



AGENDA

March 14, 2019

PLANNING COMMISSION MEETING

7:00 p.m.

Council Chamber

311 Vernon Street

Roseville, California

www.roseville.ca.us

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENTS**
5. **CONSENT CALENDAR**
 - 5.1. Minutes of February 14, 2019

5.2. Minutes of February 28, 2019

6. REQUESTS/PRESENTATIONS

6.1. General Plan Amendment and Rezone – NIPA PCL 25 – Rezone and General Plan Amendment – 8701 Foothills Boulevard – File # PL18-0371

REQUEST

The applicant requests a Rezone and General Plan Amendment to change the zone and land use of two (2) existing parcels consisting of approximately 8.92 acres from Neighborhood Commercial to Light Industrial, to be consistent with the surrounding parcels.

Applicant: Greg Bardini, Morton & Pitalo, Inc.

Property Owner: Brett Baumgarten, Clearview 8035 Foothills Blvd, LLC

SUMMARY RECOMMENDATION

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

- A. Recommend the City Council consider the 2nd Addendum to the NIPA PCL 50 - Foothills Corporate Center Grading Plan Mitigated Negative Declaration;
- B. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map); and
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone.

6.2. Design Review Permit for Residential Subdivision – 7500 Foothills Boulevard – NWRSP PCL 11B – Liberty Village – File # PL18-0411

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision (DRRS) to review the architecture and modifications to the landscaping plan for a 53-lot subdivision known as Liberty Village. A DRRS was previously approved for this project (formerly known as Breton Village, File #2007PL-072), but the entitlement has since expired.

Applicant/Owner: Dave Kalemba, Taylor Morrison of California, LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to thirty-two (32) conditions of approval.

6.3. General Plan Amendment, Rezone, Design Review Permit, Lot Line Adjustment, and Tree Permit – 1650 Huntington Dr – INFILL PCL 93 & 196 – Huntington Senior Apartments – File # PL17-0247

REQUEST

The applicant proposes to construct a multi-family, senior, age-restricted (55+) apartment complex consisting of ten apartment buildings, which would include

48 one-bedroom units and 28 two-bedroom units, a community clubhouse, and associated parking. The applicant requests a General Plan Amendment to change the land use designation of the site from Community Commercial (CC) and Medium Density Residential (MDR) to High Density Residential (HDR), and a Rezone to change the zoning designation of the site from Planned Development 7 (PD 7) to Attached Housing (R3). The applicant also requests a Design Review Permit to approve the site design and architecture, a Tree Permit to authorize the removal of 33 oak trees, and a Lot Line Adjustment on the eastern side and northwestern corner of the site.

Applicant: Craig Miers, Craig Miers + George Scott Architects, LLP
Owner: Sayed and Talat Hussain

SUMMARY RECOMMENDATION

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

- A. Adopt the Huntington Senior Apartments Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Recommend the City Council approve the General Plan Amendment;
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- D. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-one (91) conditions of approval;
- E. Adopt the four (4) findings of fact and approve the Lot Line Adjustment subject to nine (9) conditions of approval; and
- F. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: Minutes of February 14, 2019
Contact: Lupe Nelson, lnelson@roseville.ca.us, (916) 774-5281

Meeting Date: 3/14/2019
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of February 14, 2019



AGENDA

February 14, 2019

PLANNING COMMISSION MEETING

7:00 p.m.

Council Chambers
311 Vernon Street
Roseville, California
www.roseville.ca.us

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENTS**
5. **REQUESTS/PRESENTATIONS**

5.1. Tentative Parcel Map – 300 Washington Blvd – DTSP PCL DT-4 – Main Street Plaza Apartments Tentative Map – File # PL19-0002

REQUEST

The applicant requests approval of a Tentative Parcel Map to allow the merging and re-subdivision of seven (7) parcels, totaling 1.15 acres, into two (2) parcels (Parcel 1: 0.576 acres, Parcel 2: 0.577 acres), with abandonment of right-of-way for a portion of Placer Street (between Guava Alley and Main Street) as well as easement dedications, consistent with Government Code Section 66499.20.2.

Applicant: Ryan Beaton, KPFF Consulting Engineers
Owner: City of Roseville, Main St Plaza LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to thirty-seven (37) conditions of approval.

6. BOARD MEMBER / COMMISSIONER / STAFF REPORT

7. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: Minutes of February 28, 2019
Contact: Lupe Nelson, lnelson@roseville.ca.us, (916) 774-5281

Meeting Date: 3/14/2019
Item #: 5.2.

ATTACHMENTS:

Description

Minutes of February 28, 2019



MINUTES

February 28, 2019

PLANNING COMMISSION MEETING

7:00 p.m.

Council Chambers
311 Vernon Street
Roseville, California
www.roseville.ca.us

1. CALL TO ORDER

Vice-Chair Caporusso called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Dohner, Jensen, Mendonsa, Caporusso

Absent: Brashears, Krafka

3. PLEDGE OF ALLEGIANCE

Commissioner Jensen led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Vice-Chair Caporusso opened the Public Comment period. Hearing none, Vice-Chair Caporusso closed the Public Comment period.

5. CONSENT CALENDAR

Motion by Robert Jensen, seconded by Tracy Mendonsa, to approve the Minutes of February 7, 2019. The Motion Passed.

Roll call vote: Ayes: Caporusso, Dohner, Jensen, Mendonsa

Absent: Brashears, Krafka

5.1. Minutes of February 7, 2019

6. REQUESTS/PRESENTATIONS

6.1. General Plan Amendment, Specific Plan Amendment, Rezone, Major Project Permit Stage 1 Modification, Major Project Permit Stage 2, Tree Permit, and Lot Line Adjustment – 1001 Creekside Ridge Drive – NCRSP Parcels 95 and 98A, Creekside C6 and C7 Retail – File #PL18-0060

REQUEST

The applicant requests approval of a General Plan Amendment and a Specific Plan Amendment to change the land use designation on Parcel 98A from Open Space to Regional Commercial, a Rezone to change the zoning designation on Parcel 98A from General Industrial (M2) to Regional Commercial (RC), a Major Project Permit Modification to add three retail buildings to the approved Creekside Center site plan, a Major Project Permit Stage 2 to approve the design of three retail buildings, a Tree Permit to encroach into the protected zone of several offsite native oak trees, and a Lot Line Adjustment to reconfigure the existing parcels.

Applicant – Tiffany Wilson, RSC Engineering, Inc.

Owner – Trey Gundlach, Allegiant Development Co., Inc.

SUMMARY RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Recommend that the City Council approve the General Plan Amendment (Text and Land Use Map);
- C. Recommend that the City Council approve the Specific Plan Amendment;
- D. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
- E. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to four (4) conditions of approval;
- F. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to ninety-eight (98) conditions of approval;
- G. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval; and
- H. Approve the Lot Line Adjustment subject to thirteen (13) conditions of approval.

Associate Planner, Charity Gold, presented the staff report.

Vice-Chair Caporusso opened the public hearing and invited comments from the applicant and/or audience.

Applicant representative, George Phillips, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion:

- Roseville Parkway entrance into project area.
- Roseville Parkway will be widened in the near future. Is the timeline known?
- Like the architectural design - refreshing and edgy.

- Appreciate the creativity of the building design.
- Good use of space.
- Traffic and parking concerns.

Motion by Commissioner Robert Jensen, seconded by Commission Kristine Dohner, to:

- A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Recommend that the City Council approve the General Plan Amendment (Text and Land Use Map);
- C. Recommend that the City Council approve the Specific Plan Amendment;
- D. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
- E. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to four (4) conditions of approval;
- F. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to ninety-seven (97) conditions of approval;
- G. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval; and
- H. Approve the Lot Line Adjustment subject to thirteen (13) conditions of approval.

Motion includes the following revised conditions to:

Major Project Permit Stage 2

Condition 4:

~~The applicant shall submit an application to the City for a monument sign on Roseville Parkway. The monument sign shall equally serve the properties at 1251 Roseville Parkway, 1253 Roseville Parkway, 1261 Roseville Parkway, and 1025 Creekside Ridge Drive. In accordance with the City Sign Ordinance, the applicant proposes to submit an application for a monument sign on Roseville Parkway. The applicant has proposed a monument sign to be located on parcel C7 that shall equally serve Parcels C6, C7, and 1025 Creekside Ridge Drive. A monument sign serving the three properties is consistent with the City Sign Ordinance. The final review and approval of the monument sign shall be through the Sign Permit process. (Planning)~~

Condition 25:

The site shall be accessed by a ~~35-foot~~ 30-foot wide A-7 driveway located on Roseville Parkway 185-feet east of Creekside Ridge Drive as measured from curb return to driveway centerline. This driveway shall be restricted to right turn ingress and egress movements only. (Engineering)

Condition 70:

~~The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)~~

Lot Line Adjustment

Condition 13:

~~Separate declaration of~~ Conditions, Covenants, and restrictions (CC&Rs) for each parcel shall be *provided and reviewed* ~~approved~~ by the City Attorney prior to the issuance of the Certificate of Compliance. The *City Attorney shall review the CC&R's and shall require the CC&R's to* include the following items as a *condition to the issuance of a Certificate of Compliance*:

- ~~a. Incorporation of the parcels into the existing Owners Association.~~
- a. *The common areas provide reciprocal access, parking and utilities (including drainage) for the mutual benefit of all parcels and all tenants. (Engineering)*
- b. *Language stating that access is to be granted for maintenance and repair of water and sewer services across lots that the utility crosses. (Environmental Utilities)*
- c. *A clause stating that the property owners within the project area shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville. (Alternative Transportation)*
- d. *A clause prohibiting the amendment, revision, or deletion of any sections in the CC&Rs required by these conditions of approval without prior written consent of the City Attorney.*

The Motion Passed.

Roll call vote: Ayes:, Dohner, Jensen, Mendonsa, Caporusso

Absent: Brashears, Krafka

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- A Planning Commission meeting will be held on March 14, 2019.
- The Villages at Kit Carson Way and the Play Care Commercial projects will be heard at the March 6, 2019 City Council meeting.
- The applicant for the Main Street Plaza Apartments has rescinded its appeal.
- The Dutch Bros. project appeal is scheduled for April 3, 2019.

8. ADJOURNMENT

Motion by Tracy Mendonsa, seconded by Kristine Dohner, to adjourn the meeting. The Motion Passed unanimously at 7:30 p.m. with a voice vote.



PLANNING COMMISSION COMMUNICATION

Title: General Plan Amendment and Rezone – NIPA PCL 25 – Rezone and General Plan Amendment – 8701 Foothills Boulevard – File # PL18-0371
Contact: Kinarik Shallow, kshallow@roseville.ca.us, (916) 746-1309

Meeting Date: 3/14/2019
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Exhibit A Addendum

Exhibit B GPA and Rezone

Exhibit C General Plan Change Pages

Exhibit D NIPA Change Pages

ITEM 6.1: **General Plan Amendment and Rezone – NIPA PCL 25 – Rezone and General Plan Amendment – 8701 Foothills Boulevard – File # PL18-0371**

REQUEST

The applicant requests a Rezone and General Plan Amendment to change the zone and land use of two (2) existing parcels consisting of approximately 8.92 acres from Neighborhood Commercial to Light Industrial, to be consistent with the surrounding parcels.

