)
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Same	No	No	No	Yes (MM B-A & B-B)
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Same	No	No	No	None
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Same	No	No	No	None

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Same	No	No	No	None
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Same	No	No	No	None

Discussion: Approximately two-thirds of the property was rough-graded in association with the NEC Expansion Project and no biological resources were found to be present on the property at that time. In addition, approximately 20 acres of the subject site is currently under construction with the previously approved Mckesson project. It is not anticipated that the proposed project will result in any impact to biological resources. The NEC Expansion Project covered a larger area which anticipated impacts to wetlands, however, the proposed project will result in development of two parcels and will not impact the wetland areas (located on Parcel 4) and therefore does not require analysis related to Army Corps of Engineers Nationwide Permit, California Department of Fish and Wildlife Streambed Alteration Agreement, and other technical work which had been contemplated with the previous EIR.

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

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

In conclusion, the proposed project is substantially consistent with the buildout assumptions in the FEIR and would not increase the severity of already identified significant biological impacts. As such, there would be no new significant impacts to biological resources not previously identified in the NEC FEIR. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to biological resources.

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

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	Section 4.10	No	No	No	None
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Same	No	No	No	Yes (MM C-A & C-B)
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Same	No	No	No	Yes (MM C-A & C-B)
d) Disturb any human remains, including those interred outside of formal cemeteries?	Same	No	No	No	Yes (MM C-A & C-B)

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

The proposed development is substantially consistent with the build out assumptions in the NEC Expansion EIR and would not increase the severity of already identified potentially significant impacts; therefore, there would be no new significant impacts not previously identified in the EIR to cultural or paleontological resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “*none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred*” relative to cultural, historic or paleontological resources.

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

VI. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	Section 4.4	No	No	No	None
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	Same	No	No	No	None
ii) Strong seismic ground shaking?	Same	No	No	No	None
iii) Seismic-related ground failure, including liquefaction?	Same	No	No	No	None
iv) Landslides?	Same	No	No	No	None
b) Result in substantial soil erosion or the loss of topsoil?	Same	No	No	No	Yes (MM G-A)
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Same	No	No	No	Yes (MM G-A & G-B)
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Same	No	No	No	Yes (MM G-B)

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Same	No	No	No	None
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Discussion: The project is not expected to expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides. The project site is located in Roseville, which is in Placer County. The California Department of Mines and Geology classifies the South Placer area as a low severity earthquake zone. No active faults are known to exist within the County. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. Because the risk associated with rupture of a known earthquake fault or seismic related ground failure to new structures is low, the FEIR determined this impact to be less than significant.

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

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

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

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

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of impacts identified in the NEC FEIR; therefore, there would be no new impacts not previously identified in the NEC FEIR to geologic conditions. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that *"none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred"* relative to geology.

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

VII. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Section 4.11	No	No	No	None
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Same	No	No	No	None
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	Same	No	No	No	None
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Same	No	No	No	None
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	Same	No	No	No	None

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

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

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

Mitigation Measures: None Required.

VIII. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	Section 4.5	No	No	No	None
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Same	No	No	No	None
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	Same	No	No	No	None
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	Same	No	No	No	None
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?	Same	No	No	No	Yes (MM H-A & G-A)
f) Otherwise substantially degrade water quality?	Same	No	No	No	Yes (MM G-A)

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

Discussion: As noted in the FEIR, the City's Drainage and Stormwater Master Plan demonstrates that increases in impervious surfaces would be the result of buildout, but would be offset by proposed drainage facilities and stormwater improvements. The project would offset increases in peak flow, no development would occur within the 100-year floodplain area, and no homes are located within the project area. With regard to stormwater quality, the EIR notes that there are existing programs, regulations, and permits in place to ensure that the project would not have significant effects related to water pollution from construction or operation, though a mitigation measure is included to require compliance with these regulations. The project is in an area of flat topography and is not near any large water bodies or dams/levees, so would not be subject to losses due to dam/levee failure, seiche, tsunami, or mudflow.

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

IX. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	Section 4.1	No	No	No	None
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Same	No	No	No	None
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Same	No	No	No	None
Discussion: The EIR concluded that the original project would not physically divide an established community and that the project did not conflict with any land use policies or regulations, or with a Habitat Conservation Plan. The FEIR concluded that all impacts of the NEC Expansion would be less than significant. The current project involves additional industrial type uses (that are also principally permitted) within a smaller development footprint, therefore, these conclusions remain appropriate for the proposed project. Mitigation Measures: None					

X. Mineral Resources

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

XI. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exposer of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Section 4.7	No	No	No	Yes (MM N-A, N-B, & N-C)
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	Same	No	No	No	Yes (MM N-A)
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Same	No	No	No	None
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Same	No	No	No	None
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Same	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Same	No	No	No	None

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

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

XII. Population and Housing

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

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

previous approval of the Mckesson site, will generate fewer workers (approximately 250 employees total) and thus, the project falls within the scope of the previously identified impacts, and even lowers the impacts in certain respects. Additionally, there are no existing houses on the project site, so no displacement of housing or people would occur.

Mitigation Measures: None required.

XIII. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	Section 4.12	No	No	No	None
b) Police protection?	Same	No	No	No	None
c) Schools?	Same	No	No	No	None
d) Parks?	Same	No	No	No	None
e) Other public facilities?	Same	No	No	No	None
Discussion: The FEIR concluded that fire and police protection services would not be negatively affected by the project, and that it is not anticipated that demand for these services would require new or altered services. Furthermore, the General Plan EIR has indicated that the policies of the General Plan are adequate to mitigate any potential impacts to fire and police services related to commercial development. Moreover, the applicant for this project is required to pay school impact fees ("Sterling Fees") at a rate determined by the local school districts.					

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

Mitigation Measures: None required.

XIV. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	Section 4.12	No	No	No	None
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Same	No	No	No	None
Discussion: The NEC Expansion Project FEIR did not analyze recreational impacts related to parks. However, as noted in the Population and Housing section of this document, any population increase and associated impact on existing facilities, as a result of this project, would be negligible. As a non-residential development project consisting of two warehouse industrial buildings, the proposal is not expected to generate any significant additional demand for recreation opportunities or impact existing or proposed recreational facilities in Roseville. Therefore, impacts to park facilities are considered less than significant. Mitigation Measures: None required.					

XV. Transportation/Traffic

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

f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	Same	No	No	No	None
Discussion: The FEIR discusses and describes short-term traffic impacts and provides mitigation measures restricting access and parking for construction related traffic and requiring a signalized entrance off of Foothills Blvd. The FEIR indicates that increased traffic volumes during construction could be improved to acceptable levels with mitigation. The proposed project is consistent with the analysis previously prepared and an updated traffic study was not required. Additionally, based on the smaller building sizes and the type of building construction, fewer construction employees will be required for the development of the Roseville 80 project site (the original FEIR expected as many as 2,500 construction workers, which would be significantly more than required for the current project). Accordingly, with the construction of the current project, there will be no need to restrict parking and access for construction workers. Mitigation Measures: MM T-A restricting access for construction related traffic and T-B restricting parking for construction related traffic are no longer necessary to impose on individual projects, as the construction impacts will be less than originally anticipated. However, MM T-C requiring a signalized entrance to the proposed project still apply and this is expected to be constructed by the City as a CIP project.					

XVI. Utilities and Service Systems

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

Discussion: The cumulative development proposed for the site (including the previously approved Mckesson project and the current project) is smaller in size and is less intensive than what was originally analyzed with the NEC Expansion, which will result in a lower water demand. In light of this, staff did not request an updated water analysis, as the total development for both projects falls within the scope of the prior analyses of the FEIR.

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

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

The Western Placer Waste Management Authority facilities would be used to dispose of solid waste, and that there is sufficient capacity. Additionally, the total developed area proposed at the site is approximately 195,000 sq. ft. smaller than the previous NEC Expansion project and thus, the project will reduce total waste generation compared to the original assumptions. The project falls within the scope of the prior analysis, and does not result in any new or expanded impacts.

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

XVII. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	Section 5.2	No	No	No	None
b) Does the project have impacts which are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	Same	No	No	No	None
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Same	No	No	No	None
Discussion: The FEIR summarizes the conclusions of the NEC Expansion Project with respect to these criteria, and as discussed throughout this Addendum, all development proposed on the site to date, falls within the scope of the prior analyses and does not result in any new or expanded impacts.					

ENVIRONMENTAL DETERMINATION:

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

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

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

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

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

Addendum Prepared by:

Wayne Wiley, Associate Planner
City of Roseville, Planning Division

Attachments:

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

CalEEMOD Annual - Placer County APCD Air District

CalEEMOD Winter – Placer County APCD Air District

Mitigation Monitoring Plan

BUILDING 2
F.F.= 135.00
PAD= 134.00

LOT 1
EXISTING PROJECT ONE

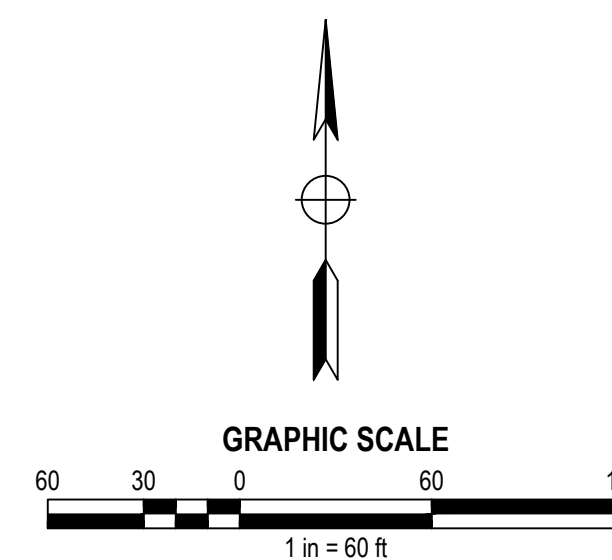
BUILDING 3
F.F.= 137.00
PAD= 136.00

ABBREVIATIONS

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

UTILITY LEGEND

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



REVISIONS

NO.	DESCRIPTION	APPROVED ENGR.	DATE	APPROVED E.U.	DATE

SCALE:

HORIZ. 1" = 60'

VERT. 1" = N/A

BENCH MARK

COMPUTED	JJ
DESIGNED	SSM
DRAWN	JRO
PROJ. ENGR.	SMP



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
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phone: 916.927.2400 • fax: 916.567.0120 • survey fax: 916.563.6770
survey email: staling@mpengr.com • web: www.mppengr.com

ROSEVILLE 80
7901 FOOTHILLS BLVD
OVERALL SITE, GRADING, AND UTILITY PLAN
ROSEVILLE, CALIFORNIA

DATE	MARCH 6, 2018
SHEET	6
OF	7

JOB NO. 16-0048-03



hpa, inc.
383 4th street, suite 101
oakland, ca 94607
92612
tel: 925-413-6896
fax: 949-863-0851
email: hpa@hparchs.com

Owner:



8775 Folsom Blvd, #200
Sacramento, CA 95826
ph: (916) 379-1202

Project:

Bldg 2

Roseville, CA

Consultants:

Civil: Morton & Pitalo
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: VISTA PARKS
Fire Protection:
Soils Engineer:

Title: OVERALL SITE PLAN

Project Number: 17096

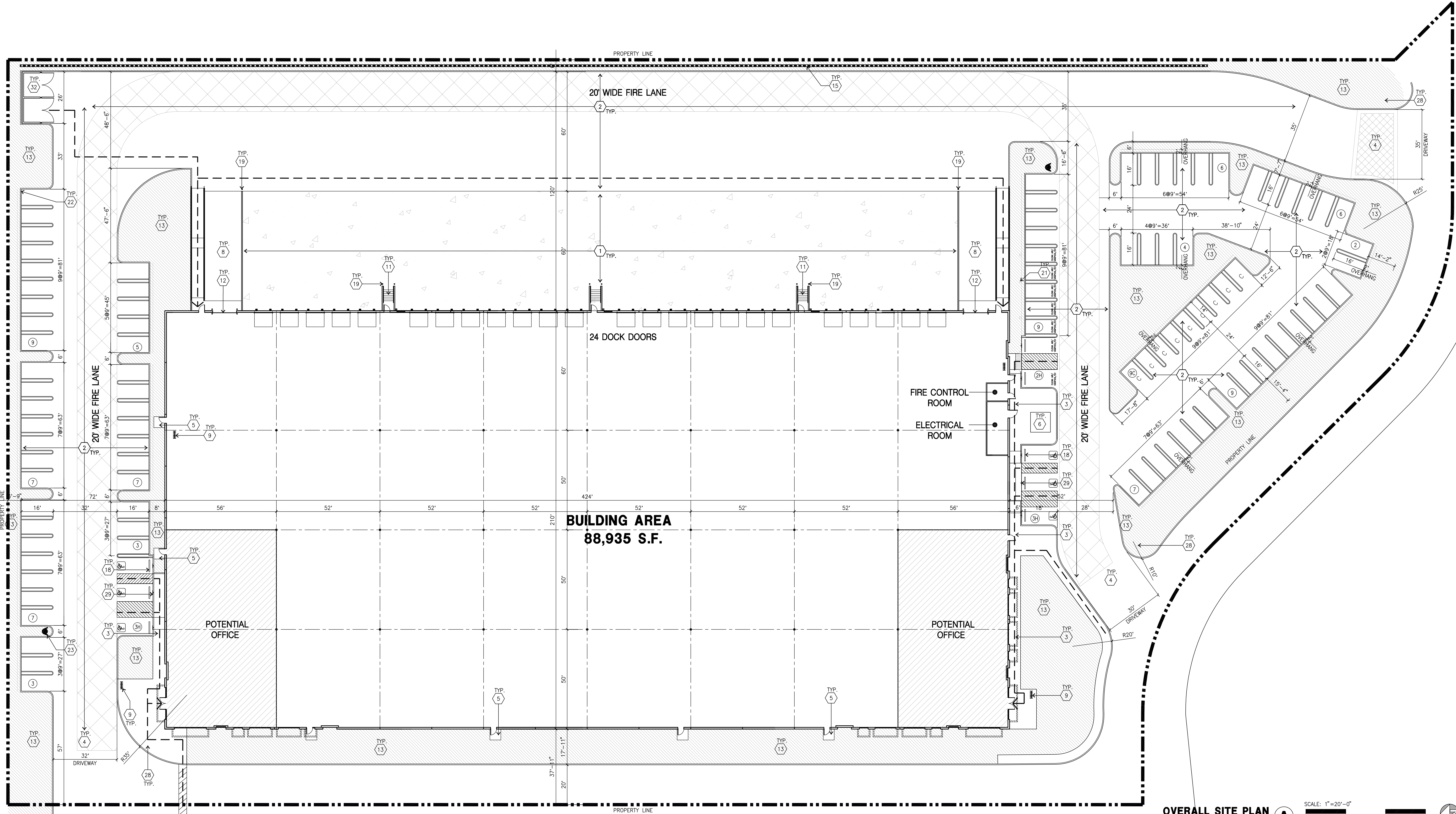
Drawn by: DZ

Date: 01/02/2018

Revision:

Sheet:

DAB-A1.1



SCALE: 1"=20'-0"



PROJECT INFORMATION

Owner/Applicant

PANATTONI DEVELOPMENT COMPANY
8775 FOLSOM BLVD., #200
SACRAMENTO, CA 95826
PHONE: (916)-379-1202

Project Address

7801 FOOTHILLS BLVD.
ROSEVILLE, CA 95747

Construction Type

BUILDING OCCUPANCY:
CONSTRUCTION TYPE:

Applicant's Representative

HPA, INC.
383 4TH STREET - STE. 101
OAKLAND, CA 94607
PHONE: (949) 862-2111
FAX: (949) 863-0851
CONTACT: TERESA GOODWIN

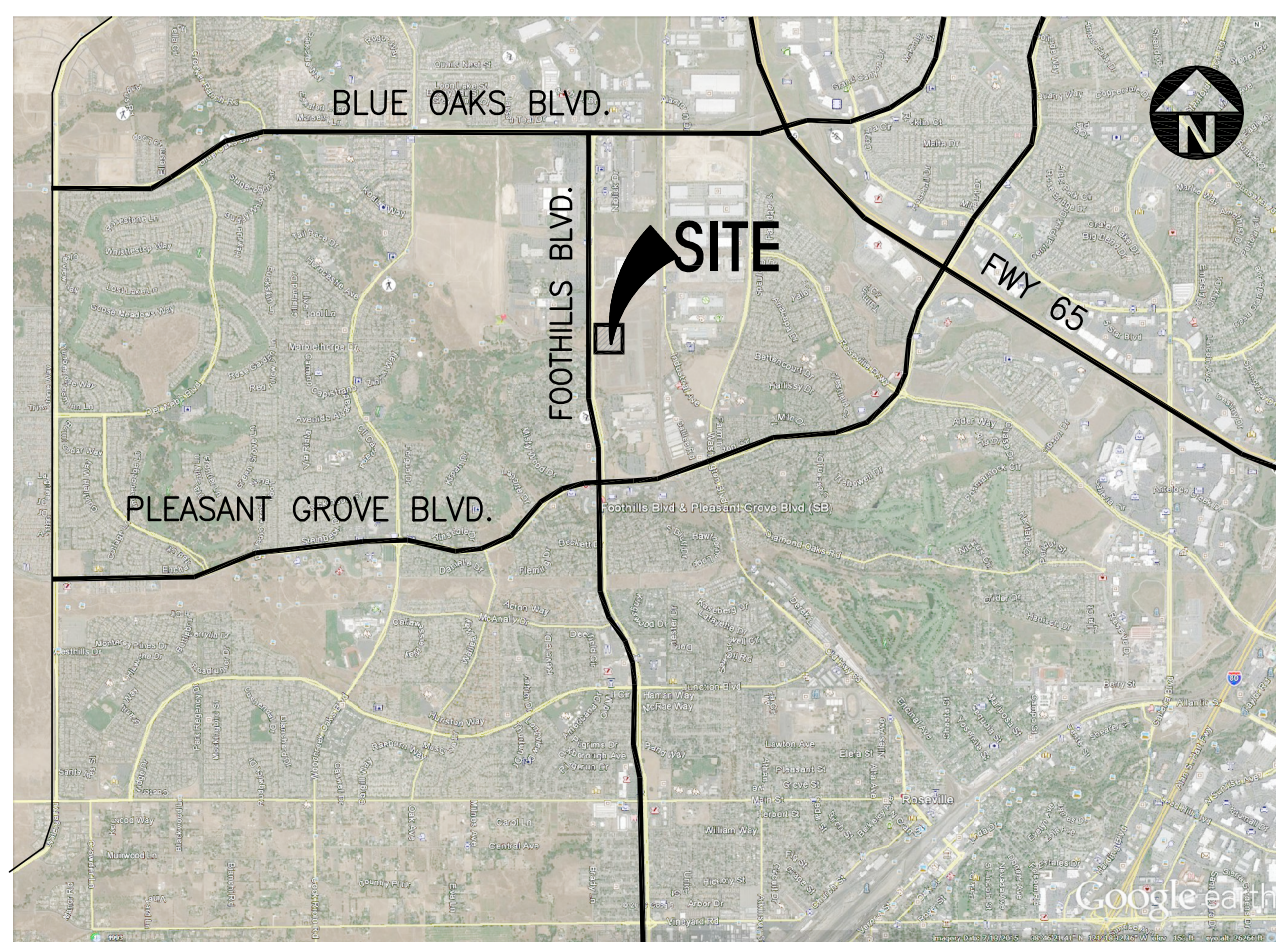
Zoning

ZONING LIGHT INDUSTRIAL

Assessors Parcel Number

017-232-020

VICINITY MAP



SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONCRETE PAVEMENT.
- ASPHALT PAVING.
- CONCRETE WALKWAY, MEDIUM BROOM FINISH
- DRIVEWAY APRONS
- 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH
- APPROXIMATE LOCATION OF TRANSFORMER.
- GATE TO BE PROVIDED WITH A ROSEVILLE APPROVED STROBE SWITCH
- CONCRETE RAMP
- BIKE RACK TYPICAL.
- NOT USED.
- EXTERIOR STAIR
- 12' X 14" DRIVE-IN DOOR
- LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING
- NOT USED.
- RETAINING WALL.

SITE PLAN GENERAL NOTES

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

SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY PROJECT NO. DATED
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.(AS REQUIRED) CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- AN ACCEPTANCE TEST OF THE EMERGENCY VEHICLE STROBE-SWITCH SYSTEM SHALL BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO FINAL APPROVAL OF THE PROJECT.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB

TABULATION

SITE AREA	Total
In s.f.	206,547 s.f.
In acres	4.74 ac
BUILDING AREA	
Office	8,500 s.f.
Warehouse	80,435 s.f.
TOTAL	88,935 s.f.
COVERAGE	43.1%
AUTO PARKING REQUIRED	
Office: 1/250 s.f. (n/a doesn't exceed 10% of GFA)	
Whse: 1/1,000 s.f.	89 stalls
AUTO PARKING PROVIDED	
Standard (9'x18')	79 stalls
Compact (8'x16')	9 stalls
ADA Parking (9'x18')	4 stalls
ADA van parking (12'x18')	2 stalls
clean air/vanpool/ev	5 stalls
ADA EV Van Parking (12'x18')	1 stalls
ADA EV Parking (9'x18')	1 stalls
TOTAL	101 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Light Industrial (M-1)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 50'	
MAXIMUM FLOOR AREA RATIO	
FAR -50%	
LANDSCAPE REQUIREMENT	
Percentage -50%	
SETBACKS	
Building	Landscape
Front - 100' Average Adjacent to Foothills Blvd.	50' From Foothills Blvd.
Front Setback	15' Setback From Union Pacific Rail Road
Side- 50'	
Rear-60'	6' Parking Lot Setback From Adjacent Properties

OFFICIAL USE ONLY

VISTA PARKS
LANDSCAPING INC.

8264 Barryman Court Sacramento, CA 95829
PH. (916) 681-2227 FAX (916) 681-2228



Building 2

Foothills Blvd
Roseville, CA

Revisions

ISSUE #: DESCRIPTION DATE:
2nd Revision 01-04-2018



Sheet Title

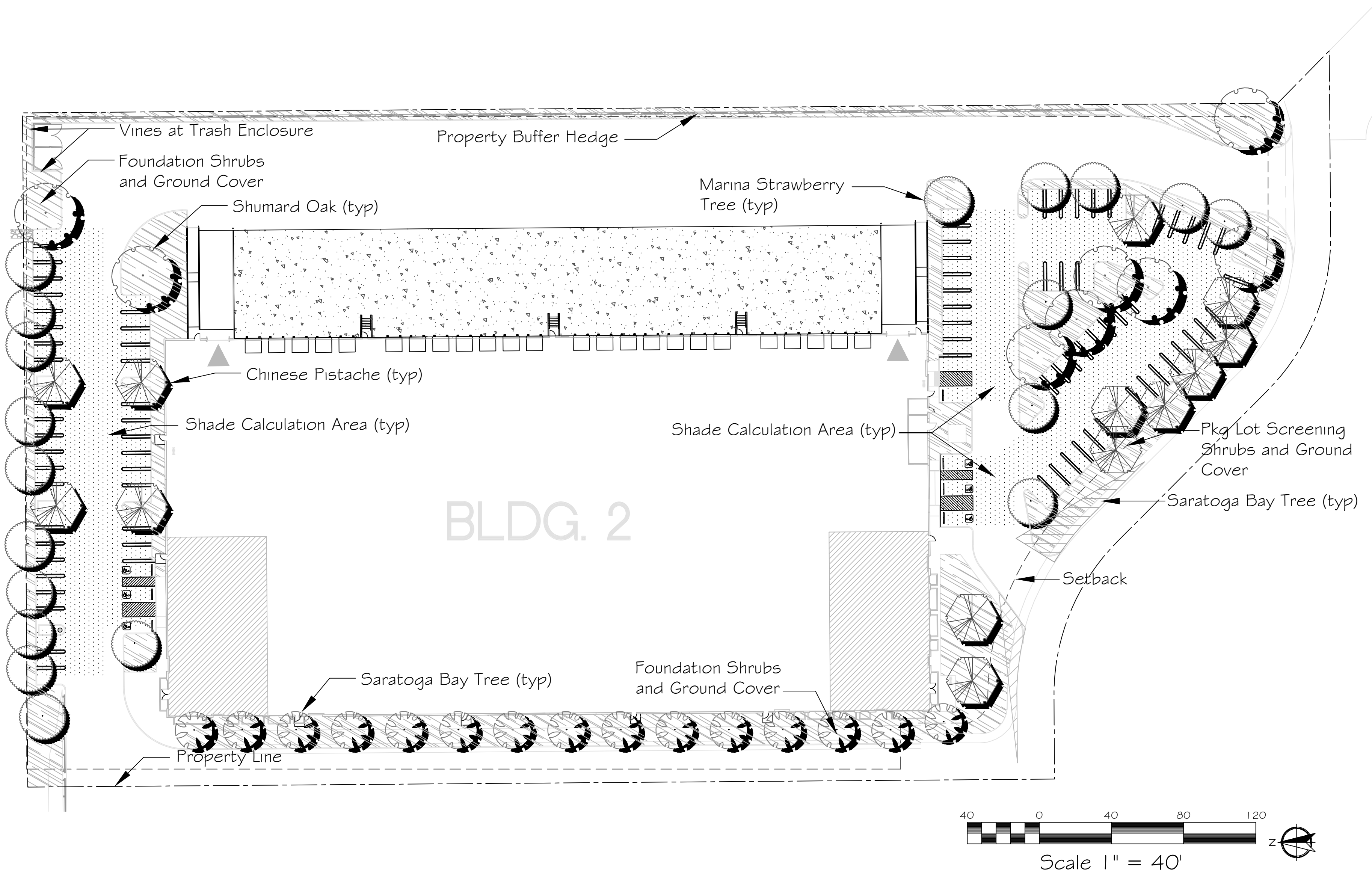
Preliminary
Landscape Plan

Scale 1"=40'

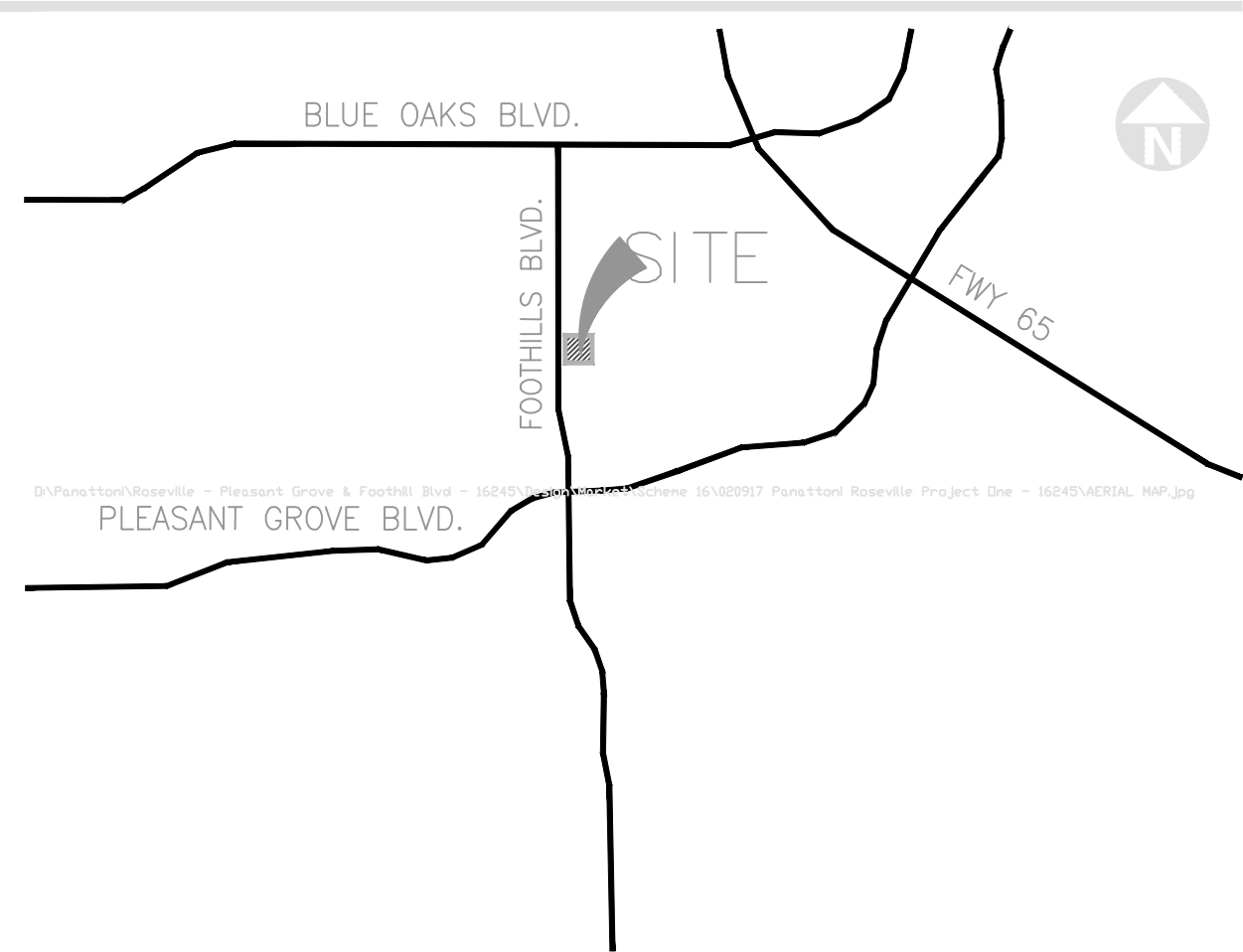
Job Number VP2717
Date 01-04-2018
Drawn EJD
Checked EJD

Sheet

LP



AERIAL MAP



WELO WORKSHEET

Foothills Blvd Building 2				52.2			
Reference Evapotranspiration (Eto)							
Regular Landscape Areas		There are no special landscape areas.				Trees count as 25 sq'	
Hydrozone#	Plant Factor	Irrigation Method	Irrigation Efficiency (PF/E)	ETAF	Landscape Area (sq. ft.)	ETAF X Area	Estimated Total Water Use (GPY)
1	0.2	Drip	0.81	0.25	4800	1200	41040
2	0.2	Drip	0.81	0.25	4688	1172	40082
3	0.2	Drip	0.81	0.25	3949	987	33755
4	0.2	Drip	0.81	0.25	9130	2283	78079
5	0.2	Drip	0.81	0.25	2774	694	23735
6	0.2	Drip	0.81	0.25	8860	2215	75753
7	0.2	Bubbler	0.81	0.25	350	88	3010
8	0.2	Bubbler	0.81	0.25	800	200	6840
Total					35351		302294
Maximum Allowed Water Allowance (MAWA)							544052
Estimated Total Water Use (ETWU)							302294
					Average ETAF	0.25	
					Allowed ETAF	0.45	

PLANT LEGEND

TREES					
	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Arbutus 'Marina'	Manna Strawberry Tree	Low	15 Gallon	19
	Laurus n. 'Saratoga'	Saratoga Bay	Low	15 Gallon	15
	Pistacia chinensis	Chinese Pistache	Low	15 Gallon	13
	Quercus shumardii	Shumard Oak	Low	15 Gallon	8
SHRUBS					
	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Cistus purpureus	Purple Rockrose	Low	5 Gallon	
	Grevillea noelli	Noel Grevillea	Low	5 Gallon	
	Loropetalum 'Purple Majesty'	Fringe Flower	Low	5 Gallon	
	Mahonia a. 'Compacta'	Dwarf Oregon Grape	Low	5 Gallon	
	Nandina domestica	Heavenly Bamboo	Low	5 Gallon	
	Rosemarinus 'Tuscan Blue'	Tuscan Rosemary	Low	5 Gallon	
	Rhamnus c. 'Eve Case'	Coffeeberry	Low	5 Gallon	
	Tulbaghia violacea	Society Garlic	Low	1 Gallon	
	Xylosma congestum	Xylosma	Low	5 Gallon	
GR COVER					
	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Coprosma 'Verde Vista'	Creeping coprosma	Low	1 Gallon	36" OC
VINE					
	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Gelsemium sempervivens	Jessamine	Low	5 Gallon	6' OC