Applicant – Greg Bardini, Morton & Pitalo, Inc.
Property Owner – Brett Baumgarten, Clearview 8035 Foothills Blvd, LLC

SUMMARY RECOMMENDATION

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

- A. Recommend the City Council consider the 2nd Addendum to the NIPA PCL 50—Foothills Corporate Center Grading Plan Mitigated Negative Declaration;
- B. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map); and
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The approximately 8.92-acre project site consists of two vacant parcels located at 8701 and 8901 Foothills Boulevard, at the northeast intersection of Roseville Parkway and Foothills Boulevard (see Figure 1). The project site is located on Parcel 25 of the North Industrial Planning Area (NIPA) and has a zoning designation and General Plan land use designation of Neighborhood Commercial (NC). The North Industrial area is not subject to a specific plan, but is a recognized planning subarea of the City that was approved in 1995. It includes Design Guidelines, a land use table, and a land use map. The North Industrial area is intended primarily for industrial uses and employment centers, and consists of approximately 2,046 gross acres west of Washington Boulevard and north of the Northwest Roseville Specific Plan.

The project site is bordered by an office building to the north, an undeveloped Light Industrial (M1) parcel to the east, a self-storage facility to the south, and Foothills Boulevard to the west. The subject parcels originally had a zoning designation of Planned Development for Light Industrial and a land use designation of Light Industrial. City Council approved a Rezone and General Plan Amendment for the parcels in 1992 to change the zoning and land use to the current Neighborhood Commercial (NC) designation. At the time, it was thought that a commercial property would provide goods and services to support the large amount of industrial development in the vicinity. Since that time, there have been numerous land use changes to the area as well as commercial development at the Blue Oaks/Foothills intersection and at the Pleasant Grove/Foothills intersection. The industrial development within the NIPA will also be served by the future commercial development in Campus Oaks, located at the

Roseville Parkway/Blue Oaks intersection. This application will provide additional land for industrial uses within the City.

Figure 1: Project Location



The subject parcels were created as a result of a four-lot parcel map (File #2013PL-029) approved and ultimately recorded in 2013. The map included an Irrevocable Offer of Dedication for the extension of the future Roseville Parkway along the southern boundary of the project site, and the dedication of a 58-foot-wide right-of-way for the extension of Niblick Drive along the eastern project boundary (connecting to the rear of the existing FedEx property to the south). On October 11, 2012, a Major Grading Plan (File #2012PL-064) was approved which covered mass grading activities on all of the undeveloped property between Foothills Boulevard to the west, the train tracks to the east, the Niblick Drive stub to the north, and a point even with the southern Hewlett Packard driveway. The properties to the south have already been graded and developed consistent with the approved Grading Plan. The future Roseville Parkway extension has not been completed, but a segment of the roadway between Foothills Boulevard and Niblick Drive is constructed and complete with intersection improvements. The NIPA PCL 50—Foothills Corporate Center Grading Plan Mitigated Negative Declaration (SCH # 2012092002, certified October 11, 2012) covered the impacts of grading of the project site and the surrounding properties; an Addendum to that document was prepared for this project, and is included as Exhibit A to this staff report. This is the 2nd Addendum to the MND as an Addendum was also prepared in 2015 for the Roseville Self-Storage project located to the south of the subject parcels.

The proposed project includes a General Plan Amendment to change the land use from Neighborhood Commercial (NC) to Light Industrial (LI) and a Rezone to change the zone from Neighborhood Commercial (NC) to Light Industrial (M1). Modifications to the City's General Plan and NIPA land use tables and maps will be required to reflect the proposed changes. The zoning map would also be updated to reflect the proposed zone change. There is no specific use proposed with this project, and the project does not involve any construction or grading activities.

SITE INFORMATION

Location: 8701 and 8901 Foothills Boulevard; APNs 017-232-005-000 and 017-232-006-000

Total Size: ±8.92 acres

Topography and Setting: The project site is undeveloped and the topography is uneven and rolling. The site is dominated by non-native grasses; there are no trees on the site. The two parcels front onto Foothills Boulevard, which is a four-lane arterial roadway, and are surrounded by urban development to the north, west, and south, and an undeveloped M1 parcel to the east.

EVALUATION

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

- 1. *The public interest, health, safety, or welfare of the City, and***
- 2. *The General Plan and any applicable Specific Plan.***

The project involves changing the land use and zoning designation of approximately 8.92 acres from Neighborhood Commercial to Light Industrial. Approval of the land use amendments would require updates to the City's General Plan and the NIPA document. The land use maps and associated land use tables in the General Plan and NIPA document would be updated to be consistent with Council's action. Exhibit B includes the land use amendment and rezone plan; Exhibit C includes the proposed amended General Plan Land Use figure and change pages; and Exhibit D includes the change pages for the NIPA document. With the proposed land use amendment and rezone, the site would have the potential to be occupied by commercial and industrial uses as permitted in Section 19.14.020 of the Zoning Ordinance.

According to the City's General Plan, the Light Industrial (LI) land use allows for office, industrial, and research and development uses that generate very limited noise, vibration, odor, dust, smoke, light, or other pollutants, and are compatible with surrounding uses. The proposed land use amendment is compatible with the surrounding uses as the adjacent parcels also have a LI land use designation.

As discussed in the 2nd Addendum (Exhibit A), commercial uses result in a net increase of daily trips and peak hour trips when compared to light industrial uses. Based on this, it can be assumed that rezoning the property from NC to M1 would result in a lower traffic volume due to the potential types of uses. Additionally, the General Plan identifies that the LI land use is intended for uses that generate very limited noise. In regards to utilities, future development of the project site will be subject to review through the entitlement process to ensure adequate services are available. Thus, there are no impacts to traffic, noise, or utilities resulting from the proposed land use and zone change.

General Plan Amendment and Rezone Conclusion

The proposed rezone of the property to M1 will create an opportunity for a variety of light industrial uses that will be compatible with the surrounding properties. Consistent with the General Plan standards for the LI land use, the subject parcels are located adjacent to major roadways (i.e., Foothills Boulevard and Roseville Parkway) with convenient truck access to accommodate the needs of the businesses that require this land use. As such, the proposed project is consistent with the intent and objectives of the General Plan, and is consistent with the interest, health, safety, and welfare of the City.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on March 1, 2019 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and

to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received on the project.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted negative declarations, a 2nd Addendum to the NIPA PCL 50—Foothills Corporate Center Grading Plan Mitigated Negative Declaration (SCH # 2012092002, certified October 11, 2012) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project. No new environmental impacts are anticipated as a result of the proposed project. The 2nd Addendum plus the adopted Mitigated Negative Declaration and Initial Study are included as Exhibit A of this staff report.

RECOMMENDATION

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

- A. Recommend the City Council consider the **2nd Addendum to the NIPA PCL 50—Foothills Corporate Center Grading Plan Mitigated Negative Declaration**;
- B. Recommend the City Council approve the **GENERAL PLAN AMENDMENT (TEXT AND LAND USE MAP) – 8701 FOOTHILLS BOULEVARD – NIPA PCL 25 – REZONE AND GENERAL PLAN AMENDMENT – PL18-0371**; and
- C. Recommend the City Council adopt the two (2) findings of fact as stated in the staff report and approve the **REZONE – 8701 FOOTHILLS BOULEVARD – NIPA PCL 25 – REZONE AND GENERAL PLAN AMENDMENT – PL18-0371**.

EXHIBITS

- A. 2nd Addendum to the NIPA PCL 50—Foothills Corporate Center Grading Plan Mitigated Negative Declaration
- B. General Plan Amendment/Rezone Exhibit
- C. General Plan Change Pages
- D. NIPA Change Pages (3 sheets)

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



2nd ADDENDUM TO NIPA PCL 50 – FOOTHILLS CORPORATE CENTER GRADING PLAN MITIGATED NEGATIVE DECLARATION (SCH #2012092002, ADOPTED OCTOBER 11, 2012)

Project Title/File Number:	NIPA PCL 25 – Rezone and General Plan Amendment; PL18-0371
Project Location:	8701 and 8901 Foothills Boulevard
Project Description:	The applicant requests a Rezone and General Plan Amendment for two (2) existing parcels consisting of 8.16 net acres to change the zoning and General Plan land use designation from Neighborhood Commercial to Light Industrial to be consistent with the surrounding parcels.
Project Applicant:	Greg Bardini, Morton & Pitalo, Inc.
Property Owner:	Brett Baumgarten, Clearview 8035 Foothills Blvd., LLC
Lead Agency Contact:	Kinarik Shallow, Assistant Planner; (916) 746-1309

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

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PROJECT DESCRIPTION

Project Location

The 8.92±-acre project site consists of two vacant parcels located at 8701 and 8901 Foothills Boulevard, on the east side of Foothills Boulevard and near the southeast corner of Blue Oaks Boulevard and Foothills Boulevard (see Figure 1). The subject property is located on Parcel 25 of the North Industrial Planning Area (NIPA) and has a zoning designation and General Plan land use designation of Neighborhood Commercial (NC). The zoning and land use designations of the surrounding properties are shown in Table 1 below.

Figure 1: Project Location



Table 1: Adjacent Zoning and Land Use

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Neighborhood Commercial (NC)	NC	Undeveloped
North	Light Industrial (M1)	Light Industrial (LI)	Office
South	M1	LI	Self-Storage
East	M1	LI	Undeveloped
West	Light Industrial/Special Area (M1/SA)	LI	Industrial Facility

Background

The project site is located within the North Industrial Planning Area (NIPA) of the City of Roseville. The North Industrial area is not subject to a specific plan, but is a recognized planning subarea of the City that was approved in 1995. It includes Design Guidelines, a land use table, and a land use map. The North Industrial area is

intended primarily for industrial uses and employment centers, and consists of approximately 2,046 gross acres west of Washington Boulevard and north of the Northwest Roseville Specific Plan. The subject parcels originally had a zoning designation of Planned Development for Light Industrial and a land use designation of Light Industrial. City Council approved a Rezone and General Plan Amendment for the parcels in 1992 to change the zoning and land use to the current NC designation.

The subject parcels were part of a large lot subdivision map approved in 1992 (File #SUBD 91-11) intended to create a 14-lot business park (Lantech Business Center), followed by an extension and modification to the subdivision map in 1998 (File #SUBDEXT 91-11A and #SUBDMOD 91-11B); however, this map was never recorded. In 2013, a four-lot parcel map was approved (File #2013PL-029) and ultimately recorded, and it was this map which created the parcels on which the project is now proposed. The map included an Irrevocable Offer of Dedication for the extension of the future Roseville Parkway along the southern boundary of the project site, and the dedication of a 58-foot-wide right-of-way for the extension of Niblick Drive along the eastern project boundary (connecting to the rear of the existing FedEx property to the south).

On October 11, 2012, a Major Grading Plan (File #2012PL-064) was approved which covered mass grading activities on all of the undeveloped property between Foothills Boulevard to the west, the train tracks to the east, the Niblick Drive stub to the north, and a point even with the southern Hewlett Packard driveway. The NIPA PCL 50—Foothills Corporate Center Grading Plan Mitigated Negative Declaration (SCH # 2012092002, certified October 11, 2012) covered the impacts of grading of the project site and the surrounding properties (Attachment 1). The properties to the south have already been graded and developed consistent with the approved Grading Plan.

On August 20, 2015, a Design Review Permit (File #PL15-0058) was approved to allow the construction of the Roseville Self-Storage facility located to the south. As part of that project, an Addendum to the MND was prepared (Attachment 2). This project involved grading of the site, the construction of four self-storage buildings totaling approximately 106,000 square feet, the construction of a caretaker's residence and office of approximately 4,000 square feet, construction of frontage improvements, and the construction of a small portion of Niblick Drive on the eastern side of the site. Additionally, a portion of the Roseville Parkway extension was constructed between Foothills Boulevard and Niblick Drive to allow access to the site.