PRELIMINARY LANDSCAPE NOTES

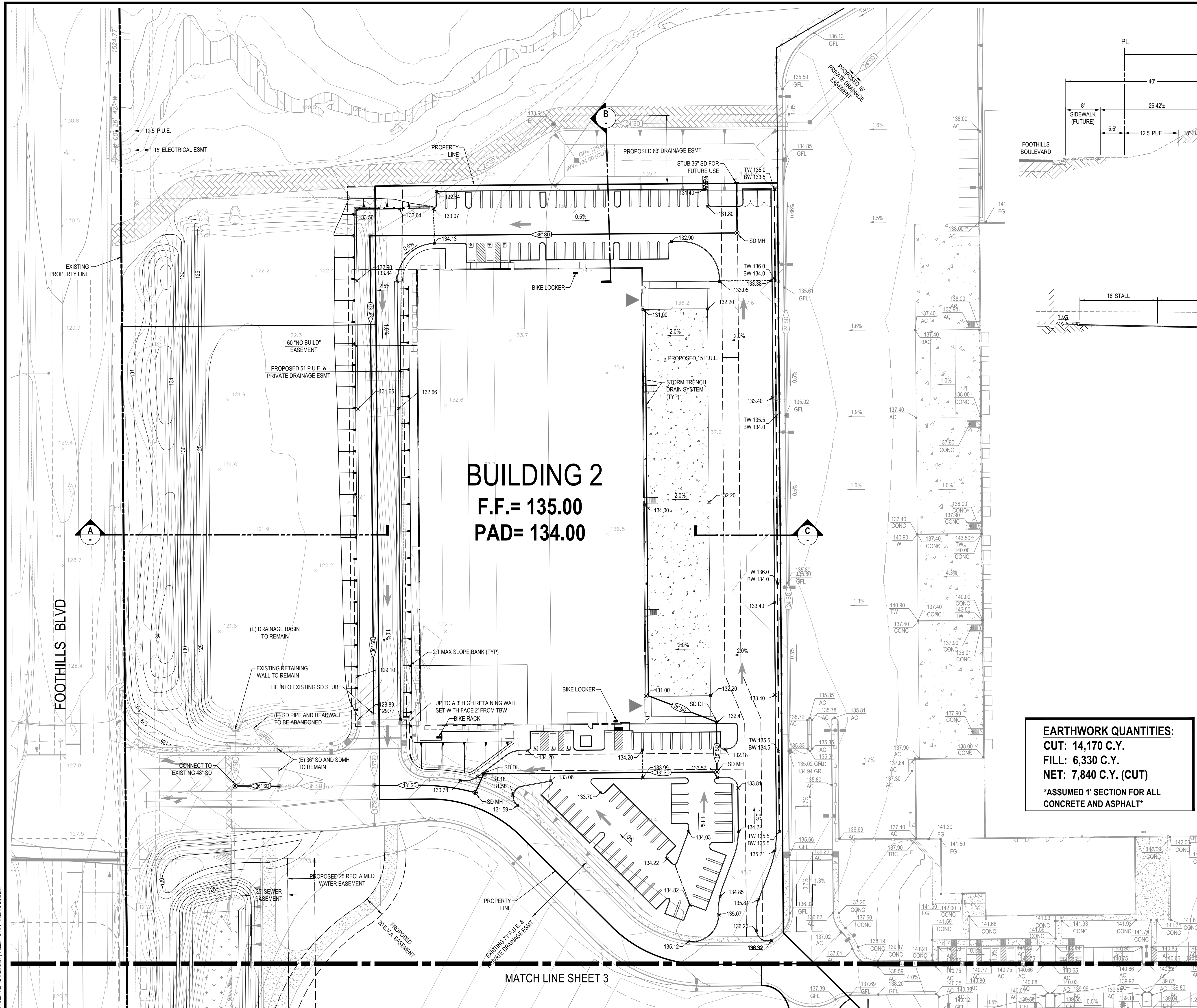
1. PLANT PALETTE CONTAINS NATIVE AND ADAPTIVE, LOW WATER USE VARIETIES THAT ARE CONDUCIVE TO THE ENVIRONMENTAL CONDITIONS OF THIS SITE.
2. PLANTS WILL BE GROUPED INTO ZONES WITH SIMILAR WATER/ET REQUIREMENTS.
3. ALL PLANTER AREAS SHALL BE TREATED WITH A 3" LAYER OF MULCH.

PRELIMINARY IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED FOR FUTURE RECYCLED WATER AND FOLLOW THE CITY OF ROSEVILLE RECYCLED WATER ORDINANCE.
2. A FULLY AUTOMATIC IRRIGATION SYSTEM MEETING CURRENT WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS SHALL BE INSTALLED INCLUDING THE FOLLOWING:
3. AN ET (SMART) CONTROLLER AND ET SENSOR SHALL BE USED FOR WEATHER BASED IRRIGATION CONTROL.
4. SHRUBS AND GROUND COVER SHALL BE IRRIGATED WITH A PRESSURE COMPENSATING DRIP SYSTEM.
5. TREES SHALL RECEIVE DEEP WATER/FERTILIZATION TUBES AND BUBBLERS ON SEPARATE CONTROL VALVES
6. WELO DOCUMENTATION SHALL BE SUBMITTED WITH LANDSCAPE IMPROVEMENT PLANS (CONSTRUCTION DOCUMENTS). SOIL SAMPLES FOR SOIL REPORT SHALL BE TAKEN AFTER MASS GRADING OPERATIONS HAVE BEEN COMPLETED AND SUBMITTED WITH COMPLETION PACKAGE.

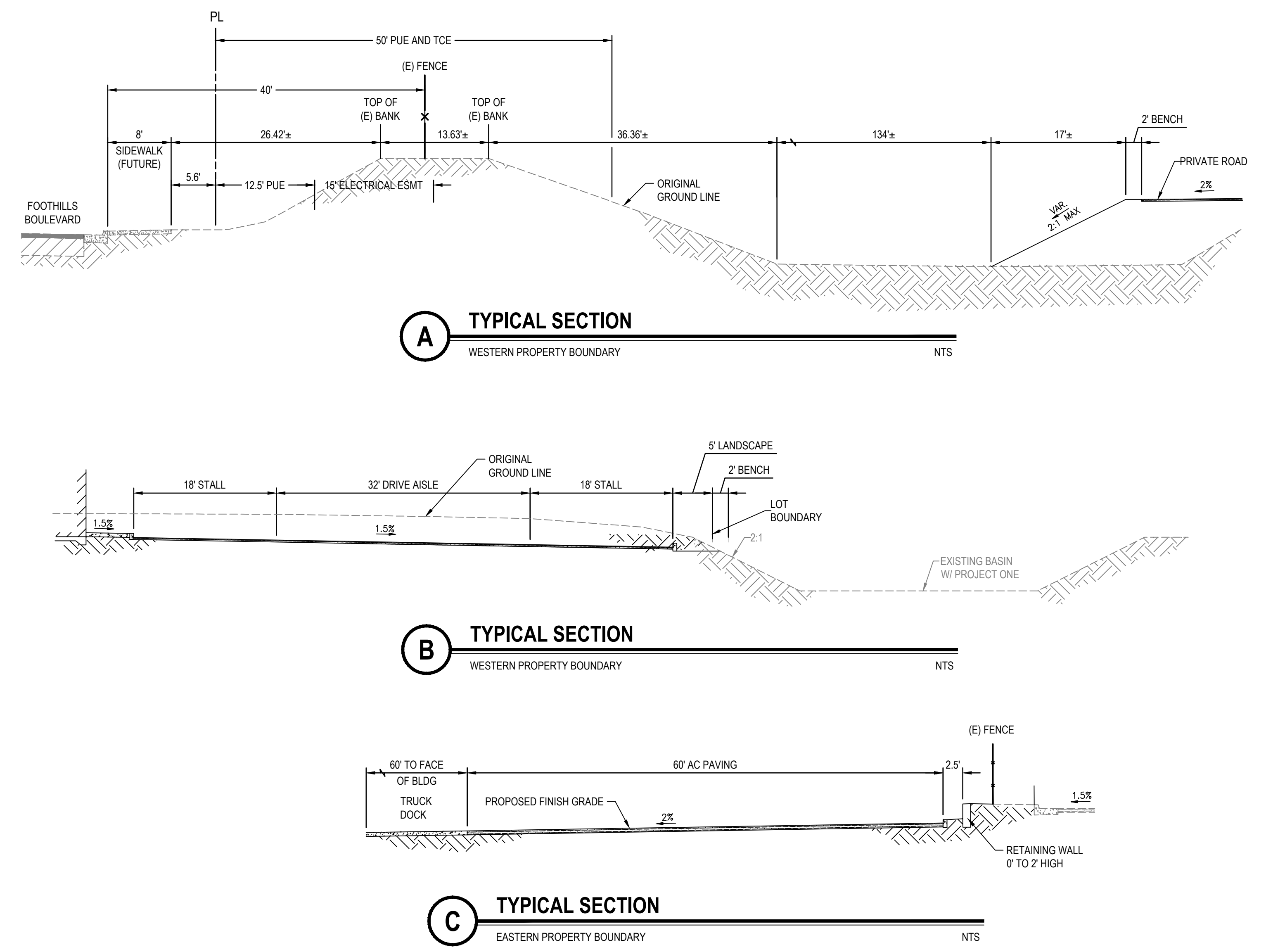
SHADE CALCULATIONS

Tree Variety	Full Value	Full	3/4	Half	1/4	Total Sq. ft.
30' Trees	707 sq. ft.					
Arbutus manna						6540
Pistacia chinensis		7	2	15	1	6363
35' Trees	962 sq. ft.					
Quercus shumardii			3	3	1	3841
Total Shade Area Provided						16744
Parking Area						31698
Shade required	50%					15849
Shade Provided	53%					16744



BUILDING 2
F.F.= 135.00
PAD= 134.00

EARTHWORK QUANTITIES:
CUT: 14,170 C.Y.
FILL: 6,330 C.Y.
NET: 7,840 C.Y. (CUT)
*ASSUMED 1' SECTION FOR ALL
CONCRETE AND ASPHALT*

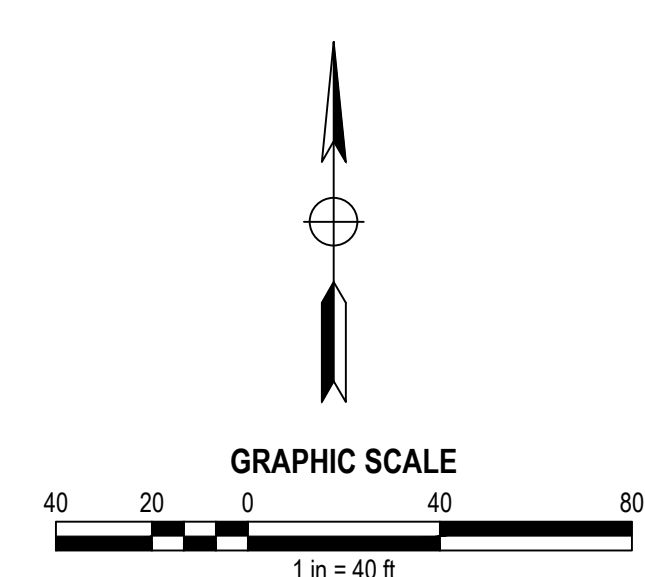


ABBREVIATIONS

AB	AGGREGATE BASE	LT	LEFT
AC	ASPHALTIC CONCRETE OR ACRE	MAX	MAXIMUM
BC	BEGIN HORIZONTAL CURVE	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCH MARK	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	OH	OVERHEAD
BSBL	BUILDING SET BACK LINE	PB	PULL BOX
C&G	CURB AND GUTTER	PCC	POINT OF COMPOUND CURVE
C.GAS	CURB, GUTTER AND SIDEWALK	PI	POINT OF INTERSECTION
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		BLOW OFF VALVE
		RIDGE OR GRADE BREAK
		FLOWLINE OF SWALE
		FENCE
		OVERLAND RELEASE DIRECTION



REVISIONS

NO.	DESCRIPTION	APPROVED	DATE

SCALE:

BENCH MARK

HORIZ. 1" = 40'

VERT. 1" = N/A

COMPUTED JJ

DESIGNED SSM

DRAWN JRO

PROJ. ENGR. SMP

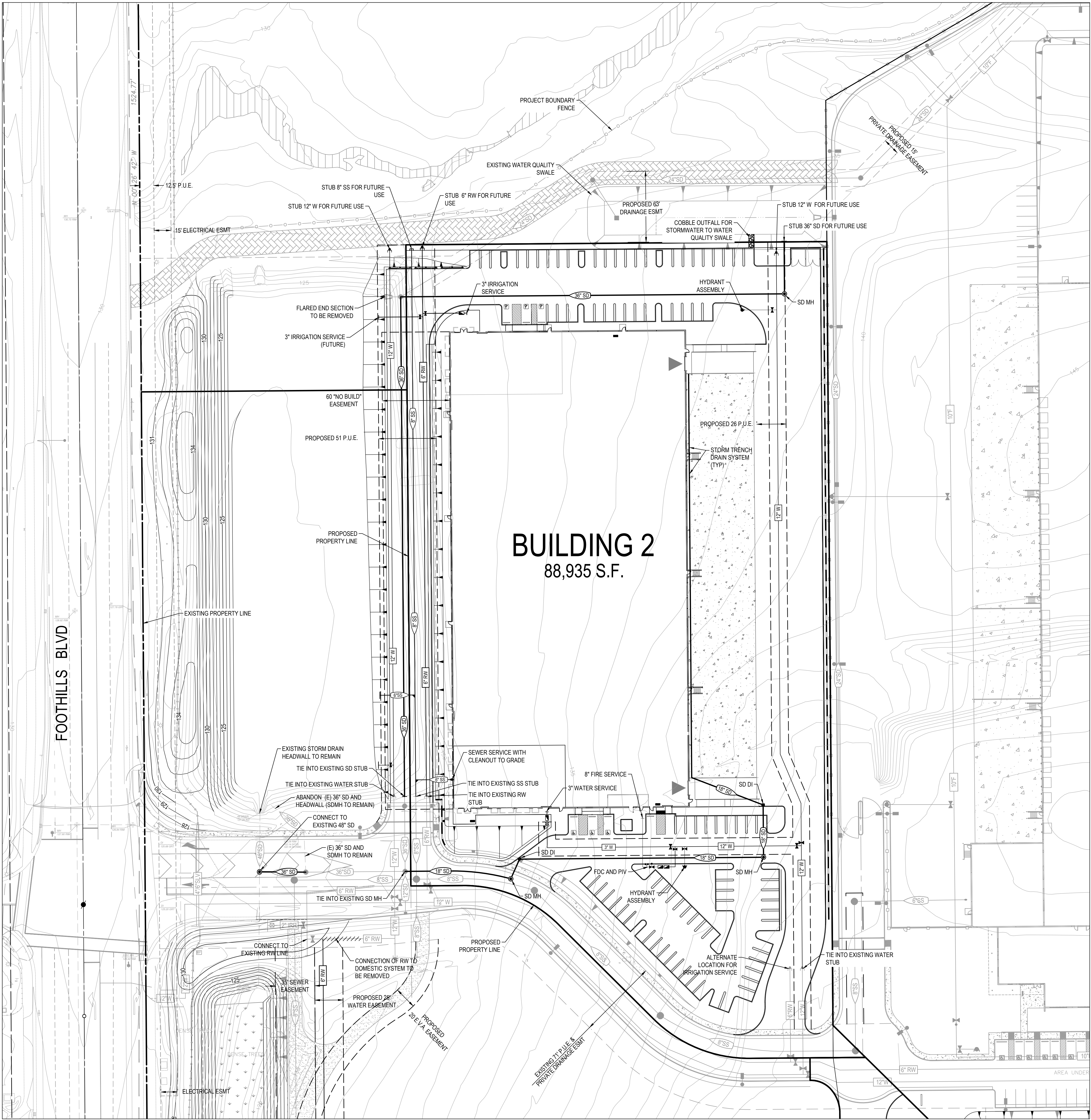
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ROSEVILLE 80
7901 FOOTHILLS BLVD
BUILDING 2 - PRELIMINARY GRADING PLAN
ROSEVILLE, CALIFORNIA

DATE
FEBRUARY 6, 2018
SHEET
2
OF
7

JOB NO.