Environmental Setting

The project site is undeveloped and the topography is uneven and rolling. The site is dominated by non-native grasses; there are no trees on the site. The two parcels front onto Foothills Boulevard, which is a four-lane arterial roadway, and are surrounded by urban development to the north, west, and south, and an undeveloped M1 parcel to the east. A wetland delineation prepared for the MND concluded wetlands were present on the subject parcels and some of the surrounding properties. As previously mentioned, these features were approved to be filled through a Major Grading Plan that was approved by the Planning Commission on October 11, 2012. The future Roseville Parkway extension has not been completed, but a segment of the roadway between Foothills Boulevard and Niblick Drive is constructed and complete with intersection improvements.

Proposed Project

The proposed project includes rezoning two parcels from NC to M1 and amending the General Plan land use designation from NC to LI. This would allow the property to be developed with light industrial use types. No grading or buildings are proposed at this time. Approval of the project would require text and map changes to the City's General Plan and NIPA land use tables and map.

PURPOSE AND SCOPE OF ADDENDUM

As discussed in the Background section, a Mitigated Negative Declaration (MND) for the NIPA PCL 50—Foothills Corporate Center Grading Plan was adopted on October 11, 2012. The MND covered grading activities on the project site and the surrounding properties. The MND, supporting Initial Study, and related attachments are included as Attachment 1 of this Addendum. The adopted MND analyzed impacts related to aesthetics, agricultural and forestry resources, air quality and greenhouse gases, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems. The proposed project does not involve grading activities nor does it involve construction. The majority of impacts caused by a project occur due to the grading and construction work which disturbs the site, and thus the MND adequately covers the impacts of the proposed project.

The analyses below rely on the MND analysis with minor supplements or technical updates where appropriate. Most of the project impacts remain identical to the impacts of the MND because the proposed project only changes the allowable use types on the property, and does not change the grading assumptions for the site. Impacts to physical resources (such as agricultural land, biological resources, etc.) are based on the grading and development of an area, not on the proposed use types on the property. For other types of impacts which are affected by use type, the project reduces or maintains the same level of potential impacts.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

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

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

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

Do Proposed Changes Involve New Significant Impacts?

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

Any new Circumstances Involving New Impacts?

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

Any new Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either “yes” or “no” will be answered to indicate whether there is new

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

Mitigation Measures Implemented or Addressing Impacts

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

DISCUSSION AND MITIGATION SECTIONS**Discussion**

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

Mitigation Measures

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

Conclusions

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

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?	Page 6	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	None
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Same	No	No	No	None
Discussion: The project site does not abut and is not visible from any designated scenic vista or scenic highway. The MND analyzed the impacts of grading of the project site and considered them to be less than significant. This conclusion remains appropriate for the proposed project as it only involves a land use and zone change and does not include any aesthetic disruption such as grading. In the event of future construction on the site, the Findings of Fact for the CEQA Implementing Procedures indicate that compliance with the Zoning Ordinance, Subdivision Ordinance, Community Design Guidelines, and applicable Specific Plan Policies and/or Specific Plan Design Guidelines will prevent significant impacts related to construction of buildings in urban settings.					

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?	Page 7	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: The MND concluded there were no resources to be affected by grading and conversion of the site to urban uses. The project site is not used for agricultural purposes, does not include agricultural zoning, is not within or adjacent to one of the areas of the City designated as a protected farmland category on the Placer County Important Farmland map, is not within or adjacent to land within a Williamson Act Contract, and is not considered forest land. Based on this, the proposed project will have no impact on agricultural resources.					

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	Page 9	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	None
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	None
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
Discussion: The MND concluded that standard dust control and other construction measures would be sufficient to avoid construction impacts, and that Citywide measures for the control of greenhouse gases were likewise sufficient for both construction and operation of allowed uses on the site. The MND further found that there are no substantial odor-producers in the vicinity, and the probable uses on the site would not produce substantial odors. This conclusion remains appropriate for this project. An operational-level analysis of primary pollutants other than greenhouse gases was not performed, but is not necessary for the proposed project as the use of the property is not known at this time. Thus, impacts are less than significant.					

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?	Page 17	No	No	No	MM2
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	None
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	MM1
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: The MND included a Wetland Delineation and Special Status Species Assessment, as well as a Biological Opinion. It was determined that wetlands were present, and the US Fish and Wildlife Services determined the grading plan included the potential to affect listed vernal pool crustaceans. As a result, mitigation measures were added to ensure impacts would be less than significant. These measures consisted of wetland compensation (MM1) and special status species surveys/mitigation (MM2). Subsequent to approval of the grading plan, Section 404 and Section 401 permits were issued that permitted fill of the wetlands. There is no grading or construction involved with the proposed project; thus, the mitigation measures do not apply. The project will have no new impact on biological resources.					

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?	Page 18	No	No	No	MM3
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Same	No	No	No	MM3
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Same	No	No	No	MM3
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	Same	No	No	No	MM3
Discussion: The MND discussed the potential for subsurface remains or deposits to be found on the site, and included a mitigation measure requiring a cessation of work should any item of cultural interest be found. The mitigation was found to render potential impacts less than significant. This conclusion remains appropriate for this project. Mitigation Measures: MM3—In the event of the discovery of buried paleontological, archaeological, or historic deposits, project activities in the vicinity of the find shall be temporarily halted and a qualified archaeologist consulted to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. If human remains are found, the Placer County Coroner's Office shall be contacted immediately. The Coroner shall contact the Native American Heritage Commission, which shall notify the appropriate descendant.					

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:	Page 19	No	No	No	None
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	Same	No	No	No	None
ii) Strong seismic ground shaking?	Same	No	No	No	None
iii) Seismic-related ground failure, including liquefaction?	Same	No	No	No	None
iv) Landslides?	Same	No	No	No	None
b) Result in substantial soil erosion or the loss of topsoil?	Same	No	No	No	None
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Same	No	No	No	None
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Same	No	No	No	None

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Same	No	No	No	None
Discussion: The project site is located in Roseville, Placer County. The California Department of Mines and Geology classifies the South Placer area as a low severity earthquake zone. Therefore, the project will not expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides. The MND concluded that compliance with existing regulations and permit requirements would be sufficient to avoid impacts of grading with respect to soils. Thus, impacts associated with disruption, displacement, and compaction of soils associated with the development was considered to be less than significant. The proposed project does not involve grading and would not result in additional impacts. A review of the Natural Resources Conservation Service Soil Survey for Placer County, accessed via the Web Soil Survey (http://websoilsurvey.nrcs.usda.gov/app/), indicates that the soil on the site is Cometa-Fiddymet complex, 1 to 5 percent slopes, which is not listed as geologically unstable or sensitive. No septic tanks are proposed as part of this project.					

VII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Not applicable.	No	No	No	None
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Not applicable.	No	No	No	None
Discussion: The General Plan includes policies which require greenhouse gas (GHG) emissions reduction. A list of City initiated measures to reduce GHG's are included in the City of Roseville Utility Operations. The MND concluded that the Citywide measures for the control of GHGs					

were likewise sufficient for both construction and operation of allowed uses on the site; impacts were considered to be less than significant. The proposed project does not result in any new impacts related to this criteria.

VIII. 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?	Page 21	No	No	No	None
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Same	No	No	No	None
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Same	No	No	No	None
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Same	No	No	No	None
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard 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 MND concluded that existing regulations and permits would prevent significant impacts as it relates to construction activities on the site, but did not discuss operations because the impact is highly dependent on the specific type of use. Per the General Plan, the light industrial land use is applied to lands reserved for office, industrial, and research and development uses that generate very limited noise, vibration, odor, dust, smoke, light, or other pollutants. The use of the project site is not known at this time, though future projects proposed on the site would be subject to environmental review per CEQA. As such, the proposed Rezone and GPA of the property would not result in significant impacts related to this topic.

The project is not located on a state-listed hazardous site and is not within the boundaries of an airport land use plan or in the vicinity of a private airstrip. The site is located within an area currently receiving City emergency services and it will not increase the demand for emergency services; thus, the project will have a less than significant impact to the City's Emergency Response or Management Plans. The project site is in an urban area and would not expose people to any risk from wildland fire. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

IX. 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?	Page 23	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	None
f) Otherwise substantially degrade water quality?	Same	No	No	No	None

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: The MND indicated that there would be no impact with respect to flooding, and that existing regulations and permits would ensure that water quality and stormwater impacts would be less than significant. This conclusion remains appropriate for this project.

X. 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?	Page 24	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 proposed project will not physically divide an established community. The project will convert approximately 8.16 acres of land designated for neighborhood commercial uses to light industrial uses. The proposed land use and zone is consistent with the surrounding light industrial properties. Additionally, the project site is located within the North Industrial Planning Area, a planning subarea of the City designated for industrial uses. The MND discussed that the General Plan contains policies designed to avoid the loss of wetland areas. The MND included mitigation measures designed to compensate for the loss of wetlands and concluded that grading of the project site would not have an impact on land use and planning efforts. The proposed project will not conflict with the policies adopted for the purpose of avoiding or mitigating an environmental effect. There are no Habitat Conservation Plans or Natural Community Conservation Plans covering the project site. Therefore, no impact will occur.					

XI. 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?	Page 24	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 MND indicated there are no significant mineral resources in the area and the 2015 Addendum reiterated that conclusion. The conclusion also remains appropriate for this project.					

XII. 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?	Page 25	No	No	No	None
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	Same	No	No	No	None

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: The MND addressed construction noise as it relates to grading activities, and found the impact to be less than significant. The 2015 Addendum addressed operational noise as it relates to the self-storage facility and determined it is not a noise-generating use. The proposed project does not involve construction or development activities; thus, no impact will occur.

The project site is located adjacent to Foothills Boulevard, which is identified as a transportation noise source in the City's General Plan Noise Element. According to the General Plan, the project site is within the 60 L_{dn} noise contour for both existing roadways and future roadways (City of Roseville 2015, Figure IX-1 and Figure IX-2). The closest sensitive receptors are approximately 1,700 feet from the project site. The project is not within an airport land use plan or within two miles of a public or public use airport, and there are also no private airstrips in the vicinity of the project area.

With the proposed project, the site would have the potential to be occupied by commercial and industrial uses as permitted in Section 19.14.020 of the Zoning Ordinance; however, there is no specific use proposed with this project. The potential commercial and industrial uses on the site would not be subject to the maximum noise exposure limits because the General Plan considers those uses less sensitive to noise exposure. Based on this, impacts are less than significant.

XIII. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Page 26	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 proposed project will amend the General Plan land use designation of the subject parcels from Neighborhood Commercial (NC) to Light Industrial (LI), and will also changing the zoning designation from Neighborhood Commercial (NC) to Light Industrial (M1). The proposal is not a housing-related project, does not induce growth beyond that anticipated in the General Plan EIR, and does not displace any existing housing. No housing exists on the project site; therefore, there would be no impact with respect to these criteria.					

XIV. 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?	Page 26	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 MND discussed that the City's General Plan EIR identifies and adopts mitigation for impacts to public services, including police and fire protection, wastewater services, and solid waste disposal. The proposed project will not increase the need for public services and utilities beyond that identified in the General Plan EIR, and the impact is considered less than significant.					

XV. 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?	Page 27	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 project involves a change in land use and zoning from Neighborhood Commercial to Light Industrial, which would allow the property to be developed with industrial uses. The MND determined adequate facilities are located within the project area. The 2015 Addendum also concluded that development of an industrial property does not result in any additional recreational facility demand. This conclusion remains appropriate for this project.					

XVI. 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?	Page 28	No	No	No	None
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 MND identified short term traffic impacts from grading equipment being brought to the site, however the impacts were considered to be minor. The current project proposes a rezone of the site from NC to M1, which would allow for light industrial use types. Prior to the current NC zoning designation of the site, the subject parcels had a zoning designation of Planned Development for Light Industrial uses and were anticipated to be part of a larger business center. The parcels were rezoned to NC in 1992. As part of that rezone, a Traffic Impact Technical Analysis was prepared to identify traffic impacts (Attachment 3). The analysis concluded that commercial uses result in a net increase of daily trips and peak hour trips when compared to light industrial uses. Based on this, it can be assumed that rezoning the property to M1 would result in a lower traffic volume due to the potential types of uses. Thus, impacts are less than significant. There are no airports located in proximity to the site; thus, the project will not result in a change to air traffic patterns. The project does not include the construction of new roadways or street connections. As such, it will not result in increasing hazards or impacting emergency access. The project will not conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or decrease the performance or safety of these facilities.					

XVII. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Not applicable.				No

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	Not applicable.	No	No	No	No
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.	Not applicable.	No	No	No	No

Discussion: In addition to archeological resources, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe.

This section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached, but cultural resources were addressed in that document. Notice of the proposed project was mailed to tribes which had requested such notice pursuant to AB 52 and SB 18. A request for consultation was received by the United Auburn Indian Community (UAIC) on November 13, 2018, and staff responded to the request on November 26, 2018 with information on the status of the project and a request for a meeting. The UAIC determined they had no concerns about the change in zoning and land use since no grading will occur at this time; consultation was subsequently concluded on February 5, 2019. The previously applied mitigation relating to cultural resources should be adequate to address potential impacts of the project (see Mitigation Measure MM3 below).

Mitigation Measure: MM3—In the event of the discovery of buried paleontological, archaeological or historic deposits, project activities in the vicinity of the find shall be temporarily halted and a qualified archaeologist consulted to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. If human remains are found, the Placer County Coroner's office shall be contacted immediately. The Coroner shall contact the Native American Heritage commission, which shall notify the appropriate descendant.

XVIII. 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?	Page 28	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	None
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 MND addressed only grading impacts and determined there were no impacts on utilities. The proposed project was routed to various City departments and utility agencies for review. No impacts resulting from the proposed land use and zone changes were identified. Future development of the project site will be reviewed by the City's Engineering Division, Environmental Utilities, Roseville Electric, and PG&E to ensure adequate services are available and for compliance with applicable statutes and regulations.

XIX. 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?	Page 30	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: Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the General Plan EIR, and mitigation measures have already been incorporated. With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this chapter, and permit conditions, the proposed project will not have a significant impact on the habitat of any plant or animal species. Based on the foregoing, the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that 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 2nd Addendum to the NIPA PCL 50 – Foothills Corporate Center Grading Plan Mitigated Negative Declaration (SCH # 2012092002, certified October 11, 2012), the Lead Agency makes the following findings:

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

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

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

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

Addendum Prepared by:



Kinarik Shallow, Assistant Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. NIPA PCL 50—Foothills Corporate Center Grading Plan Mitigated Negative Declaration
2. Addendum to the NIPA PCL 50—Foothills Corporate Center Grading Plan Mitigated Negative Declaration
3. Traffic Impact Technical Analysis for Lantech Business Center



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title/File Number: NIPA PCL 50 – Foothills Corporate Center Grading Plan

Project Location: 8501 Foothills Bl.; Roseville; Placer County; APN: 017-230-014-000

Project Description: The applicant requests approval of a Major Grading Plan that would allow rough grading of the site and seasonal wetlands on the site to be filled.

Project Applicant: Greg Bardini, Morton & Pitalo, Inc.; (916) 984-7621; 75 Iron Point Circle #120, Folsom, CA 95630

Property Owner: Daisy Stires, Sterling Savings Bank ; (509) 227-0960 ; 111 North Wall St., Spokane, WA 99026

Lead Agency Contract Person: Derek Ogden, Associate Planner

DECLARATION: *The Planning Director has determined that the above project will have no significant effect on the environment and therefore does not require preparation of an Environmental Impact Report. The determination is based on the following findings:*

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

Copies of the proposed Mitigated Negative Declaration and all documents referenced therein are available for review by members of the public at the City of Roseville, Planning Department, 311 Vernon Street, Roseville, CA 95678, during the normal business hours of 8 am to 5 pm, Monday through Friday.

Written comments shall be submitted no later than October 5, 2012, which is 30 days from the start of the posting date of September 5, 2012.

POSTING PERIOD: September 5, 2012 to October 5, 2012

SUBMIT COMMENTS TO:

Roseville Planning Department
Attn: Derek Ogden
311 Vernon Street
Roseville, CA 95678

Initial Study Prepared by:



Derek Ogden, Associate Planner

The public hearing regarding the project will be held on October 11, 2012 at 7:00 p.m. before the Planning Commission. The hearing will be held in the City of Roseville Council Chambers located at 311 Vernon Street, Roseville, California.

NOTE TO PLACER COUNTY CLERK: Please mail the original of this document back to the Roseville City Clerk at 311 Vernon Street, Suite 208, Roseville, CA 95678.

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number:	NIPA PCL 50 – Foothills Corporate Center Grading Plan
Project Location:	8501 Foothills Bl.; Roseville; Placer County; APN: 017-230-014-000
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Lead Agency Contact Person:	Derek Ogden, Associate Planner - City of Roseville; (916) 774-5276

This initial study has been prepared to identify and assess the anticipated environmental impacts of the above described project application. The document relies on previous environmental documents (see Attachments) and site-specific studies prepared to address in detail the effects or impacts associated with the project. Where documents were submitted by consultants working for the applicant, City staff reviewed such documents in order to determine whether, based on their own professional judgment and expertise, staff found such documents to be credible and persuasive. Staff has only relied on documents that reflect their independent judgment, and has not accepted at face value representations made by consultants for the applicant.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The initial study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a negative declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures to which the applicant agrees, the impact will be reduced to a less than significant effect, a mitigated negative declaration shall be prepared.

Because the proposed project is consistent with the City's General Plan, for which an EIR was prepared, the project is subject to the streamlining provisions of CEQA Guidelines Section 15183.

Under that section, certain categories of impacts can be exempt from CEQA, including significant effects of projects that were previously disclosed in a General Plan EIR. (See CEQA Guidelines, § 15183, subd. (b)(2).) In general, project-specific review under that section is focused on “project-specific significant impacts which are peculiar to the project or its site.” (*Id.*, subd. (a).) Notably, “[a]n effect of a project on the environment shall not be considered peculiar to the project or the parcel . . . if uniformly applied development policies or standards have been previously adopted by the city . . . with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.” (*Id.*, subd. (f).).

In reviewing the site specific information provided for this project, the City of Roseville Planning Department has analyzed the potential environmental impacts created by this project and determined that with mitigation the impacts are less than significant. As demonstrated in the initial study checklist, there are no “project specific significant effects which are peculiar to the project or site” that cannot be reduced to less than significant effects through mitigation (CEQA Section 15183) and therefore an additional EIR **is not** required. Therefore, **on the basis of the following initial evaluation**, we find that the proposed project **could not** have a significant effect on the environment, and a **Mitigated Negative Declaration** will be prepared.

Prepared by: Derek Ogden
Derek Ogden, Associate Planner

Date: 9/5/12

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PROJECT DESCRIPTION

Project Location

The project site is located at 8501 Foothills Bl. The site is physically located on the eastern side of Foothills Bl. in between Foothills Bl. and Washington Bl. (see Figure1).

Setting

The project site is approximately 60 acres and is primarily rolling grasslands with a single ephemeral drainage swale that traverses the property in the northern portion of the site. There are several other wetland features including vernal pools, seasonal wetlands and seasonal wetland swales on the property. Approximately .28 acres of seasonal wetlands and drainage areas exist on the site. In addition, a public utility easement exists along the southern property line where existing overhead electric lines are located.

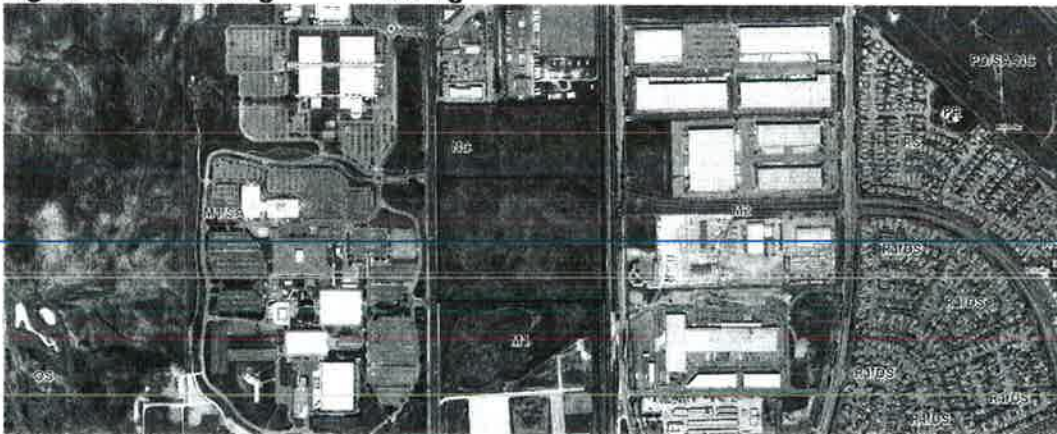
The majority of the property has a zoning designation of Light Industrial (M1) and a General Plan land use designation of Light Industrial (LI) (Figure 1). A portion of the property in the northwestern corner of the site has a zoning designation of Neighborhood Commercial (NC).

Surrounding Zoning and Land Use

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Light Industrial (M1) & Neighborhood Commercial (NC)	Light Industrial (LI) & Neighborhood Commercial (NC)	vacant
North	M1	LI	Office/ Industrial Complex
South	M1	LI	Telefunken Campus (vacant land immediately south)
East	M2	Industrial (IND)	Industrial Complex
West	M1/SA	LI	Hewlett Packard Campus

The current request is to prepare the site for future development by rough grading the property and filling the .28 acres of wetland areas on the site. The City's Grading Ordinance requires approval of a Major Grading Plan when a project will impact natural features such as wetlands or native oak trees.