16-0048-03



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

ABBREVIATIONS

AB	AGGREGATE BASE	LT	LEFT
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		VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
		RIDGE OR GRADE BREAK
		FLOWLINE OF SWALE
		FENCE
		4-WAY SIGNALIZED INTERSECTION

17-0038-BUILDING 2 PRELIMINARY UTILITY PLAN - 17-0038-BUILDING 2 PRELIMINARY UTILITY PLAN - 17-0038-BUILDING 2 PRELIMINARY UTILITY PLAN

NO.	DESCRIPTION	APPROVED	DATE
1	SCALE:		
2	HORIZ. 1" = 40'		
3	VERT. 1" = N/A		

COMPUTED	JJ
DESIGNED	SSM
DRAWN	JRO
PROJ. ENGR.	SMP

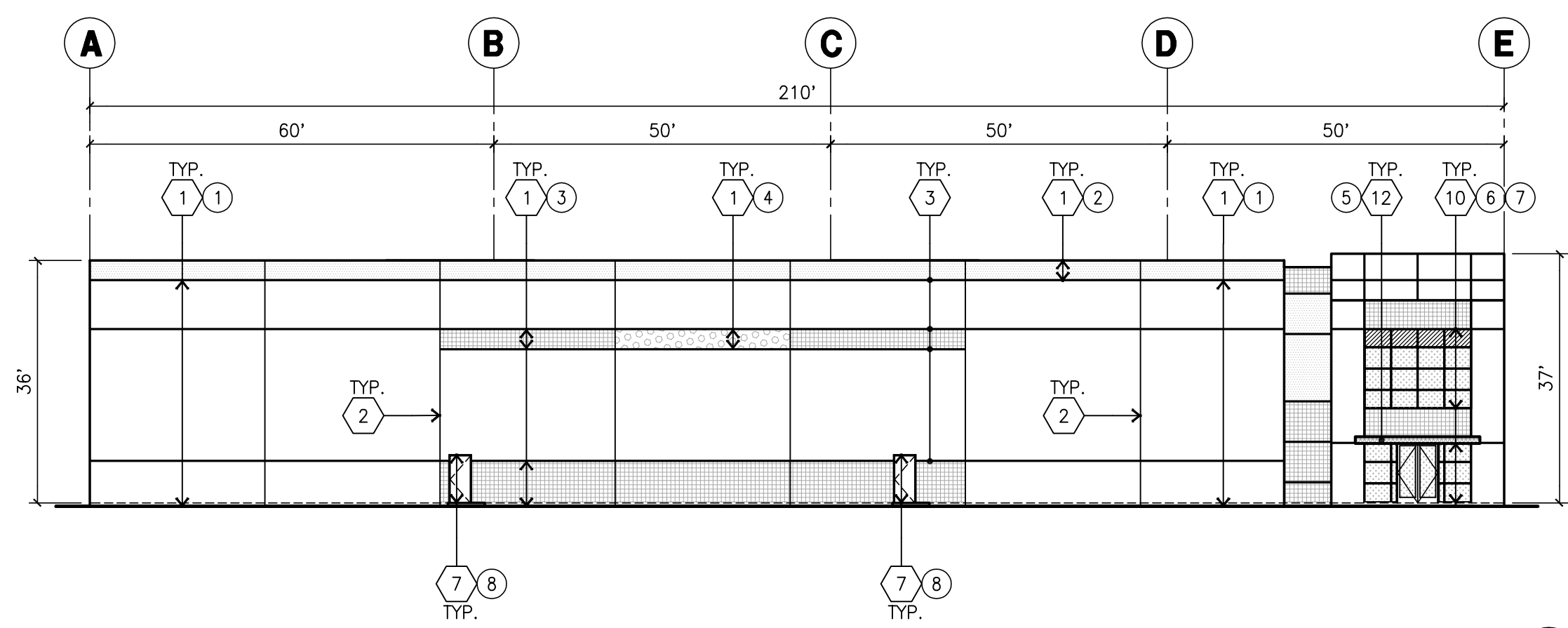
BENCH MARK	
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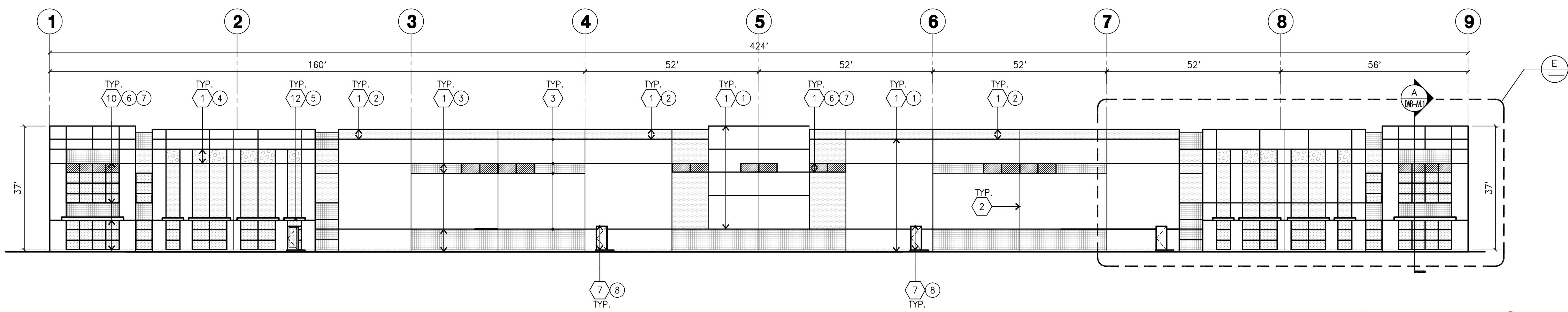
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BUILDING 2 - PRELIMINARY UTILITY PLAN
ROSEVILLE, CALIFORNIA

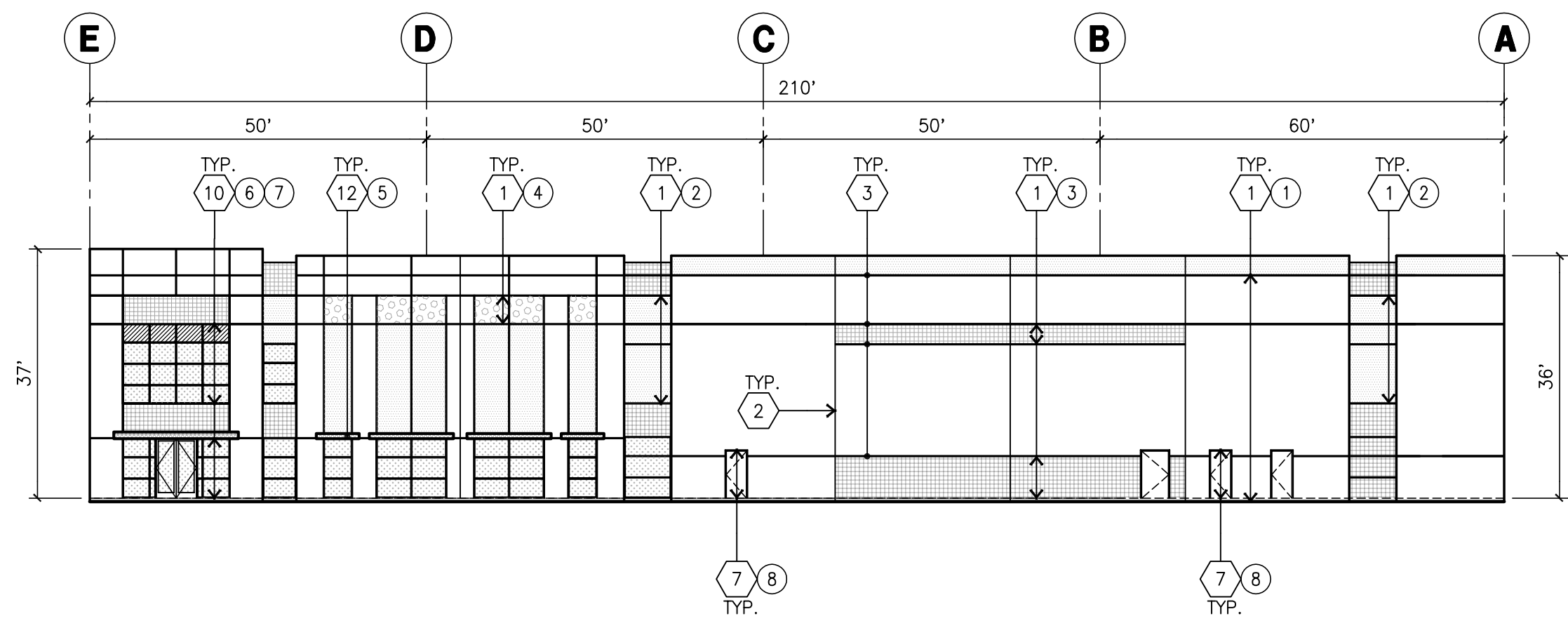
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SHEET: 4
OF: 7



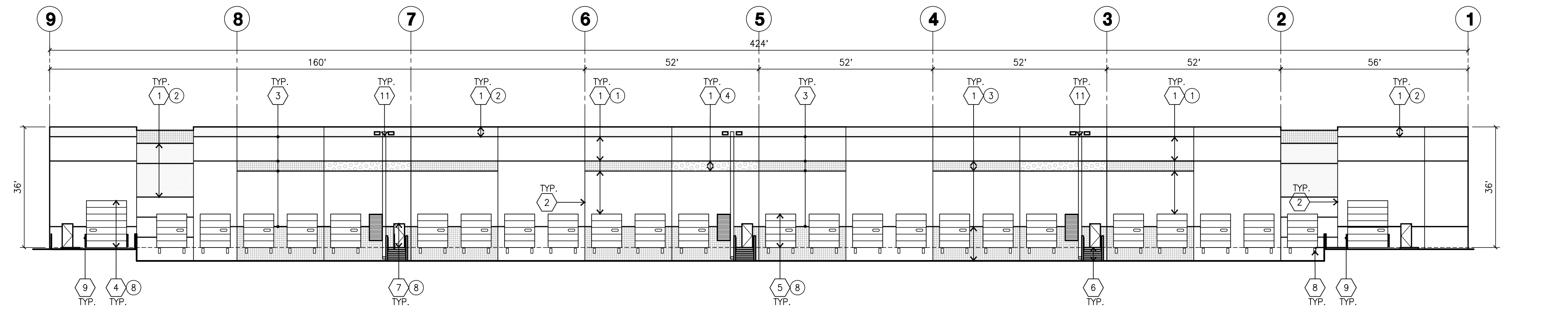
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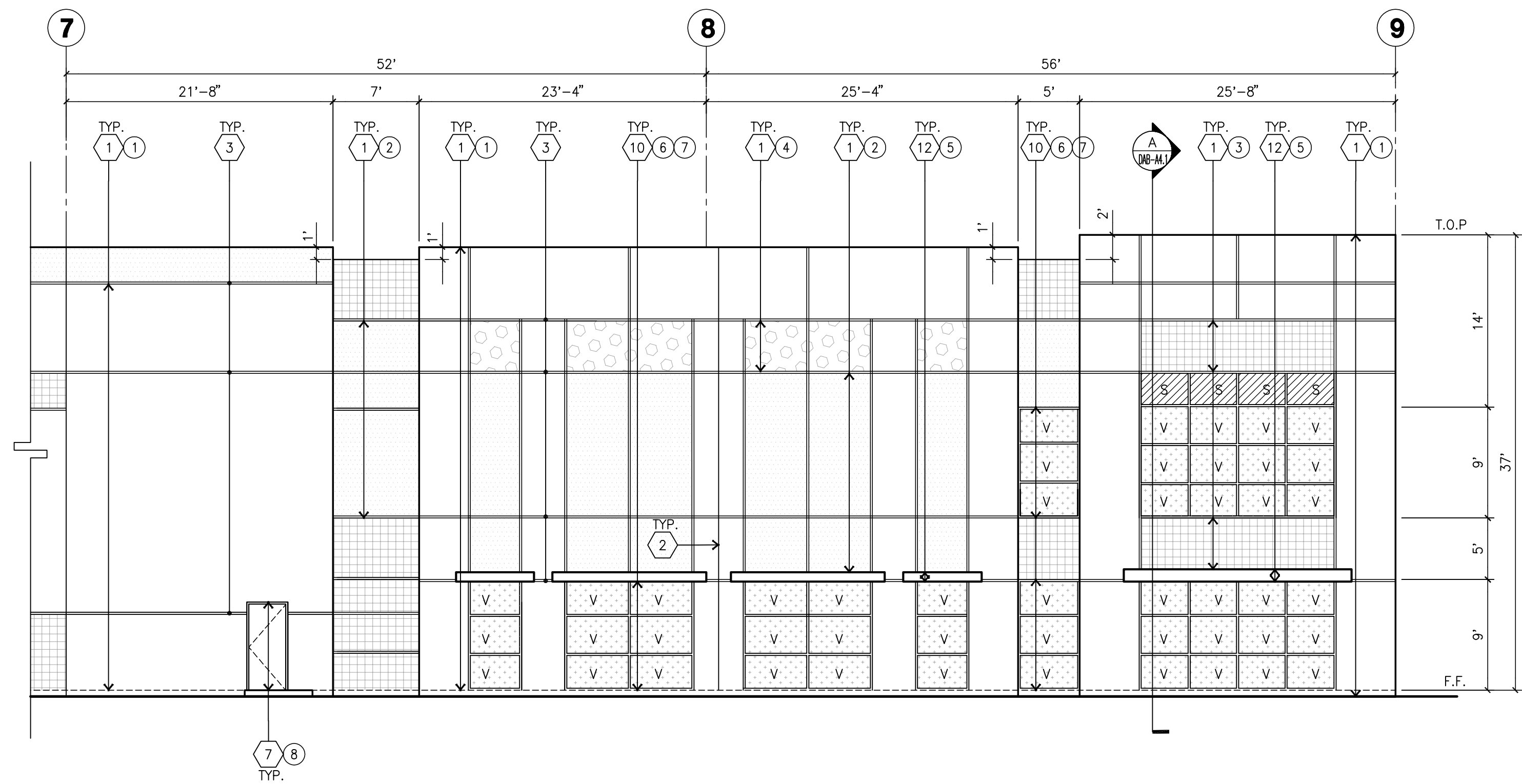
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scale: 1"=20'-0"



SOUTH ELEVATION
scale: 1"=20'-0"



EAST ELEVATION
scale: 1"=20'-0"



ENLARGED WEST ELEVATION
scale: 1/8"=1'-0"

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED).
- 2 PANEL JOINT.
- 3 PANEL REVEAL.
- 4 12"W X 14"H OVERHEAD DOOR @ DRIVE THRU.
- 5 9"W X 10"H OVERHEAD DOOR @ DOCK HIGH.
- 6 STEEL STAIR W/ METAL PIPE HANDRAIL.
- 7 HOLLOW METAL DOORS.
- 8 DOCK BUMPER
- 9 CONC. FILLED STEEL BOLLARDS, SEE FLR. PLAN.
- 10 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING
- 11 EXTERIOR DOWNSPOUT AND 2 OVERFLOW SCUPPERS
- 12 METAL CANOPY

GENERAL NOTES - ELEVATIONS

- ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- T.O.P. EL.= TOP OF PARAPET ELEVATION.
- F.F. = FINISH FLOOR ELEVATION.
- STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 80 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

COLOR SCHED. - ELEVATIONS

- | | |
|---|---|
| 1 | CONCRETE TILT-UP PANEL PAINT BRAND_SW 6385 DOVER WHITE |
| 2 | CONCRETE TILT-UP PANEL PAINT BRAND_SW 7058 MAGNETIC GRAY |
| 3 | CONCRETE TILT-UP PANEL PAINT BRAND_SW 7673 PEWTER CAST |
| 4 | CONCRETE TILT-UP PANEL PAINT BRAND_SW 6081 DOWN HOME |
| 5 | METAL CANOPY
COLOR_SHERWIN WILLIAMS SW 7006 EXTRA WHITE |
| 6 | MULLIONS
FINISH_CLEAR ANODIZED MULLIONS |
| 7 | GLAZING
COLOR_MED. PERFORMANCE BLUE GLAZING |
| 8 | DOORS
MAN DOORS: PAINT TO MATCH FIELD COLOR
DOCK DOORS AND DRIVE IN DOORS: FACTORY COLOR FINISHED WHITE |

GLAZING LEGEND

- ALL GLAZING TO BE TEMPERED
- SPANDREL GLASS
W/HARMONY BLUE
OPACI #6-0025
- VISION GLASS
- GLAZING: PPG VISTACOL (2) PACIFICA + SOLARBAN 60 (3) CLEAR
U: 0.27, SHGC: 0.21, VLT: 26%
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND (2) 1/4" LITES
- MULLIONS: ANODIZED CLEAR.
VERTICAL MULLIONS
- CAULKING: DOW CORNING GRAY



hpa, inc.
383 4th street, suite 101
oakland, ca 94607
92612
tel: 925-413-6896
fax: 949-863-0851
email: hpa@hparchs.com

Owner:



8775 Folsom Blvd, #200
Sacramento, CA 95826
ph: (916) 379-1202

Project:

Bldg 2

Roseville, CA

Consultants:

Civil: Morton & Pitalo
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: VISTA PARKS
Fire Protection:
Soils Engineer:

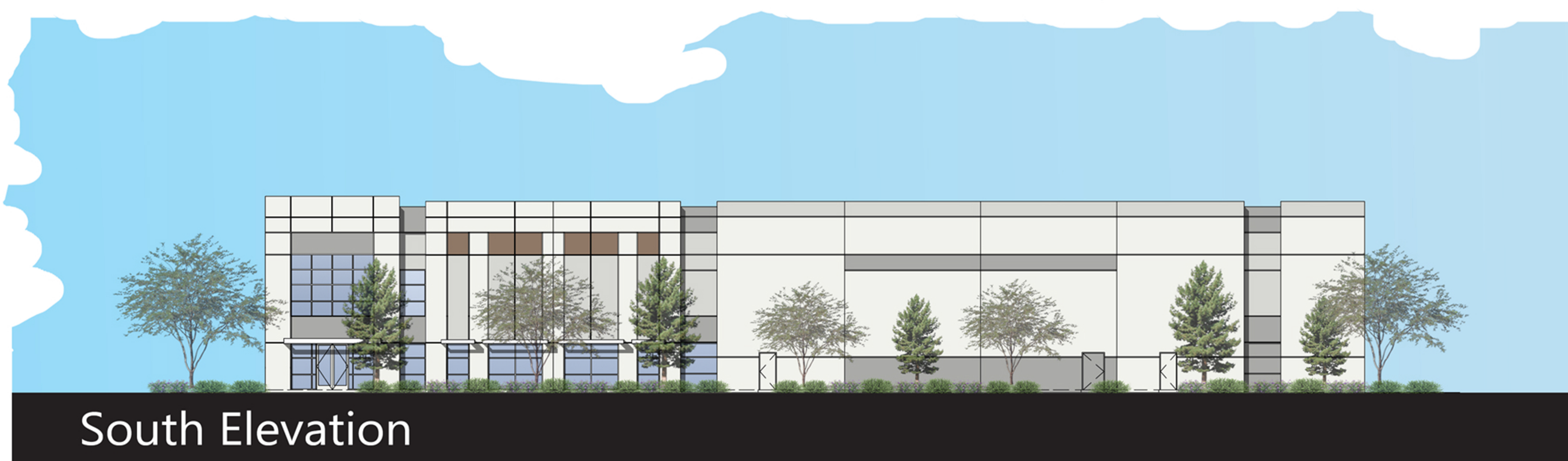
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Project Number: 17096
Drawn by: DZ
Date: 01/02/2018

Revision:

Sheet:

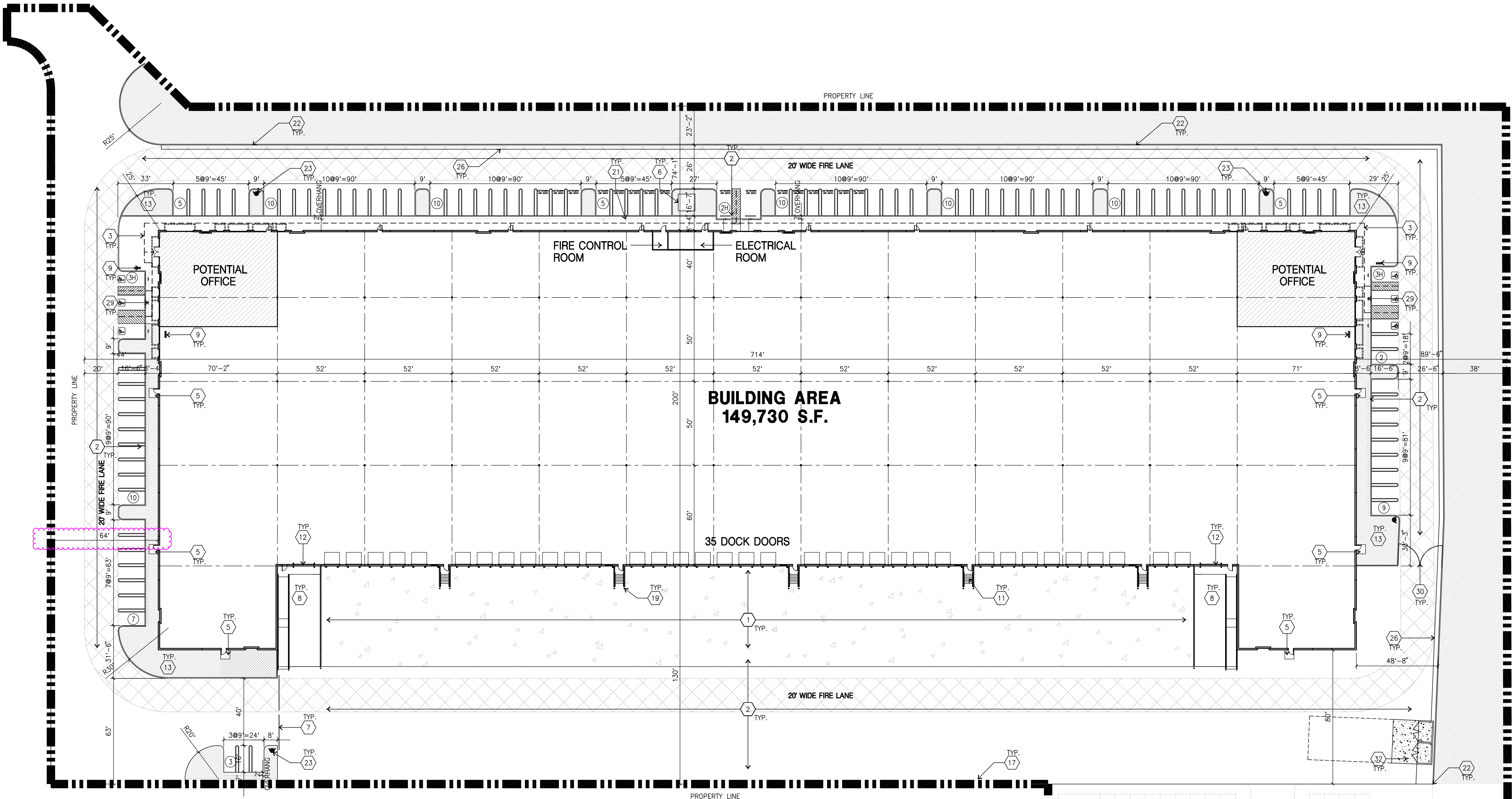
DAB-A3.1



Building 2

ROSEVILLE, CALIFORNIA





OVERALL SITE PLAN
scale: 1"=30'-0"
SCALE: 1"=30'-0"
0 30' 60' 90'
TRUE NORTH

Owner/Applicant

PANATTONI DEVELOPMENT COMPANY
8775 FOLSOM BLVD., #200
SACRAMENTO, CA 95826
PHONE: (916)-379-1202

Address of the property

7901 FOOTHILLS BLVD., ROSEVILLE CA 95747

Assessor's Parcel Number

017-232-020

Zoning

GENERAL PLAN: NORTH INDUSTRIAL PLANNING AREA
LAND USE: LIGHT INDUSTRIAL (L1)
ZONING: (M-1) LIGHT INDUSTRIAL

Applicant's representative

HPA, INC.
383 4TH STREET - STE. 101
OAKLAND, CA 94607
PHONE: (949) 862-2111
FAX: (949) 863-0851
CONTACT: TERESA GOODWIN

SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT.
- 2 ASPHALT PAVING.
- 3 CONCRETE WALKWAY, MEDIUM BROOM FINISH
- 4 NOT USED.
- 5 5'-0"x5'-0"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH
- 6 APPROXIMATE LOCATION OF TRANSFORMER.
- 7 GATE TO BE PROVIDED WITH A ROSEVILLE APPROVED STROBE SWITCH
- 8 CONCRETE RAMP
- 9 BIKE RACK TYPICAL.
- 10 NOT USED.
- 11 EXTERIOR STAIR
- 12 12' X 14' DRIVE-IN DOOR
- 13 LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING
- 14 NOT USED.
- 15 NOT USED.

- 17 CONCRETE SWALE
- 18 PRE-CAST CONC. WHEEL STOP.
- 19 CONC. FILLED GUARD POST *6 DIA. U.N.O. 42" H.
- 20 NOT USED.
- 21 EV CHARGING STALLS
- 22 DRAIN THRU CURB.
- 23 FIRE HYDRANTS W/ CONC. FILLED STEEL GUARD POST
- 24 NOT USED.
- 25 NOT USED.
- 26 CONCRETE GUTTER.
- 27 NOT USED.
- 28 NOT USED.
- 29 ACCESSIBLE PARKING STALL SIGN
- 30 METAL SWING GATE
- 31 NOT USED.
- 32 TRASH ENCLOSURE

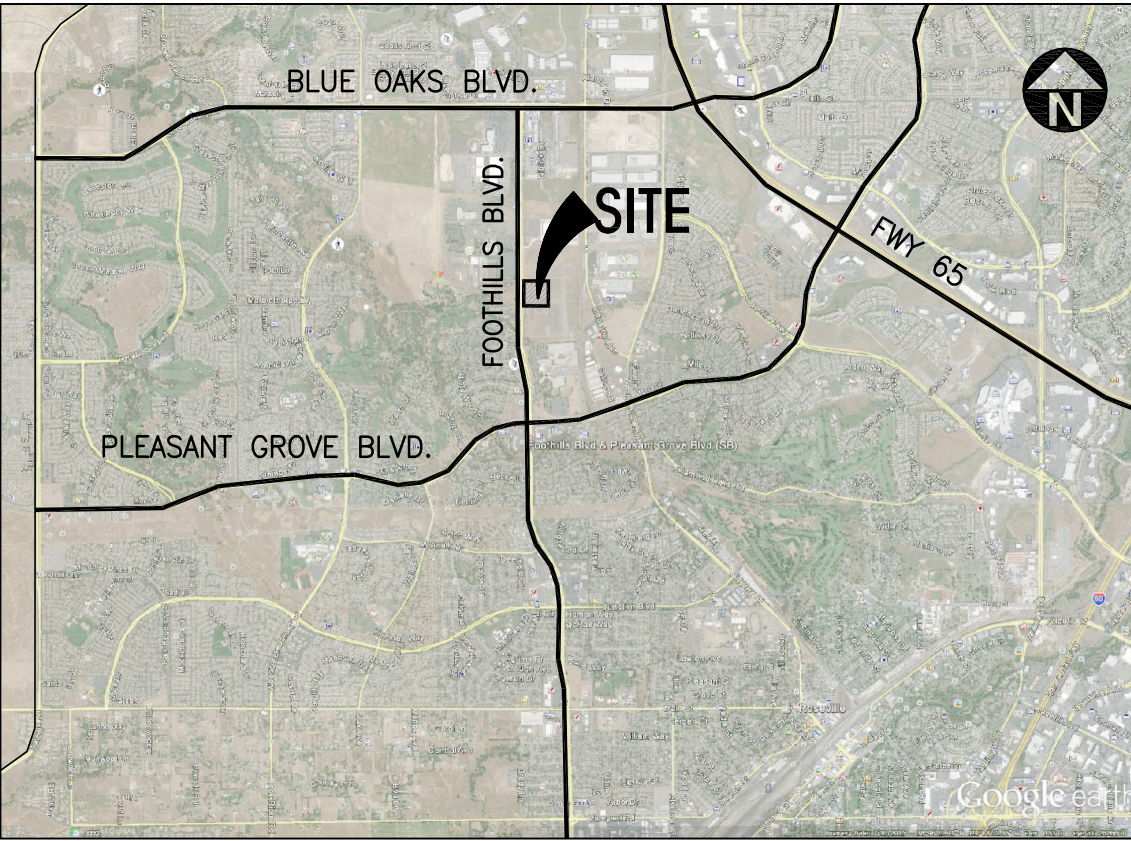
SITE PLAN GENERAL NOTES

- CONCRETE PAVING - SEE "C" DRWS. FOR THICKNESS
- ASPHALT PAVING - SEE CIVIL
- STANDARD PARKING STALL 9'-0" X 18'
- ACCESSIBLE PARKING STALL, 9' X 18' + 5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE STALL, 12' X 18' + 5' W/ ACCESSIBLE AISLE
- ACCESS ROUTE
- LANDSCAPE AREAS
- LIGHT STANDARD
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT- APPROXIMATE LOCATION
- CATCH BASIN APPROX. LOCATION
- WATER LINE - SEE CIVIL
- GAS LINE - SEE CIVIL
- SEWER LATERAL SEE CIVIL

SITE PLAN GENERAL NOTES

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

VICINITY MAP



PROJECT DATA

SITE AREA	BUILDING 3
In s.f.	344,332
In acres	7.90
BUILDING AREA	
Office	10,000
Warehouse	139,730
TOTAL	149,730
COVERAGE	43.5%
AUTO PARKING REQUIRED	
Office: 1/250 s.f. (If exceed 10% of GFA)	0
Whse: 1/1,000 s.f.	150
TOTAL	150
AUTO PARKING PROVIDED	
Standard (9'x18')	82 stalls
Accessible Standrad stalls (9'x18'+5' aisle)	4 stalls
Accessible Van stalls (9'x18' + 8' aisle)	2 stalls
Clean air/vanpool/ev	16 stalls
EV stalls - 10	
Accessible standard EV stalls - 1	
Accessible van EV stalls - 1	
TOTAL	104 stalls
Alternative Parking plan stalls (9'x18')	56 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Light Industrial (M-1)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 50'	
MAXIMUM FLOOR AREA RATIO	
FAR - 50	
LANDSCAPE REQUIREMENT	
Percentage -50%	
SETBACKS	
Building	Landscape
Front - 100' Average Adjacent to Foothills Blvd.	50' From Foothills Blvd.
Front Setback	15' Setback From Union Pacific Rail Road
Side- 50'	
Rear-60'	6' Parking Lot Setback From Adjacent Properties



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Project:

Bldg 3

Roseville, CA

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Electrical:
Landscape: Vista Parks
Fire Protection:
Soils Engineer:

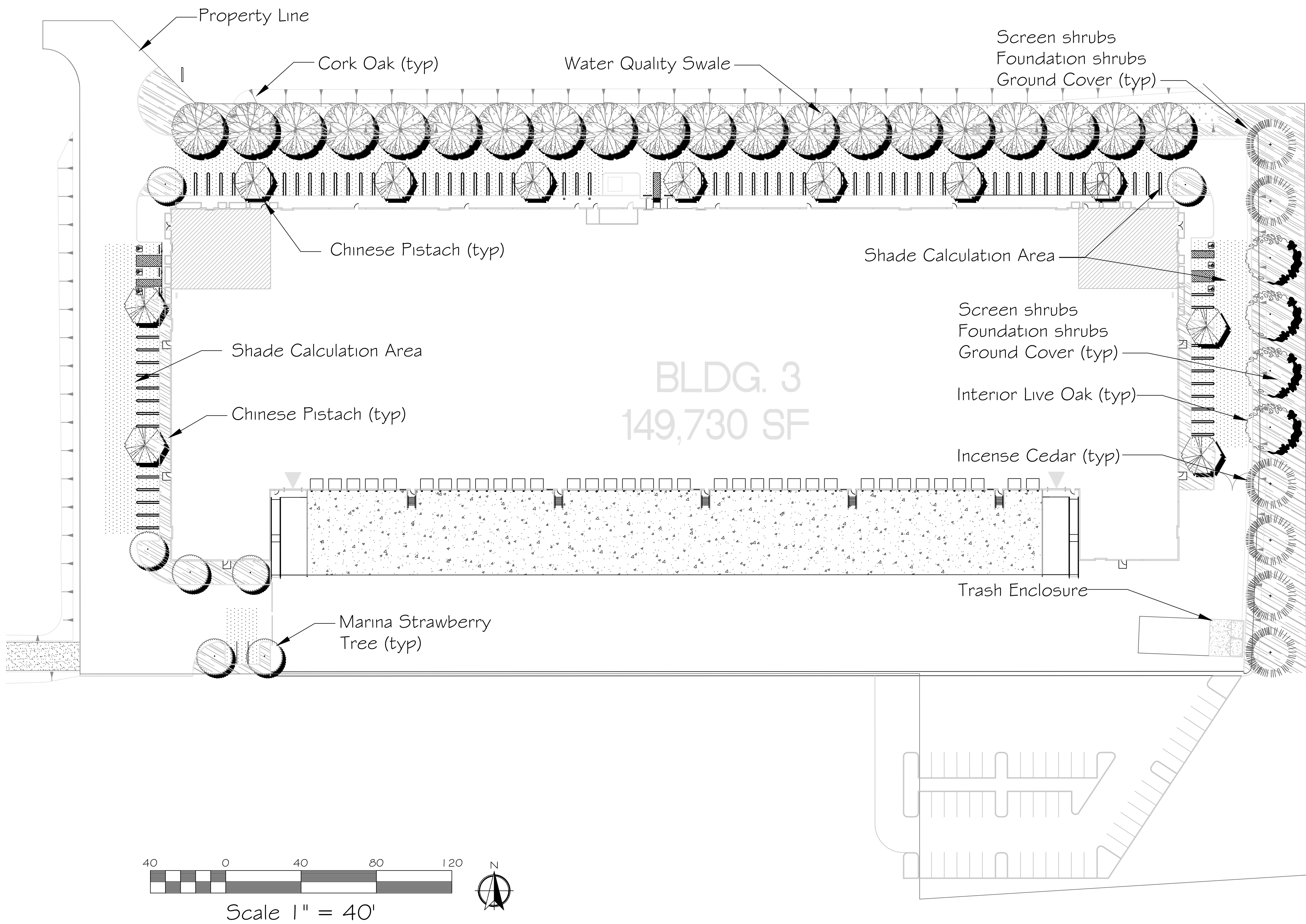
Title: OVERALL SITE PLAN

Project Number: 16245
Drawn by: DZ
Date: 01/02/2018
Revision:

Sheet:

DAB-A1.1

OFFICIAL USE ONLY



PLANT LEGEND

TREES	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Arbutus 'Marina'	Marina Strawberry Tree	Low	15 Gallon	7
	Calocedrus decurrens	Incense Cedar	Low	15 Gallon	6
	Pistacia chinensis 'Kieth Davy'	Chinese Pistache	Low	15 Gallon	11
	Quercus suber	Cork Oak	Low	15 Gallon	24
	Quercus wislizenii	Interior Live Oak	Low	15 Gallon	5
SHRUBS	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	SPACING
	Arctostaphylos 'H. McMinn'	Manzanita	Low	5 Gallon	
	Ceanothus 'Skylark'	California Lilac	Low	5 Gallon	
	Loropetalum 'Purple Majesty'	Fringe Flower	Low	5 Gallon	
	Rosemarinus 'Tuscan Blue'	Tuscan Rosemary	Low	5 Gallon	
	Rhamnus c. 'Eve Case'	Coffeeberry	Low	5 Gallon	
	Tulbaghia violacea	Society Garlic	Low	1 Gallon	
	Xylosma congestum	Xylosma	Low	5 Gallon	
GR COVER	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	SPACING

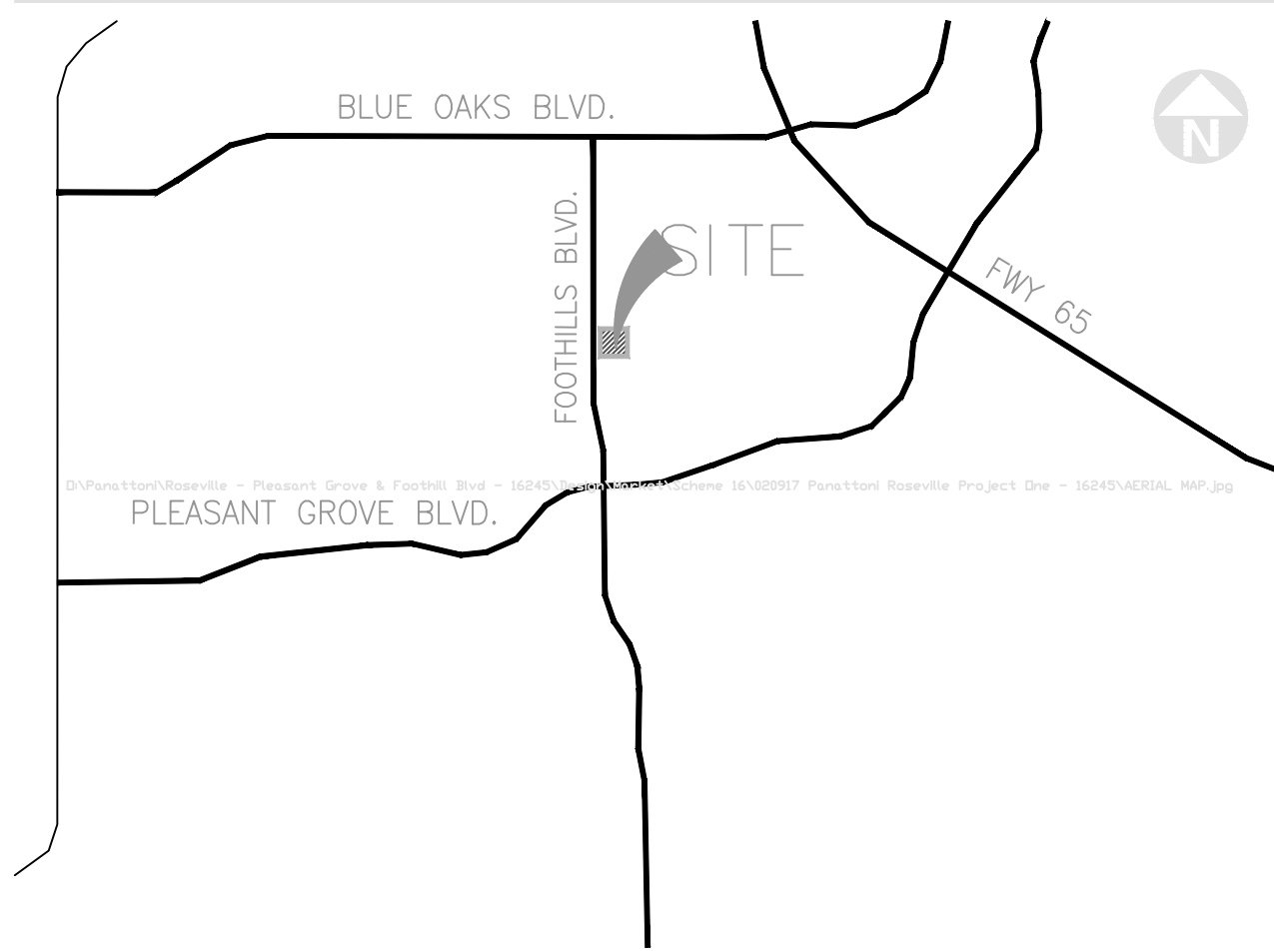
PRELIMINARY LANDSCAPE NOTES

1. PLANT PALETTE CONTAINS NATIVE AND ADAPTIVE, LOW WATER USE VARIETIES THAT ARE CONDUCTIVE TO THE ENVIRONMENTAL CONDITIONS OF THIS SITE.
2. PLANTS WILL BE GROUPED INTO ZONES WITH SIMILAR WATER/ET REQUIREMENTS.
3. ALL PLANTER AREAS SHALL BE TREATED WITH A 3" LAYER OF MULCH.

PRELIMINARY IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED FOR FUTURE RECYCLED WATER AND FOLLOW THE CITY OF ROSEVILLE RECYCLED WATER ORDINANCE.
2. A FULLY AUTOMATIC IRRIGATION SYSTEM MEETING CURRENT WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS SHALL BE INSTALLED INCLUDING THE FOLLOWING:
 - AN ET (SMART) CONTROLLER AND ET SENSOR SHALL BE USED FOR WEATHER BASED IRRIGATION CONTROL.
3. SHRUBS AND GROUND COVER SHALL BE IRRIGATED WITH A PRESSURE COMPENSATING DRIP SYSTEM.
4. TREES SHALL RECEIVE DEEP WATER/FERTILIZATION TUBES AND BUBBLERS ON SEPARATE CONTROL VALVES
5. WELO DOCUMENTATION SHALL BE SUBMITTED WITH LANDSCAPE IMPROVEMENT PLANS (CONSTRUCTION DOCUMENTS). SOIL SAMPLES FOR SOIL REPORT SHALL BE TAKEN AFTER MASS GRADING OPERATIONS HAVE BEEN COMPLETED AND SUBMITTED WITH COMPLETION PACKAGE.

AERIAL MAP



WELO WORKSHEET

Foothills Blvd Building 3							
Reference Evapotranspiration (Eto)			52.2				
Regular Landscape Areas		There are no special landscape areas.			Trees count as 25 sq'		
Hydrozone#	Plant	Irrigation Method	Irrigation Efficiency (PF/IE)	ETAF	Landscape Area (sq. ft.)	ETAF X Area	Estimated Total Water Use (GPY)
1	0.2	Drip	0.81	0.25	9421	2355	80541
2	0.2	Drip	0.81	0.25	8859	2215	75753
3	0.2	Drip	0.81	0.25	9553	2388	81670
4	0.2	Drip	0.81	0.25	9749	2437	83345
5	0.2	Drip	0.81	0.25	1761	440	15048
6	0.2	Drip	0.81	0.25	4639	1160	39672
7	0.2	Bubbler	0.81	0.25	650	163	5575
8	0.2	Bubbler	0.81	0.25	350	88	3010
Total					44982		384614
		Maximum Allowed Water Allowance (MAWA)					692273
		Estimated Total Water Use (ETWU)					384614
		Average ETAF					0.25
		Allowed ETAF					0.45

SHADE CALCULATIONS

Tree Variety	Full Value	Full	3/4	Half	1/4	Total Sq. '
30' Trees	707 sq. '					
Arbutus marina				5		1768
Pistacia chinensis		3				2121
35' Trees	962 sq. '					
Quercus suber				20		9620
Quercus wislizenii			4			1924
Ulmus Frontier		7				6734
Total Shade Area Provided						22167
Parking Area						40712
Shade required	50%					20356
Shade Provided	54%					22167

VISTA PARKS LANDSCAPING INC.

8264 Barryman Court Sacramento, CA 95829
PH (916) 681-2227 FAX (916) 681-2228



Building 3

Foothills Blvd
Roseville, CA

Revisions

ISSUE #:	DESCRIPTION	DATE:
2nd Revision		01-04-2018



Sheet Title

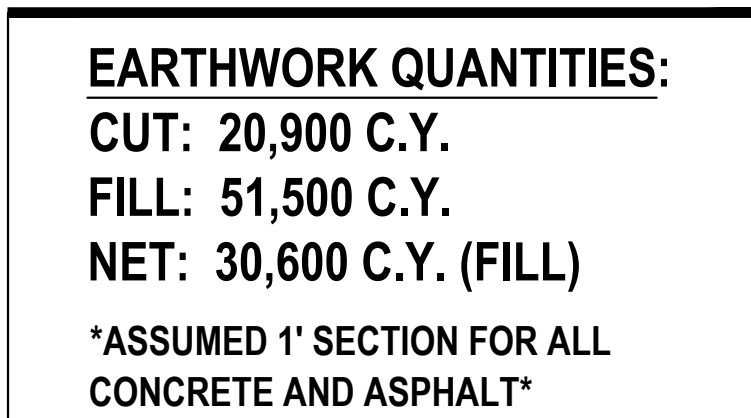
Preliminary Landscape Plan

Scale 1" = 40'

Job Number VP2717
Date 01-04-2018
Drawn EJD
Checked EJD

Sheet

LP



AB	AGGREGATE BASE	ESMT	EASEMENT	PVMT	PAVEMENT
AC	ASPHALTIC CONCRETE OR ACRFC	FL	FLOWLINE	R	RADIUS OR RIDGE
BC	BEGIN HORIZONTAL CURVE	G	GAS	RP	RADIAL
BLDG	BUILDING	GB	GRADE BREAK	RD	REDUCED PRESSURE BACKFLOW PREVENTER
BM	BENCH MARK	GFL	GUTTER FLOWLINE	RT	RIGHT
BTW	BOTTOM OF WALL	GR	INLET GRADE	RTW	RIGHT OF WAY
BSBL	BUILDING SET BACK LINE	HGL	HYDRAULIC GRADE LINE	R	RISE OR FELL
CB	CURB AND GUTTER	INT	INTERSECTION	RS	RISER OF SEWER
C&S	CURB, GUTTER AND SIDEWALK	INV	PIPE INVERT	SD	STORM DRAIN
CONC	CONCRETE	IRR	IRRIGATION	SMH	SEWER MANHOLE
CONC	CENTERLINE	LEN	LENGTH	SS	SANITARY SEWER
CL	CLEANOUT OR COUNTRY	LIP	EDGE OF GUTTER PAN	STA	STATION
CO	CONSTRUCT	LSC	LANDSCAPE	STD	STANDARD
COOTG	CLEANOUT TO GRADE	LT	LEFT	SW	SIDEWALK
CR	CURB RETURN	MB	MAXIMUM	TB	TOP OF BANK
Δ	INCLUDED ANGLE	MH	MANHOLE	TC	TOP OF CURB
D	D	MIN	MINIMUM	TEL	TELEPHONE
DIA	DRAIN INLET	NTS	NOT TO SCALE	TEMP	TEMPORARY
D	DIAMETER	OVHD	OVERHEAD	TMH	TELEPHONE MANHOLE
DIH	DUCTILE IRON PIPE	PB	PULL BOX	TP	TELEPHONE POLE
DM	STORM DRAIN MANHOLE	PCC	POINT OF COMPOUND CURVE	TRANS	TRANSITION
DET	DETAIL	PIC	POINT OF INTERSECTION	TRFIC	TRAFFIC SIGNAL
DWG	DRAWING	PL	PROPERTY LINE	TW	TOP OF WALL
DWY	DRIVEWAY	PLR	POWER POLE	TV	TYPICAL
(E) EXIST	EXISTING	PRC	POINT OF REVERSE CURVE	UG	UNDERGROUND
EC	END HORIZONTAL CURVE	PV	POINT OF VERTICAL CURVE	W	WATER
EP	EDGE OF PAVEMENT	PUE	PUBLIC UTILITY EASEMENT	WS	WATER SERVICE

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

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

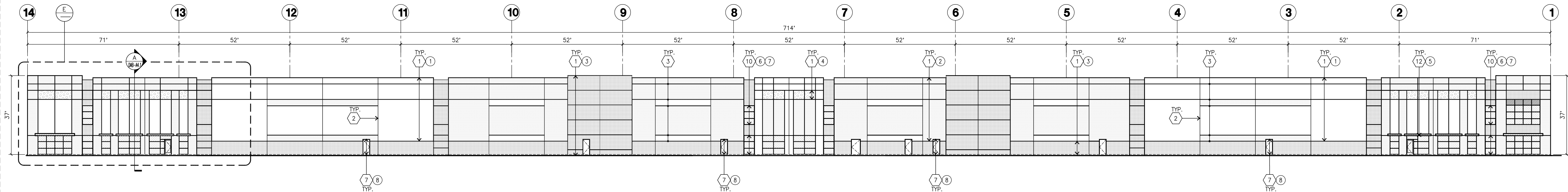


MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
 1788 Tribute Road, Suite 200 • Sacramento, CA 95815
 phone: 916.927.2400 • fax: 916.567.0120 • survey fax: 916.563.6770
 survey email: stoking@mpengr.com • web: www.mpengr.com

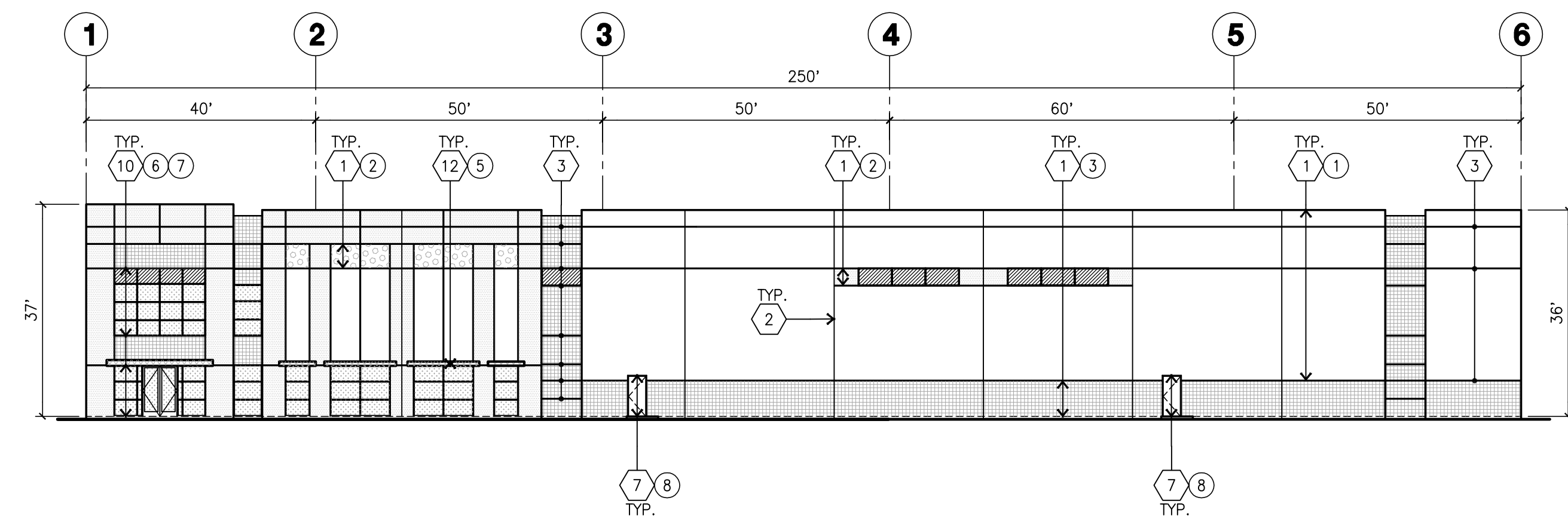
ROSEVILLE 80
7901 FOOTHILLS BLVD
BUILDING 3 - PRELIMINARY GRADING PLAN
 ROSEVILLE, CALIFORNIA