Figure 1: Surrounding Uses & Zoning



UNIFORMLY APPLIED POLICIES AND STANDARDS

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

- City of Roseville CEQA Implementing Procedures
- City of Roseville General Plan Policies
- City of Roseville Zoning Ordinance (RMC Title 19)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee (Resolution 2008-02)
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee (Resolution 09-05)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- City of Roseville Improvement Standards (Resolution 02-37)
- City of Roseville Construction Standards (Resolution 01-208)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Subdivision Ordinance (RMC Title 18)
- Community Design Guidelines (Resolution 95-347)
- Specific Plan Design Guidelines:
 - Development Guidelines Del Webb Specific Plan (Resolution 96-330)
 - North Central Roseville Specific Plan and Landscape Design Guidelines (Resolution 90-170)
 - North Roseville Specific Plan and Design Guidelines (Resolution 00-432)
 - Northeast Roseville Specific Plan (Olympus Pointe) Signage Guidelines (Resolution 89-42)
 - North Roseville Area Design Guidelines (Resolution 92-226)
 - Northeast Roseville Specific Plan Landscape Design Guidelines (Resolution 87-31)
 - Southeast Roseville Specific Plan Landscape Design Guidelines (Resolution 88-51)
 - Stoneridge Specific Plan and Design Guidelines (Resolution 98-53)
 - West Roseville Specific Plan (Resolution #04-38)

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

EXPLANATION OF INITIAL STUDY CHECKLIST

The California Environmental Quality Act (CEQA) Guidelines recommend that lead agencies use an Initial Study Checklist to determine potential impacts of the proposed project to the physical environment. The Initial Study Checklist provides a list of questions concerning a comprehensive array

of environmental issue areas potentially affected by this project. This section of the Initial Study incorporates a portion of Appendix "G" Environmental Checklist Form, contained in the CEQA Guidelines.

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

- 1) A "Potentially Significant Impact" is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument based on substantial evidence can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the project. When one or more "Potentially Significant Impact" entries are made, an EIR is required.
- 2) A "Potentially Significant Unless Mitigation Incorporated" answer is appropriate where the applicant has agreed to incorporate a mitigation measure to reduce an impact from "Potentially Significant" to a "Less than Significant." For instance, impacts to flood waters could be reduced from a "potentially significant impact" to a "less than significant impact" by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. Mitigation Measures are identified as MM followed by a number.
- 3) A "Less Than Significant Impact" answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or that the application of development policies and standards to the project will reduce the impact(s) to a less than significant level. For instance, the application of the City's Improvement Standards reduces potential erosion impacts to a less than significant impact.
- 4) A "No Impact" answer is appropriate where it can be clearly seen that the impact at hand does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area will clearly not have an adverse effect on agricultural resources or operations.

All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited in the parentheses following each response. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

INITIAL STUDY CHECKLIST

I. Aesthetics

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
to, trees, rock outcroppings, and historic buildings within a state scenic highway?				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Discussion of Checklist Answers:

a-c) The project site does not abut and is not visible from any designated scenic vista or scenic highway. The project will involve grading a vacant parcel that has been anticipated for development by both the NIPA and the General Plan. The General Plan EIR identified that the conversion of an undeveloped parcel to urban development as an unavoidable significant impact for which the City Council also adopted a statement of overriding considerations. The site is now surrounded by development. Since the setting is now an urban environment, contour grading on the site is considered a less than significant impact.

d) Light and glare will not increase above the existing condition. The proposed project will only involve minor grading and the City's Improvement Standards require the areas where grading will occur to be covered with an erosion control seed mixture that will help to prevent degradation of views of the property.

Aesthetic impacts will be less than significant.

II. Agricultural & Forestry Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to				X

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

Discussion of Checklist Answers:

a, e) The subject property contains no prime farmland, unique farmland, or farmland of statewide importance or active agricultural operations. The Special Status species assessment prepared for the Foothills Corporate Center (Attachment 1) identified the soil type in the project area as Cometa-Fiddymet Complex. This soil type is not listed as a high quality soil that supports agriculture. Therefore there will be no impact to farmlands and no mitigation is required.

b) The subject property is not currently under a Williamson Act contract or zoned for agricultural use. Development of the proposed project will not conflict with existing zoning for agriculture use or an active Williamson Act contract and no mitigation is required.

c- e) The project site does not support any forest resources and the land is not zoned for forestry activities or timberland. The project would have no impacts to forest resources. No mitigation is required.

No agricultural or forestry resources are present on the site. Therefore, the proposed project will not have an impact on agricultural or forestry resources.

III. Air Quality and Greenhouse Gases

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	
f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion of Checklist Answers:

A-E): California Clean Air Act Requirements

The City of Roseville, along with the south Placer County area, is located in the Sacramento Air Quality Maintenance Area (SAQMA). Under the California Clean Air Act, Placer County has been designated a "serious non-attainment" area for ozone and a "non-attainment" area for PM10 (particulate matter less than 10 microns in diameter). The Placer County Air Pollution Control District (PCAPCD) is responsible for administration of state and federal air quality standards. In 1991, the PCAPCD adopted its first Air Quality Attainment Plan (AQAP). The AQAP is required by the California Clean Air Act (CCAA), and is designed to bring Placer County into compliance with state ozone standards, which are generally more stringent than current federal ambient standards.

Federal Clean Air Act Requirements

Under the Federal Clean Air Act, Placer County is designated as a severe non-attainment area for ozone, and is an attainment area for the federal PM10 standards, and other criteria pollutants. The City of Roseville, along with the south Placer County area, is located in the Sacramento Air Quality Maintenance Area (SAQMA). The Sacramento Area Council of Governments (SACOG), in conjunction with SAQMA air quality management districts, and the California Air Resources Board, developed the SAQMA portion of

the State Implementation Plan (SIP). The SIP is required to demonstrate compliance with the Federal Clean Air Act Amendments. The U.S. EPA approved the SIP in 1996, and the SAQMA has since been operating under the SIP control measures.

This project alone does not have a potential to significantly degrade air quality. However, the incremental impacts associated with this project considered cumulatively with the incremental impacts of other projects will degrade air quality. The General Plan EIR has assessed the impacts to air quality from development of the parcel in its cumulative impact analyses. The General Plan EIR found that the significant adverse air quality impacts cannot be mitigated to a less than significant level even with the mitigation measures proposed. Addressing the unmitigatable cumulative impacts to air quality, the EIR adopted findings of overriding consideration. However, CEQA requires that reductions in adverse project impacts be made, where it is feasible to do so.

Short term impacts to air quality can be expected in association with construction activities. These impacts are primarily associated with construction activities and the increased potential for dust and wind driven erosion of soils. Particulate matter resulting from construction dust will be reduced by implementing standard dust control measures on the job site as part of an erosion control plan. The grading permit and on-site inspection by the Public Works Department will ensure appropriate dust control measures, such as watering are done to reduce short-term air quality impacts. Vehicle exhaust, produced during project construction, could temporarily contribute to the deterioration of ambient air quality. Diesel fuel fumes from construction equipment may be noticeable in the vicinity of the site; however, this is a short-term effect. All equipment must comply with California emissions standards.

This project remains consistent with the development scenarios modeled for the General Plan EIR and the findings and statement of overriding considerations adopted by the City for the General Plan EIR.

There are no sensitive receptors located in the vicinity of the project site. The project does not include components with the potential to create significant objectionable odors. No significant impact associated with odor would result from the project.

F & G) The State has adopted several policies and regulations for the purpose of reducing GHG emissions. The most stringent of these is Assembly Bill 32 (AB 32), which is designated to reduce statewide GHG emissions to 1990 levels by 2020. The City of Roseville has been proactive in improving air quality and reducing GHG's through the following measures:

General Plan

The City of Roseville General Plan was updated in 2008 to specifically identify policies that reduce greenhouse gas emissions. These policies, which address global climate change by requiring greenhouse gas emissions reduction, conserving energy and resources and by addressing the potential impact of climate change (e.g., the flood protection policies) are identified in the General Plan with a leaf symbol.

City of Roseville Operations

Utility Operations: The following is a list of City initiated measures to reduce GHG's that are included in the City of Roseville Utility Operations:

- The Water Treatment, Water Distribution, Storm Water, Wastewater Treatment, Wastewater Collection, and Recycled Water facilities are the primary divisions in the Environmental Utilities Department that are affected by the implementation of the energy efficiency standards listed below.
- Automatic Process Controls Systems: There are numerous benefits of automatic process control systems. Two of the chief benefits are chemical and energy savings. Savings of 20% in chemical and energy consumption with a payback period of 2 years are not uncommon.

- Reduced chemical usage is achieved automatically by varying the chemicals delivered to the process to precisely match the amount of chemical needed. The reduced chemical consumption also achieves the benefit of reducing shipments of chemicals to the facility, reducing pumping costs, and less wear and tear on chemical systems due to excessive operation. All of the chemical control systems in Environmental Utilities utilize automatic process control systems.
- Reduction in electricity consumption is achieved via automatic process controls since the automated system will only operate equipment that is needed for current process conditions. The system constantly evaluates the equipment that is required to control the processes and turns on or off equipment as necessary to maintain permit and regulatory compliance. In addition to turning on and off equipment, many of the motors on process equipment are equipped to vary their speed automatically with variable frequency drives. The variable frequency drives will automatically vary the speed of a pump or other device to match the exact speed required for the process. All capital improvement projects for Environmental Utilities since 1994 utilize automatic process control systems.
- Variable Frequency Drives: Variable frequency drives is a system used to vary the speed of rotating equipment rather than running it at full speed, thereby reducing energy consumption.
- The majority of variable frequency drive applications are for pumps and fans. The savings is largest for them since the theoretical power required varies with the cube of the speed of the equipment. The Energy and Water Management Report conducted by Xenergy in 2001 revealed no additional treatment processes would benefit by addition of variable frequency drives at our treatment facilities since Environmental Utilities had already properly assessed their treatment systems. Each treatment process continues to be evaluated during design to determine whether variable frequency drives will provide a benefit.
- Soft Starters: Soft Starters are utilized to reduce the initial inrush of current that occurs when a city vehicle motor is started.
- Typical starting current for a motor ranges from ten to thirteen times the normal operating current. With the use of soft starters, the starting current is typically reduced to two to three times the normal operating current. Roseville Electric is required to have reserve power available at all times to allow for the extra current demands created by the motors and other loads in the City. Use of soft starters reduces the peak current demand on Roseville Electric and also has the benefit of reducing mechanical and electrical stresses on the affected equipment.
- Premium Efficiency Motors: Electric motors account for majority of the energy costs for Environmental Utilities facilities.
- In 1992 the National Electrical Manufacturers Association standardized the criteria for labeling motors as “premium efficiency”. This label could only be applied to motors that meet stringent criteria for efficiency standards. These efficiencies translate into reduced energy consumption for each motor, and the increased cost of these motors typically has a payback from a few months to a couple of years. Environmental Utilities has required the use of premium efficiency motor for all new replacement motors since 1998.
- Heating Ventilation and Air Conditioning (HVAC) and Lighting Systems: Less than three percent of electricity consumed in the water and wastewater treatment process is due to HVAC and lighting.
- Environmental Utilities meets or exceeds California Code of Regulations Title 24 energy efficiency standards. These efficiencies include use of occupancy sensors for indoor lighting, photocells for outdoor lighting, and programmable thermostats for HVAC systems.

In addition to all of the minimum requirements listed above, Environmental Utilities is partnering with Roseville Electric to investigate new and emerging technologies to reduce the overall electrical consumption by Environmental Utilities. Some of the programs currently being analyzed or

implemented include installation of solar panel grids, wastewater treatment gas powered fuel cells and low pressure-high output ultraviolet disinfection systems for the wastewater treatment facilities.

Diesel Emissions Control Systems (DECS): Twenty-Three (23) solid waste collection trucks and nine (9) diesel transit buses have been retrofitted with DECS reducing the diesel particulate material (PM) by 85% and Nitrogen Oxides (NOx) by 25% for each vehicle.

Ultra Low Sulfur Diesel (ULSD): The City of Roseville has been using ULSD for over two years on its transit fleet and it is now used exclusively by all fleet diesel engines.

Compressed Natural Gas (CNG) Fuel: Nine (9) transit buses and one (2) passenger van operate on CNG fuel.

Hybrid Vehicles: Currently there are four (4) hybrid vehicles in the City's fleet and the City is looking to add more this year.

Biodiesel: Vehicle Maintenance has entered into discussions with area users and distributors to look at the cost/benefit of using biodiesel within the city's diesel fleet.

Traffic Signal-head Retrofits: Over the past 6 years, Roseville has installed or converted 2,539 traffic signal heads, 914-pedestrian signal heads, and 16 internally illuminated street name signs from traditional incandescent light bulbs to energy efficient LED's (Light Emitting Diodes). This change resulted in a 300,900 kWh (kilowatt hour) monthly reduction in energy consumption (3,610,548 kWh annually). Thanks to the LED changeover, the City saves over \$24,900 a month in energy costs – almost \$300,000 a year.

Traffic Signal Coordination: Roseville has 16 roadway segments that are coordinated at various times throughout the day. Out of the 150 existing traffic signals within the city, 87 signals are coordinated – about 58% of all traffic signals in Roseville. Coordinated traffic signals help deter emissions normally created by vehicles through reduced vehicle idling, acceleration and deceleration. It also contributes to increased vehicle fuel economy for the motoring public. Studies have documented a 20% overall reduction in total delay on the coordinated corridors.

Asphalt Recycling: The City's Street Maintenance Division reduces emissions by recycling asphalt materials replaced during maintenance on roadways. Recycled asphalt is reused as base material for overflow parking lots and roadway repairs. This practice saves money and avoids emissions created by asphalt processing.

Climate Action Initiatives

In September 2006, City Council took a major step toward charting a course for a greener and more sustainable Roseville by adopting the National Action Plan for Energy Efficiency and the guiding principles for Greenhouse Gas Reduction Goals. Roseville joined the California Climate Action Registry in 2006 as well.

- **National Action Plan for Energy Efficiency** – In 2006, the United States Environmental Protection Agency (EPA) and Department of Energy (DOE) co-sponsored the National Action Plan for Energy Efficiency (the Action Plan). The Action Plan presents policy recommendations for creating a sustainable, aggressive national commitment to energy efficiency through gas and electric utilities and partner organizations. Such a commitment could save Americans many billions of dollars on energy bills over the next 10 to 15 years, contribute to energy security, and improve our environment. Roseville has adopted the principles of the Action Plan.
- **Climate Action Registry** – Roseville Electric joined the California Climate Action Registry (CCAR) in late 2006. As a member, Roseville Electric compiled and reported its Green House Gas (GHG)

emissions. Roseville Electric's first filing only reported CO₂. All filings subsequent to 2008 report the six Kyoto gases (carbon dioxide, methane, nitrous oxide, hydro fluorocarbons, per fluorocarbons, and sulfur hexafluoride) to the extent Roseville Electric is a producer of the respective gas.

- **Greenhouse Gas Goals** – Roseville Electric is actively monitoring and participating in the efforts of the California Air Resources Board as it implements the "The California Global Warming Solutions Act of 2006," or AB32.
- **Renewable Portfolio (RPS)** – The Roseville Electric Renewable Portfolio Standard requires 20% renewable power resources in Roseville Electric's power portfolio. For over 20 years, the City of Roseville has used renewable energy resources to meet a portion of its customer's needs with its ownership participation in the Northern California Power Agency projects: Collierville hydroelectric facility (1990); geothermal facilities (1983 & 1985 or Plans 1 & 2, respectively); and its purchased power from the Federal entity Western Area Power Administration – Sierra Nevada Region Central Valley Project hydroelectric system. In addition, power is purchased from the landfill gas facility in Lincoln Landfill. The project uses landfill gas, which is mostly methane, to produce electricity instead of allowing the gas to vent into the atmosphere or burned through flaring. Each ton of methane has the equivalent effect of 21 tons of carbon dioxide in its global warming potential. In 2006, these projects, as well as other power purchases served approximately 45% of Roseville's electrical needs. When compared to conventional fossil fuel generation, the output from these renewable sources avoids the projection of 266 million pounds of CO₂ which has the environmental impact of removing 26,176 cars from the road or planting more than 50 million trees each year.
- **The Roseville Energy Park (REP)** – The Roseville Energy Park is a 166 megawatt natural gas fired power plant that utilizes the state-of-the-art and most efficient current combined cycle gas turbine ("CCGT") technology available – a technology recognized and selected by the California state legislature to serve as the benchmark for the Emission Performance Standard ("EPS"). The benchmark will be applied to base load resources located within the state of California and resources that ultimately produce the power that is imported into California.
- **City Owned Solar Electric Systems** – Roseville Electric and the City of Roseville have been active supporters of solar electric generation (photovoltaic, or "PV") since 1997; Electric and Central Services Departments have installed PV on the Ray Sharp Memorial Fire Station #6, at the Roseville Aquatics Center, the Civic Center, and the historic locomotive on Vernon Street. In addition, RE installed a PV system on a rooftop at Silverado Middle School in the Dry Creek School District. These systems provide enough locally generated clean renewable energy to offset approximately 102,000 pounds of CO₂ greenhouse gas emissions from traditional fossil fuel fired generation each year.
- **City Facilities Powered by Clean Renewable Energy** – Currently, Roseville Electric provides both the City's Civic Center and Roseville Electric buildings with clean, renewable power by purchasing 100% of their energy use from Green Roseville, described below. These City buildings alone avoid the projection of more than 1.2 million pounds of CO₂ per year. Roseville Electric hopes to have all City owned facilities powered by clean energy.
- **Green Roseville – Clean Green Energy Program** – Roseville Electric offers its customers the choice to purchase clean, renewable energy for their homes or businesses. Choosing clean energy is one of the most significant efforts an individual or an organization can take to reduce their impact on the environment. Renewable energy ties directly to a reduction in CO₂ emissions and is recognized by the Environmental Protection Agency to have a substantial positive effect on the environment. Green Roseville provides renewable energy from the cleanest, local sources available – wind and solar. The wind energy comes from High Winds wind farm, the largest modern wind farm in California located in nearby Solano County. The solar energy is produced within the City of Roseville by facilities such as Fire Station #6, the Roseville Aquatics Center and the Civic Center. In order to expand the benefits of the program to the community, all proceeds from the solar energy customers are matched by the City of Roseville to support the production of new City-owned PV systems that provide the solar energy used in the program. The average Roseville home enrolled in

the program can prevent about 7,700 pounds of carbon dioxide and other harmful air pollutants such as particulates from entering the atmosphere each year. Small businesses and Large Green Roseville Business Partner Champions have a much greater impact.

- **Shade Tree Program** – Roseville Electric, in cooperation with Roseville Urban Forest Foundation, provides free shade trees to residential and commercial customers as an energy efficiency measure. Properly placed shade trees can reduce summer cooling costs by 20-40 percent while also providing environmental benefits through oxygen exchange and noise reduction.
- **Strategic Planning and Initiatives** – Roseville Electric has a strong commitment to energy reductions and renewable energy resources, two effective ways to reduce GHG's and assist in creating a sustainable community. As a strategic goal, Roseville will reduce energy requirements by 5% by 2012 through demand side programs such as energy efficiency and renewable energy resources like solar energy facilities. State law requires roughly 3% of total electric revenue be targeted toward demand side efforts. Roseville exceeds this requirement with an allocation of 5% of total revenues toward the demand side programs and resources.
- **Solar Electric (PV) Incentive Programs** – Solar electric generation incentives are provided to Roseville residential and commercial electric customers – both for new buildings and to retrofit existing buildings. PV systems reach peak production during times of the day when the Roseville Electric system experiences maximum electric demand from City customers. PV incentives are designed to minimize the customer's project "first cost" (initial investment) with respect to installing new PV equipment. Roseville Electric presently has 460 AC watts installed, with generation of approximately 741,328 kWh per year. This level of clean energy generation creates an environmental benefit equal to the reduction of 922,000 pounds of CO₂ per year.
- **Energy Audits** – Roseville Electric (RE) provides "on-line" and on-site energy audits to residential and commercial electric customers. Based upon the premise that "you can't change what you don't understand"; these audits provide the customers with a report on their present energy use patterns and habits. They also identify opportunities for the customer to change electric usage patterns or purchase more energy efficient appliances and equipment that will reduce their monthly energy bills. Commercial customers can link into the Customer Connection advice available on the Roseville Electric website for more in-depth information. Residential customers can click on the RE-View Energy and Water audit on RosevilleElectric.org.
- **Residential Energy Efficiency Programs** – RE's Residential Energy Efficiency Programs for new and existing homes offer rebates, educational materials and technical assistance designed to help customers use electricity more efficiently. Customers benefit from reduced electric bills and by reducing emissions due to reduced power consumption. Programs focus on rebates for new window upgrades, energy efficient appliances, better insulation, and high efficiency air conditioners and heat pumps. For the new home market, Roseville Electric offers award winning programs. Via development agreements, all new construction requires air conditions that exceed state energy efficiency requirements. Preferred Homes provides rebates to builders who construct energy efficient homes. The annual goal is 1000 new homes per year. The BEST Homes program takes an additional step by adding electricity producing solar electric panels, Energy Star appliances and shade trees to the Preferred Homes requirements. Goals are to include 30% of all new homes in Roseville in one of these programs. Over the next 25 years, the result will be a reduction in further emissions of CO₂ by 62,000 ton lbs. additionally; this is equivalent to planting 22,000,000 trees over the next 25 years.
- **Energy Efficiency Programs for Low Income Residents** – Loans, grants and the Handyperson Program provide financial assistance to low income residents and can be used to improve the energy efficiency of a home. These programs are funded through Federal and State programs for low income residents and administered by the Roseville's Housing Division.
- **Commercial Energy Efficiency Programs** – Roseville Electric's Commercial Retrofit Energy Efficiency Rebate Program helps new and existing businesses save energy and money and reduce

summer peak electric consumption. Reductions in summer peak demand reduce greenhouse gases and save ratepayers money. RE offers rebates to assist with reduction of first cost expenditures for energy efficiency upgrades in equipment. Rebates are available for HVAC, lighting, chillers, and are part of a customized approach that allows the customer to create their own energy efficiency measure. In the new construction market, cash rebates are available to architects, engineers, and owners who build at a minimum of 10 percent beyond Title 24 requirements.

- **Alternatively Fueled Vehicles** – Highway vehicles are a major contributor to air pollution in the U.S., producing 29-63% of key chemicals that cause smog and health problems. www.fueleconomy.gov. U.S. Dept. of Energy.
 - **Carbon monoxide (CO)** – 63%
 - **Nitrogen oxides (NO_x)** – 36%
 - **Hydro-carbons** – 29%

Hybrid-electric vehicles combine the benefits of gasoline engines and electric motors to reduce reliance on fossil fuels and provide up to a 50% reduction in emissions. The Roseville Electric fleet of vehicles includes 4 hybrid fuel vehicles. All new staff cars will be hybrid. The use of hybrid vehicles in the City's fleet will substantially reduce GHG emissions. According to the City's Draft Municipal climate Action Plan, it is estimated that the City's Fleet Program will save approximately 55,000 gallons of fuel a year which would equate to approximately 500 tons of CO₂ emissions avoided.