DATE	FEBRUARY 6, 2018
SHEET	3
OF	7

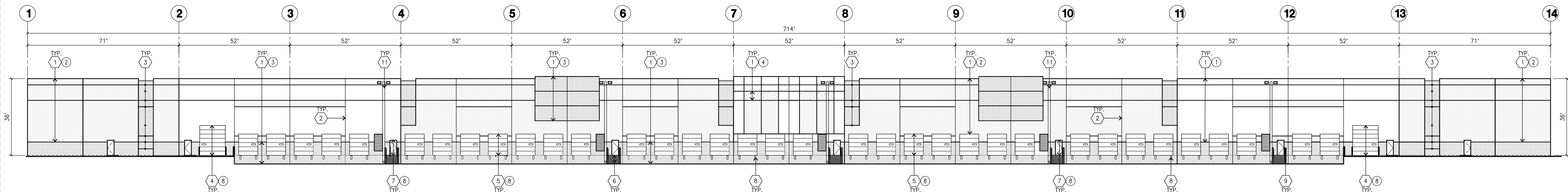
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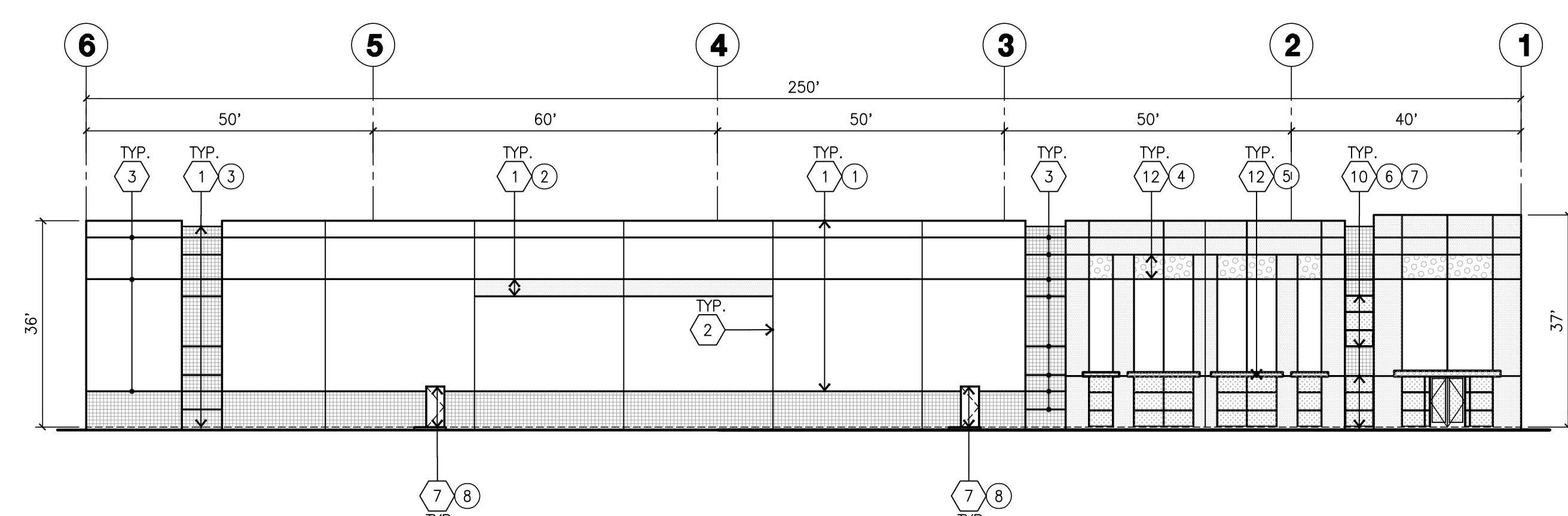
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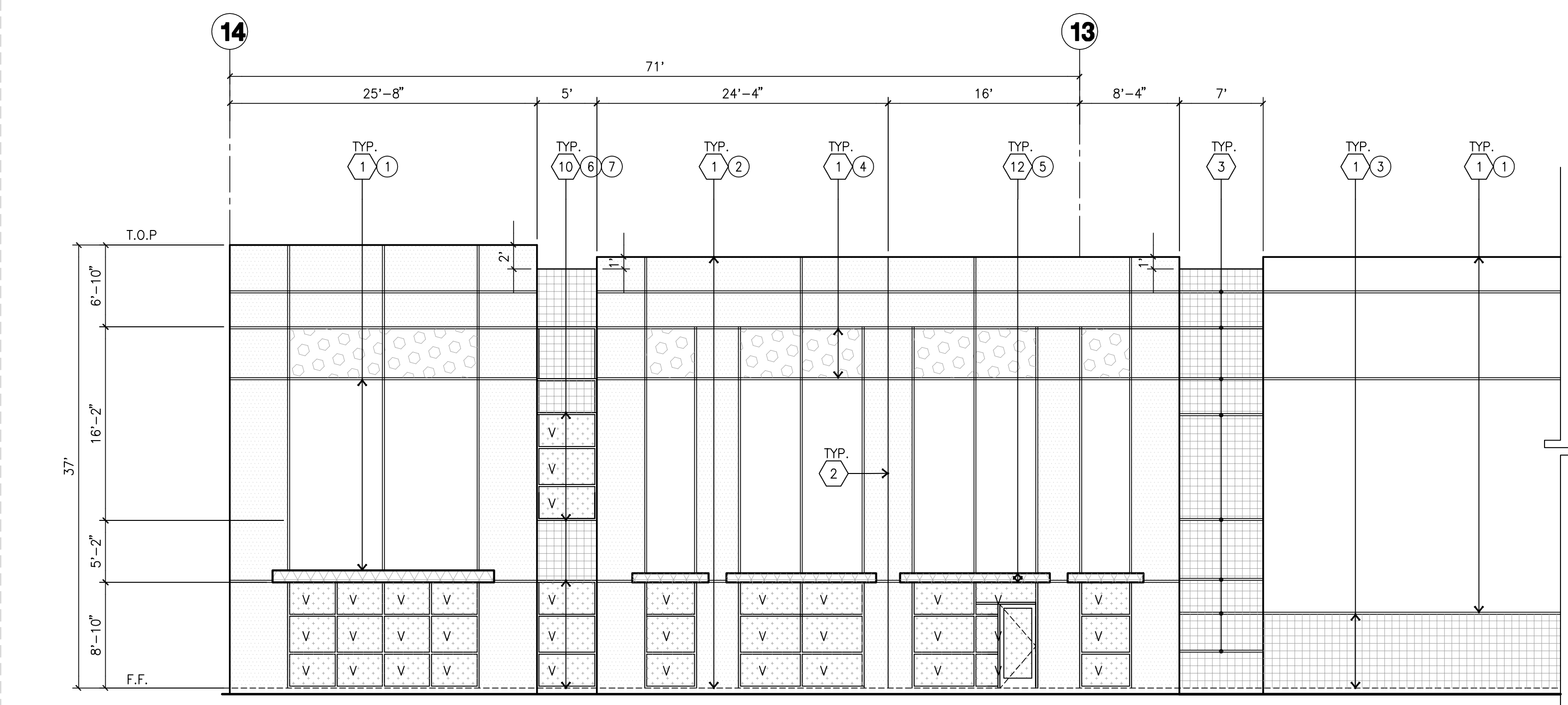
WEST ELEVATION
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SOUTH ELEVATION
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EAST ELEVATION
scale: 1"=20'-0"



ENLARGED NORTH ELEVATION
scale: 1/8"=1'-0"

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COLOR SCHED. - ELEVATIONS

1	CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN WILLIAMS SW 7656 RHINESTONE
2	CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN WILLIAMS SW 6232 MISTY
3	CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN WILLIAMS SW 6234 UNCERTAIN GRAY
4	CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN WILLIAMS SW 6797 JAY BLUE
5	METAL CANOPY SHERWIN WILLIAMS SW 6234 UNCERTAIN GRAY
6	MULLIONS FINISH CLEAR ANODIZED MULLIONS
7	GLAZING MED. PERFORMANCE BLUE GLAZING
8	DOORS MAN DOORS: PAINT TO MATCH FIELD COLOR DOCK DOORS AND DRIVE IN DOORS: FACTORY FINISHED WHITE

GLAZING LEGEND

ALL GLAZING TO BE TEMPERED

SPANDREL GLASS W/HARMONY BLUE OPAC #6-0025

VISION GLASS

GLAZING: PPG VISTACOL (2) PACIFICA + SOLARBAN 60 (3) CLEAR
U: 0.27, SHGC: 0.21, VLT: 26%
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND (2) 1/4" LITEs



hpa, inc.
383 4th street, suite 101
oakland, ca 94607
92612
tel: 925-413-6896
fax: 949-863-0851
email: hpa@hparchs.com

Owner:
PANATTONI
8775 Folsom Blvd, #200
Sacramento, CA 95826
ph: (916) 379-1202

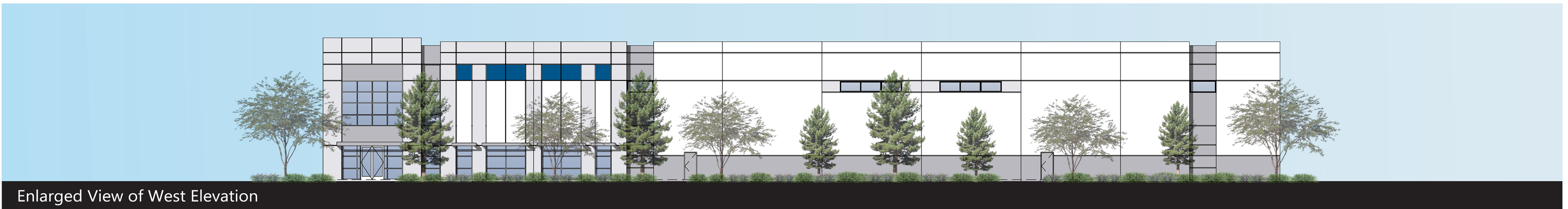
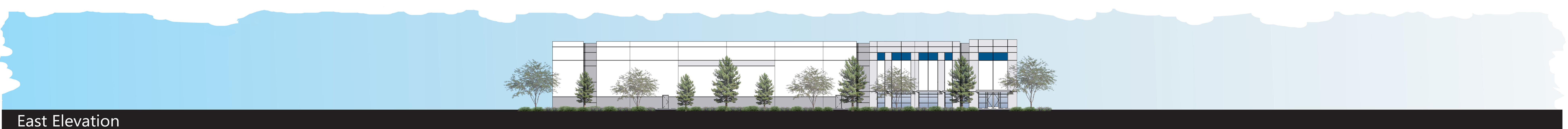
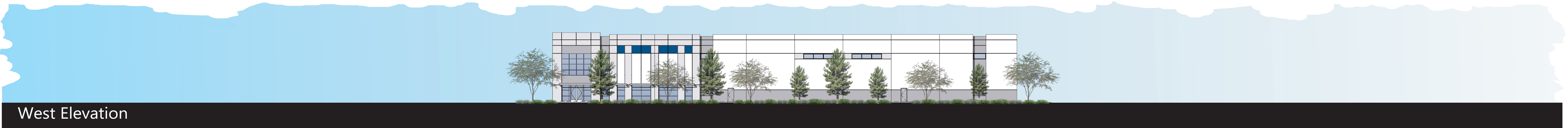
Project:
Bldg 3
Roseville, CA

Consultants:
Civil: Morton & Pitalo
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: Vista Parks
Fire Protection:
Soils Engineer:

Title: ELEVATIONS

Project Number: 16245
Drawn by: DZ
Date: 01/02/2018
Revision:

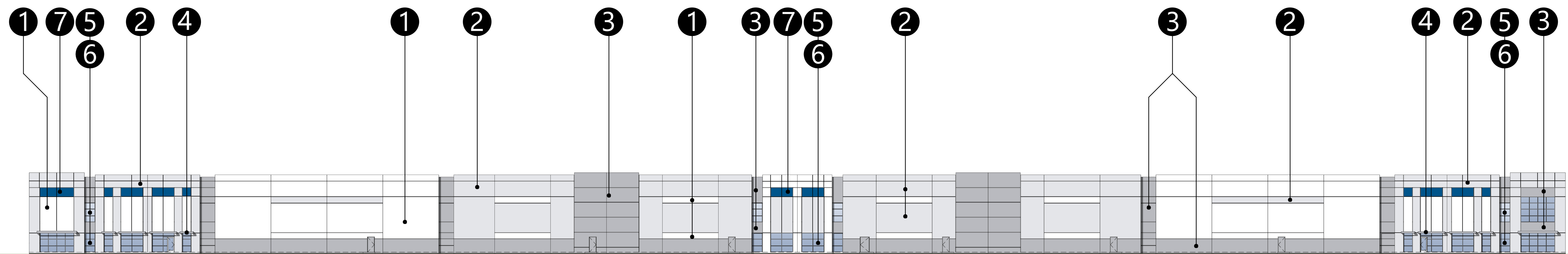
Sheet:
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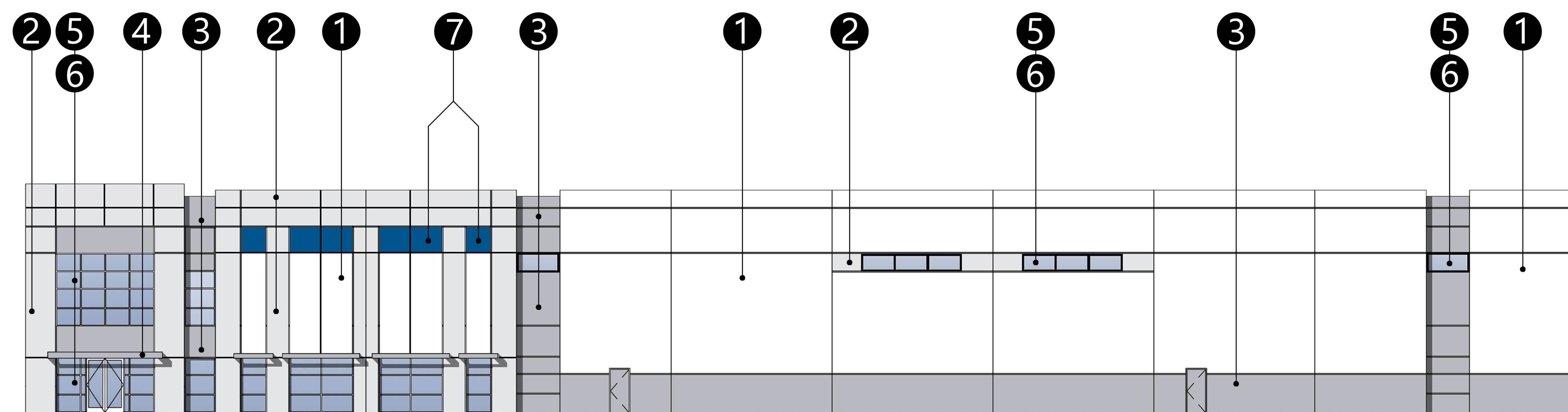
Building 3