- **Electric Vehicle Charging Stations** – Electric vehicles are energy efficient, environmentally friendly and are not dependent on gasoline. Electric vehicles are limited in driving range and can take from 4 to 8 hours to recharge. (www.fueleconomy.gov) Roseville Electric supports Electric Vehicle (EV) owners in the Roseville community, and others, by maintaining 3 electric vehicle charging stations in Roseville; one in the Galleria, one on Oak Street and one in the Amtrak parking lot on Church Street. These charging stations are promoted through the Electric Vehicle Enthusiast online news site, *EV Charger News*.
- **Sustainability Plan** – The City of Roseville accepted by resolution the City of Roseville Communitywide Sustainability Action Plan on February, 1 2012. The plan establishes the City's baseline estimated total Greenhouse Gas emissions as well as targets for reducing those emissions.

Although most of these City measures do not apply directly to the Project, they are relevant to the cumulative citywide context, in which the City is actively working to reduce its own GHG emissions. Thus, project-generated GHG emissions would not conflict with, and are consistent with, the State goals listed in AB32 and policies and regulations adopted by the California Air Resources Board pursuant to AB32. This impact is considered less than significant.

IV. Biological Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or		X		

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
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 Game or U.S. Fish and Wildlife Service?		X		
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion of Checklist Answers:

The project site is primarily rolling grasslands with a single ephemeral drainage swale that traverses the property in the northern portion of the site. No trees currently exist on the site. There are several other wetland features including vernal pools, seasonal wetlands and a seasonal wetland swale on the property. A Wetland Delineation was prepared by ECORP Consulting in 2005 and a Biological Assessment (BA) was prepared in 2006 which identified these features and also detailed the effects on special status species with implementation of the project. The BA was prepared to support the application to the US Army Corps of Engineers to fill the wetland features on the site. Surveys conducted at the project site found no special status species present. On June 27, 2012 ECORP performed a special status species assessment to assess the potential for the occurrence of special status plant and wildlife species or their habitat to occur on the project site. (Attachment 2)

Wetlands

The project involves minor grading activities that will fill wetlands on the site. The special status species surveys that were conducted did identify potential habitat was present onsite for vernal pool crustaceans. Grading activities will impact wetland features and the applicant is proposing to mitigate those impacts through the purchase of off-site wetland credits.

The City's General Plan Implementation Measures for wetland resources (pg.V-22) require avoidance as a first priority, with compensation or mitigation implemented when avoidance is not feasible. The measures also identify no net loss of wetland acreage, values, or function. The project will provide wetland mitigation as required by the US Army Corps of Engineers. With the proposed mitigation the project will not conflict with local policies regarding protection of biological resources.

Implementation of the mitigation measure (MM1) listed below by the Foothills Corporate Center grading project would ensure that permits are obtained from federal agencies and adherence to the permit would further ensure that the project will result in "no net loss" of wetlands/waters, and that discharge into the waters is regulated. Therefore, with mitigation measures, impacts to wetlands/waters and associated vernal pool/loss of associated rare plants are considered less than significant with mitigation.

MM1: Prior to grading permit the project shall obtain an Army Corps of Engineers wetland fill or discharge "Section 404" permit. The project will be required to purchase credits in an approved wetland mitigation fund or other mitigation required by the 404 permit to ensure no net loss of wetlands.

Special Status Wildlife

Several special-status wildlife species are known to occur or potentially occur within the project site (Western spadefoot, Swainson's hawk, Burrowing owl, and other legally protected raptors). As was mentioned above, the applicant has previously completed a Biological Assessment and completed consultation with the United States Fish and Wildlife Service (USFWS) for the impact of a previous project on vernal pool crustaceans. This BA found that the site contained suitable habitat for these species. In addition the loss of vegetation could destroy foraging and nesting habitat for bird species. Therefore, consistent with the mitigation measure listed below, pre-construction surveys shall be conducted to confirm the presence or absence of special status wildlife. With the mitigation measure the impact is considered less than significant.

MM2: Prior to project construction special status species surveys shall be conducted to establish the presence/absence of these species on the site. These studies shall be conducted via the appropriate federal and state protocols.

V. Cultural Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
change in the significance of a historic resource as defined in Section 15064.5?				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		

Discussion of Checklist Answers:

The project will involve grading activities that includes 130,000 cubic yards of balanced cut and fill earthwork. CEQA Guidelines Section 15064.5, subdivision (e), requires that excavation activities be stopped whenever potential resources are uncovered. Should human remains be found, the county coroner shall be called in to assess the remains. If the county coroner determines that the remains are those of Native Americans, the Native American Heritage Commission must be contacted within 24 hours. At that time, the lead agency must consult with the appropriate Native Americans, if any, as timely identified by the Native American Heritage Commission. Section 15064.5 directs the lead agency (or applicant), under certain circumstances, to develop an agreement with the Native Americans for the treatment and disposition of the remains. If archaeological artifacts are found, work shall cease and a qualified archaeologist shall be called in. As with archaeological artifacts, the site could contain unique types of invertebrate (marine), plant, or vertebrate fossils or other resources of paleontological value. These resources could be damaged or destroyed during site preparation. Therefore, should any fossils be discovered during excavation or grading, all work shall cease and would not be permitted to resume until a qualified paleontologist is retained to review the find, and the paleontologist's recommendation for recordation and, if appropriate, preservation of the find have been implemented. Therefore, with the following mitigation measure, the project will have a less than significant impact on cultural resources.

Implementation of the mitigation measure (MM3) listed below by the Foothills Commerce Center Grading project would ensure that should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. Therefore, with the mitigation measure, impacts to cultural resources are considered less than significant with mitigation.

MM3: In the event of the discovery of buried paleontological, archaeological or historic deposits, project activities in the vicinity of the find shall be temporarily halted and a qualified archaeologist consulted to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. If human remains are found, the Placer County Coroner's office shall be contacted immediately. The corner shall contact the Native American Heritage Commission, which shall notify the appropriate descendant.

VI. Geology and Soils

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Discussion of Checklist Answers:

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

i-iii) The project site is located in Roseville, which is within 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. Therefore, less than significant impacts would occur in association with rupture of a known earthquake fault or seismic related ground failure.

- iv) Landslides typically occur where soils on steep slopes become saturated or where natural or manmade conditions have taken away supporting structures and vegetation. The existing and proposed slopes are not 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, impacts associated with landslides are considered less than significant.

b) Grading activities require a grading permit from the Engineering Division of the Public Works 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. A geotechnical study will also be required prior to building permit issuance to more fully address other erosion hazards. As conditioned, the project will be consistent with the City Improvement Standards. Therefore, the impacts associated with disruption, displacement, and compaction of soils associated with the development is considered less than significant.

c-d) As noted above, the project site is not located in a sensitive geologic area and does not expose people to potential geologic impacts. Additionally, such impacts are considered to be less than significant since new buildings and structures are required to comply with all applicable building codes.

e) No septic tanks are proposed as part of the project.

VII. Hazards and Hazardous Materials

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Discussion of Checklist Answers:

a-c) The project only involves grading activities. The project involves the use of heavy equipment that has the potential to leak or spill toxic substances such as oil, gas and radiator fluid. However the City's Improvement standards will require the contractor to have a spill prevention plan in place, should an accidental spill occur.

d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, and therefore would not create a significant hazard to the public or the environment.

e-f) The project site is not located within an airport land use plan or within two miles of a public or private airport or airstrip.

g) This project is located within an area currently receiving City emergency services. Fire Station 8 is located less than half a mile from the property and would be able to serve the site within the City's standard response time. The project will not increase the demand for emergency services and therefore will have a less than significant impact to the City's Emergency Response or Management Plans.

h) The project site is surrounded by existing and planned urban development. The project does not include residential development. The property owner performs annual weed abatement per the City's weed abatement ordinance. These weed control measures reduce the potential occurrence of wildfires in the vicinity of the project site.

VIII. Hydrology and Water Quality

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
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?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?				X
i) Expose people or structures to a				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				
j) Inundation by seiche, tsunami, or mudflow?				X

Discussion of Checklist Answers:

Prior to the approval of the Improvement Plans, the developer shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board, to ensure that the project will not result in the release of materials that will affect water quality. The SWPP shall include, but not be limited to, best management practices (BMP's) like erosion controls with hydro-seeding and mulching, and sediment control with fiber rolls and sediment basins. Additionally a grading permit, with BMP measures for dust control, will be required before construction starts. There may be minor amounts of wind and/or water erosion associated with construction. The uniformly applied BMP standard erosion control measures will be required during construction. With implementation of a grading permit and associated best management practices to address water quality, impacts to water quality are considered less than significant.

The City evaluated the potential impacts related to increased runoff in the General Plan EIR. The General Plan EIR assumed full build-out of the site and other properties in the City and evaluated downstream flooding impacts resulting from increased surface water runoff. The General Plan EIR found that, with the implementation of City standards and programs, the potential flooding impacts would be less than significant. No new information available subsequent to certification of the General Plan EIR has called that conclusion into question. Based on the above information, the impacts associated with water quality are less than significant.

IX. Land Use and Planning

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No impact
plan?				

Discussion of Checklist Answers:

The majority of the site's General Plan land use designation is Light Industrial (LI); the zone district designation is also Light Industrial (M1). There is a portion of the site that has a land use and zoning designation of Neighborhood Commercial (NC). The project will include grading activities on the site. The City's General Plan does contain policies designed to avoid the loss of wetland areas. However the project will incorporate mitigation measures designed to compensate for the loss of wetlands.

There are no Habitat Conservation Plans or Natural Community Conservation Plans covering the project site. Future development of the site is expected to be in accordance with the Light Industrial land use and zoning designations for the site. The project will have no impact on land use and planning efforts.

X. Mineral Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion of Checklist Answers:

a-b) The California Department of Geology survey lists the project site as being located within the MRZ-1 zone, indicating that significant mineral resources are not likely to be located in this area. Because the project site is not known to include any mineral resources that would be of local, regional, or statewide importance, the project is not considered to have any impacts on mineral resources.

XI. Noise

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
---------------------	--------------------------------	---------------------------------------	------------------------------	-----------

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion of Checklist Answers:

Short term impacts from grading activities could expose nearby tenants/landowners to increased noise levels. The closest sensitive receptors are approximately 1,700 feet from the project site. These impacts would be temporary and are considered less than significant since noise levels and construction hours are limited by the City's Municipal Code to daytime hours (7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00a.m. to 8:00 p.m., Saturday, Sunday and holidays). In addition, the City's Public Works Department requires all construction equipment to be fitted with factory installed muffling and noise attenuation equipment.

XII. Population and Housing

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
---------------------	--------------------------------	---------------------------------------	------------------------------	-----------

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion of Checklist Answers:

The proposal is not a housing-related project, does not induce growth beyond that anticipated in the General Plan EIR and does not displace any existing housing. Therefore, there is no change from the impacts addressed in the General Plan EIR, and the impact is considered less than significant.

XIII. Public Services

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 of the following public services:

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

Discussion of Checklist Answers:

The General Plan EIR identifies and adopts mitigation for impacts to public services, including police and fire protection, wastewater services, and solid waste disposal. The proposed project will not increase the need for public services and utilities beyond that identified in the General Plan EIR, and the impact is considered less than significant.

XIV. Recreation

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

Discussion of Checklist Answers:

The proposed project will only involve grading activities and will not increase park usage in the area of the project. However adequate facilities are located within the project area and the project does not require any additional facilities. Therefore, the project will not impact the existing and planned park facilities.

XV. Transportation/Traffic

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				
e) Result in inadequate emergency access?			X	
f) Result in inadequate parking capacity?			X	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	

Discussion of Checklist Answers:

The project will only involve minor grading activities and no development of the site is anticipated at this time. It is expected short term traffic impacts will be minor with grading equipment to be brought to the site from Foothills BI. Traffic and transportation impacts from the project are consistent with the impacts analyzed in the General Plan EIR, and the impact is less than significant.