ROSEVILLE, CALIFORNIA

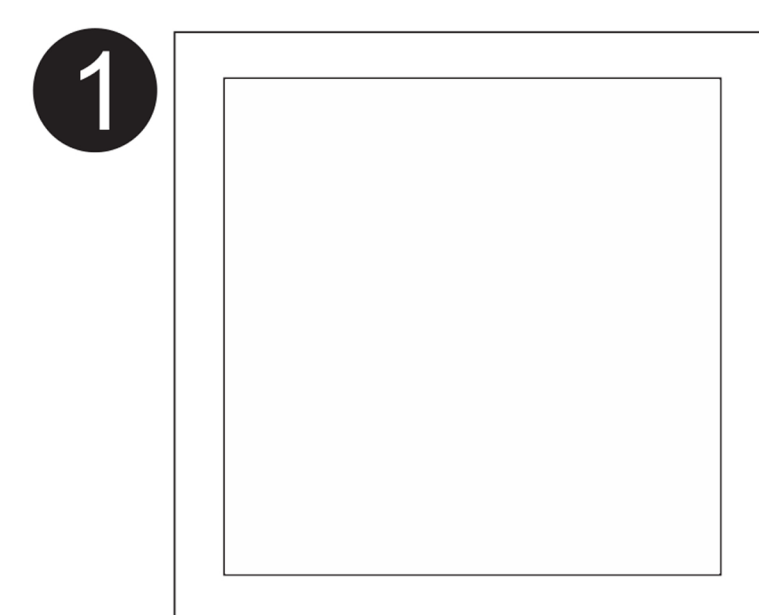




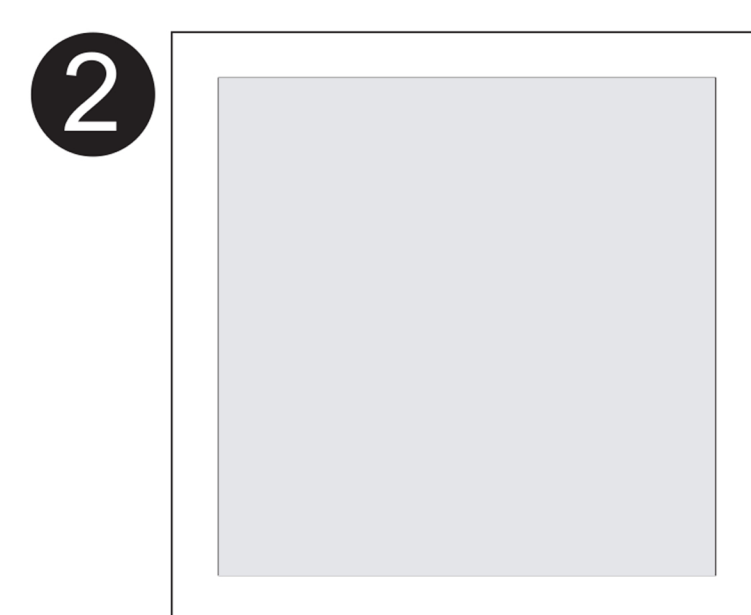
North Elevation



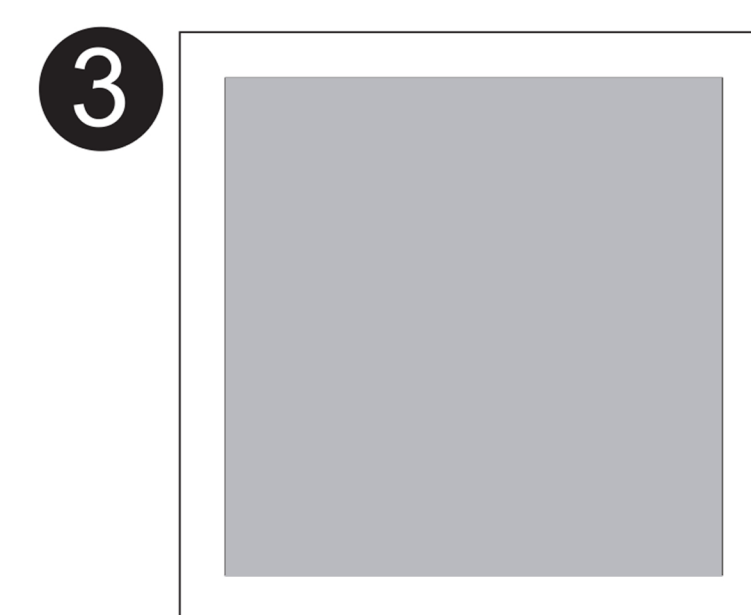
Enlarged View of West Elevation



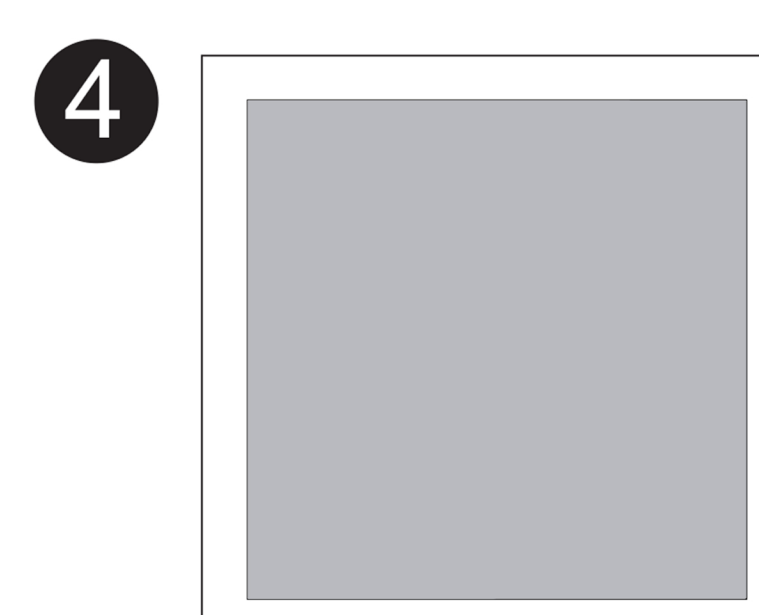
SW 7655
Rhinstone



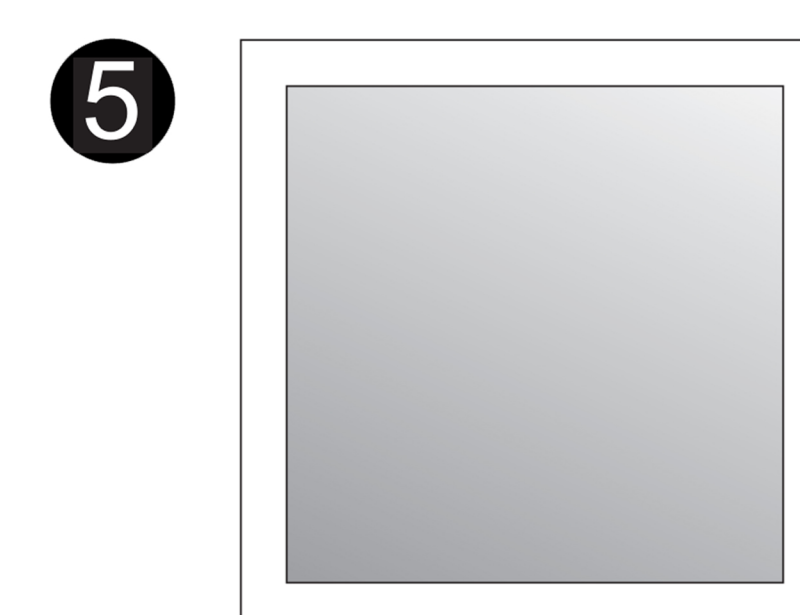
SW 6232
Misty



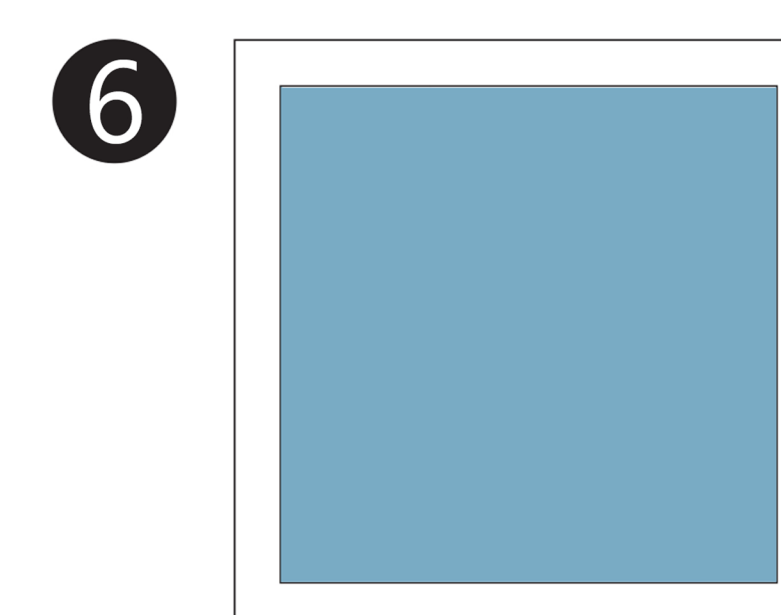
SW 6234
Uncertain Gray



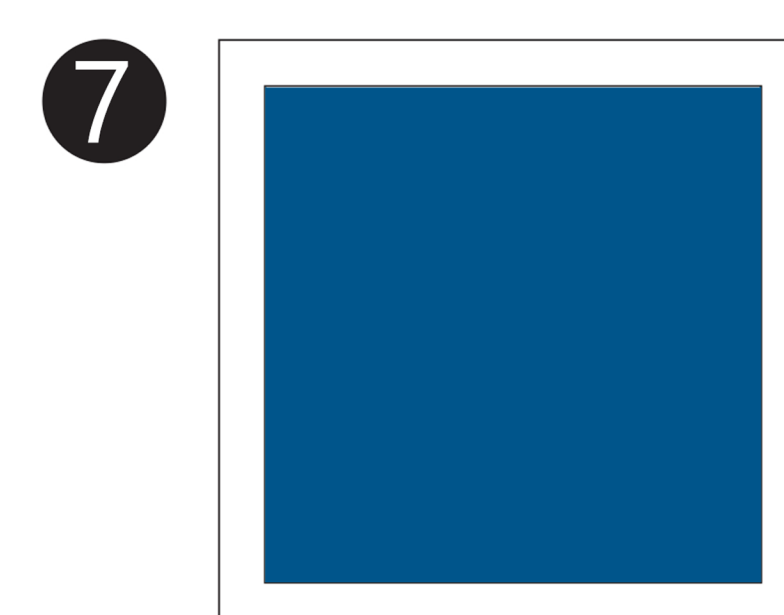
SW 6234
Uncertain Gray
@ Canopy



Clear Anodized
MULLIONS



Med. Performance
Blue GLAZING



SW 6797
Jay Blue



Building 3

ROSEVILLE, CALIFORNIA





ENGINEER
MORTON & PITALO, INC
2870 GATEWAY OAKS DRIVE, SUITE 120
SACRAMENTO, CA 95833
(916) 927-2400

ASSESSOR'S PARCEL NUMBERS
017-232-020

AREA
59.87 AC.

EXISTING ZONING
M-1

EXISTING GENERAL PLAN
LIGHT INDUSTRIAL (LI)

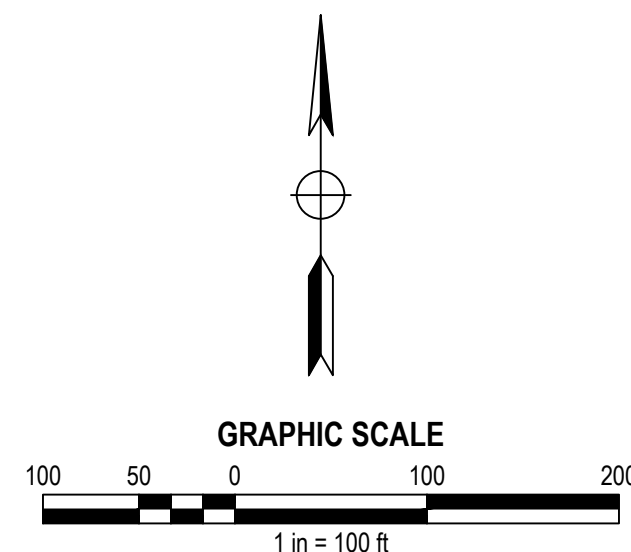
EXISTING SPECIFIC PLAN
NORTH INDUSTRIAL PLAN AREA

GAS
PACIFIC GAS & ELECTRIC

TELEPHONE
CONSOLIDATED COMMUNICATIONS

SCHOOL DISTRICT
ROSEVILLE CITY ELEMENTARY SCHOOL DISTRICT
ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

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



EASEMENT NOTES:

PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THESE PLANS AS "P.U.E." FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES, AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, SANITARY, AND WATER SERVICES, AND ALL APPURTENANCES THERETO TOGETHER WITH THE RIGHT TO CONSTRUCT, PLACE TRAFFIC CONTROL, AND TRIM AND REMOVE TREES AND VEGETATION.

P.U.E., E.V.A., ACCESS, AND PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS MAP TO BE FOR THE BENEFIT OF PARCELS 1-4 AND SHALL RUN WITH THE LAND.

REVISIONS	▲						SCALE:	BENCH MARK	COMPUTED	JJ			MORTON & PITALO, INC. CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING 1788 Tribute Road, Suite 200 • Sacramento, CA 95815 phone: 916.927.2400 • fax: 916.567.0120 • survey fax: 916.563.6770 survey email: stoking@mpengr.com • web: www.mpengr.com	ROSEVILLE 80 7901 FOOTHILLS BLVD TENTATIVE PARCEL MAP ROSEVILLE, CALIFORNIA	DATE	FEBRUARY 6, 2018
	▲						HORIZ. 1" = 100'		DESIGNED	SSM					SHEET	1
	▲						VERT. 1" = N/A		DRAWN	JRO					OF	7
	▲								PROJ. ENGR.	SMP						
	NO.	DESCRIPTION	APPROD. ENGR.	DATE	APPROD. E.U.	DATE										

ATTACHEMENT "A"
Parking Reduction Request for Roseville 80 Building 3 (PL17-0295)

Description of Business

Building 3 is the proposed development of a 149,730 square foot building on approximately 9 acres of land located at 7901 Foothills Boulevard in Roseville, CA. The building will be designed for uses anticipated in the general plan designation for Light Industrial (manufacturing, processing, assembly, high technology, research and development and storage uses). This proposed project is to be built on a speculative basis and does not have confirmed tenants. However, based on our experience in the market with buildings of this nature, Panattoni expects Building 3 to have the following approximate hours of operation, employee counts and parking needs when operational:

Hours of operation:

Light industrial operations encompassing uses from manufacturing to storage and distribution typically maintain hours staggered by the stage of operation.

Receiving Hours 5:00 am – 3:00 pm

Shipping Hours 10:00 am – 8:00 pm

Inventory Hours 5:00 am – 5:00 pm

Employee information:

Again, depending on the nature of the use, Total Employee Count when facility is operational should range from approximately 60-100.

- Shift from 5:00 am to 2:00 pm = approximately 30% of the total
- Shift from 9:00 am to 5:00 pm = approximately 50% of the total
- Shift from 11:00 am to 8:00 pm = approximately 20% of the total

Parking needs:

Total parking needs for a project similar to Building 3 are projected at 104 stalls. In the event that tenant needs exceed that space, Panattoni has set aside an adjacent 41,382 SF of land to be converted to at least 51 additional stalls of automobile parking.

Description of Request

As proposed, the development will provide a total of 104 surface parking spaces. Under the Roseville Municipal Code, the total parking requirement for the building would be 150 spaces (*the Zoning Ordinance's Light Manufacturing parking standards of 1 space per 1,000 sf (149,730 sf of warehouse and office / 1,000 = 150 spaces)*). As a result, Panattoni is requesting a parking reduction for an individual use. The reduction requested is 46 spaces (or 30% of the parking requirement).

An alternative parking plan has been provided as part of this application as well which would provide a total of 155 surface parking stalls (an excess of 5 stalls above the Zoning Ordinance requirement). The alternative parking plan will be put into operation should the operational characteristics of the building require additional parking.

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JAN 05 2018

Planning Division

Description of Adjacent/nearby Businesses

North of this site a 303,800 SF industrial building is currently being built. The user for this building will be a distributor of medical supplies. This user will not have a storefront and the general public cannot come in and place orders. Hours of operation for this facility is expected to be from 5am-12am with a total employee count of 166 in three shifts. The plan for this site includes 200 parking stalls. Overflow parking issues at this site are not anticipated as the user will primarily operate with 50-100 employees per shift and no more than 1-2 customers per hour.

There is no on street parking available in the vicinity of the project or nearby sensitive receptors that would be negatively affected by overflow parking.

Parking Requirements:

- 1 space per 1,000 sf (Per Roseville Municipal Code-Title 19 Zoning)
- Building Square Footage= 149,730

Total Parking Spaces Required= 150 (149,730 sf of warehouse and office / 1,000 = 150 spaces)

Parking Proposed:

A total of 104 surface parking stalls are proposed.

An alternative parking plan has also been provided which would provide a total of 155 surface parking stalls. The alternative parking plan will be put into operation should the operational characteristics of the building require additional parking.