XVI. Utilities and Service Systems

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Discussion of Checklist Answers:

The project consists of minor grading activities and will not have an impact on utilities.

XVII. Mandatory Findings of Significance

Environmental Issue	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of			X	

Environmental Issue	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant	No Impact
other current projects, and the effects of probable future projects).				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion of Checklist Answers:

Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated by the General Plan EIR. With implementation of the proposed mitigation measures the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species nor create adverse effects on human beings.

ENVIRONMENTAL DETERMINATION:

As shown in the checklist prepared as part of this Initial Study, City staff has not identified any impacts that are not peculiar to the parcel that cannot be mitigated to less than significant levels, whether offsite or cumulative in nature, and the City's Mitigating Policies and Standards, have been undertaken.

On the basis of this initial evaluation:

[X] I find that the proposed project COULD, but with mitigation agreed to by the applicant clearly will not, have a significant effect on the environment and a MITIGATED NEGATIVE DECLARATION will be prepared.

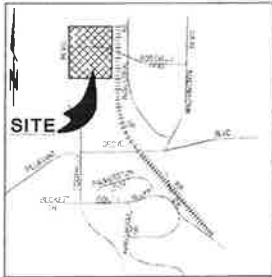
Initial Study Prepared by:


Derek Ogden, Associate Planner
City of Roseville Planning & Housing Department

Attachments:

1. Project Grading Plan
2. ECORP Summary

ATTACHMENT 1



VICINITY MAP



Section A



Section B



Section C



Section D

OWNER/DEVELOPER
COASTAL PARTNERS, LLC
3001 DOUGLAS BLVD., SUITE 340
ROSEVILLE, CA 95661
(916) 773-0550

ENGINEER
MORTON & PITALO INC.
75 IRON POINT CIR., SUITE 120
FOLSOM, CA 95630
(916) 984-7621

ASSESSOR'S PARCEL NUMBERS
017-230-014 & 15

AREA
59.8± AC.

EXISTING ZONING
NC AND M-1

EXISTING GENERAL PLAN
NEIGHBORHOOD COMMERCIAL (NC)
LIGHT INDUSTRIAL (LI)

EXISTING SPECIFIC PLAN
NEIGHBORHOOD COMMERCIAL (NC)
LIGHT INDUSTRIAL (LI)

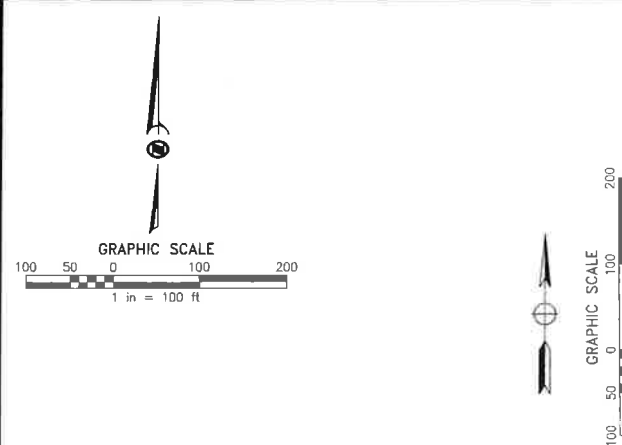
GAS
PACIFIC GAS & ELECTRIC

TELEPHONE
SUREWEST TELEPHONE

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

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

EARTHWORK QUANTITIES:
CUT: 130,000 C.Y.
FILL: 130,000 C.Y.
NET: 0 C.Y.

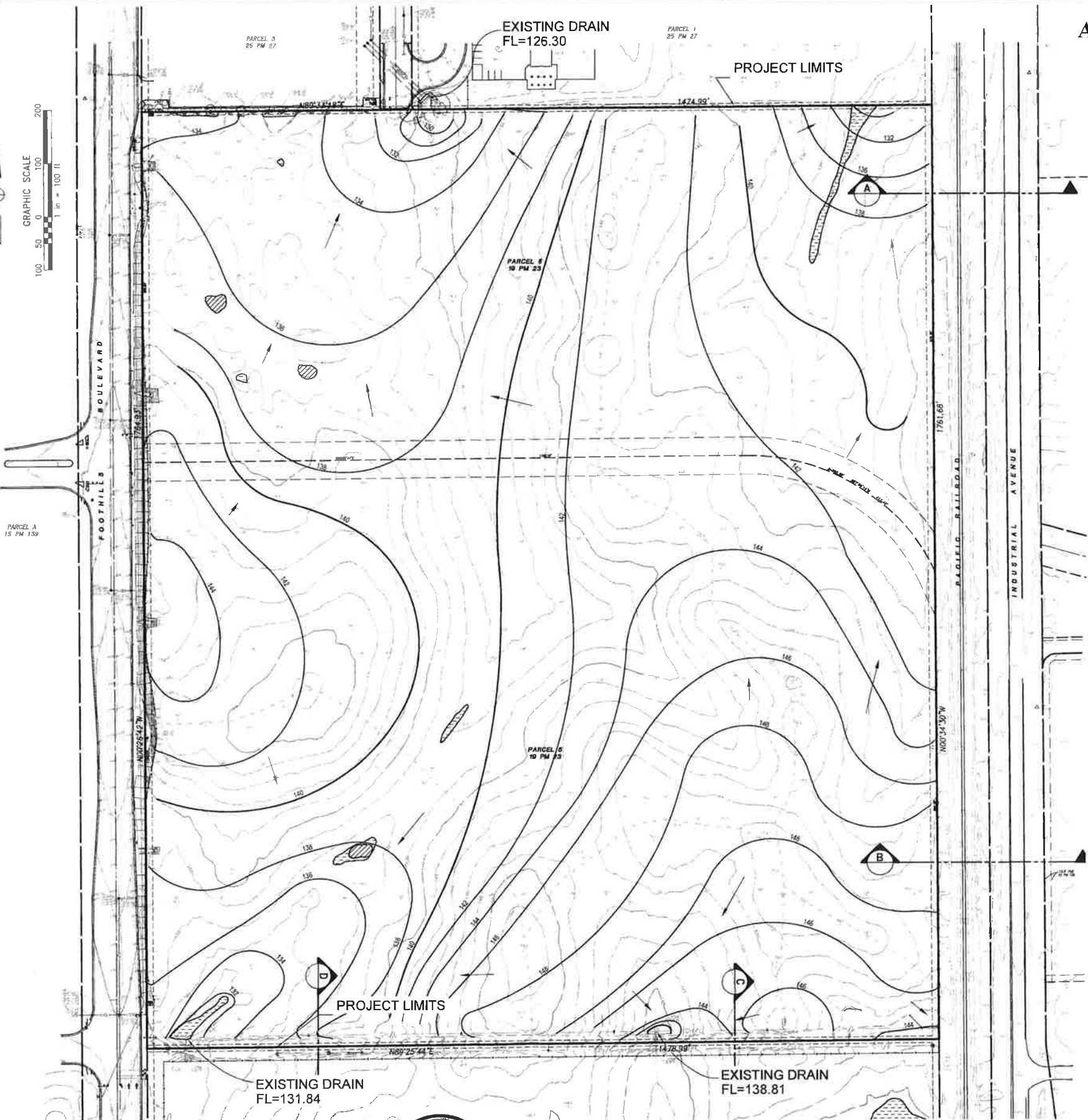


LEGEND

EXISTING	DESCRIPTION
12"	STORM DRAIN PIPE & SIZE
6"	SANITARY SEWER PIPE & SIZE
6"	DOMESTIC WATER PIPE & SIZE
6"	FIRE PROTECTION WATER PIPE & SIZE
2"	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

ABBREVIATIONS

AB	AGGREGATE BASE	LT	LEFT
AC	ASPHALTIC CONCRETE OR ACRE	MAX	MAXIMUM
BC	BEGIN HORIZONTAL CURVE	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCHMARK	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	OH	OVERHEAD
BBSL	BUILDING SET BACK LINE	PB	PULL BOX
C&G	CURB AND GUTTER	PCC	POINT OF COMPOUND CURVE
C&S	CURB, GUTTER AND SIDEWALK	PI	POINT OF INTERSECTION
CONC	CONCRETE	PL	PROPERTY LINE
CL	CENTERLINE	PP	POWER POLE
CD	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
D	INCLUDED ANGLE	R	RADIUS OR RIDGE
DI	STORM DRAIN	RAD	RADIAL
DI	DRAIN INLET	RP	REDUCED PRESSURE BACKFLOW PREVENTER
DIA	DIAMETER	RT	RIGHT
DIP	DUCTILE IRON PIPE	RAW	RIGHT OF WAY
DWH	STORM DRAIN MANHOLE	S	SLOPE OR SEWER
DTL	DETAIL	SD	STORM DRAIN
DWS	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	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



NO.	DESCRIPTION	APPROVED	DATE	APPROVED	DATE

BENCH MARK

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

COMPUTED	
DESIGNED	GJB
DRAWN	
PROJ. ENGR.	GJB



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
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survey email: slaking@mpengr.com • web: www.mpengr.com

ROSEVILLE

PRELIMINARY GRADING PLAN
FOOTHILL BLVD - 60 ACRES
PARCELS 5 & 6 PER PARCEL MAP, 19 PM 23
FOR THE PURPOSE OF WETLAND GRADING

CALIFORNIA

DATE	AUGUST 2012
SHEET	1
OF	1

Special-Status Species Assessment
For
Foothills Corporate Center
Placer County, California

29 June 2012

Prepared For:
Coastal Partners, LLC



CONTENTS

Special-Status Species Assessment

Foothills Corporate Center

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Attachment B – USFWS Query of Listed Species: Roseville Quad	

INTRODUCTION

On behalf of Coastal Partners, LLC., ECORP Consulting, Inc.(ECORP) has conducted a special-status species assessment of the 60±-acre Foothills Corporate Center site, located south of Blue Oaks Boulevard, east of Foothills Boulevard, and west of Industrial Avenue in Placer County, California (Figure 1. *Project Site and Vicinity*). The site corresponds to a portion of Section 21, Township 11 North, and Range 6 East (MDBM) of the "Roseville, California" 7.5-minute quadrangle (U.S. Department of the Interior, Geological Survey, 1992). The approximate center of the site is located at 38° 47' 15" North and 121° 18' 35" West within the Lower Sacramento River Watershed (HUC #18020109, U.S. Department of the Interior, Geological Survey, 1978).

The purpose of this special-status species assessment is to assess the potential for the occurrence of special-status plant and wildlife species or their habitat within the project site. The conclusions presented in this report are based upon previous work conducted by ECORP, and limited site reconnaissance conducted 27 June, 2012. A formal survey was performed for special-status plants in 2006 (ECORP 2006) and the results of that report are incorporated herein for reference only. Similarly, a wetland delineation was performed by ECORP Consulting Inc. in 2005 (ECORP 2005) and verified by the Army Corps of Engineers (ACOE) in 2006. The ACOE verification expired in March 2011. A Biological Assessment for federally listed species was prepared for the site and submitted to U.S. Fish and Wildlife Service (USFWS) on June 16, 2006. A subsequent Biological Opinion issued by USFWS on August 15, 2006 (USFWS 2006) determined that two species, vernal pool fairy shrimp (*Branchinecta lynchi*) and vernal pool tadpole shrimp (*Lepidurus packardii*), would likely be adversely affected by the project.

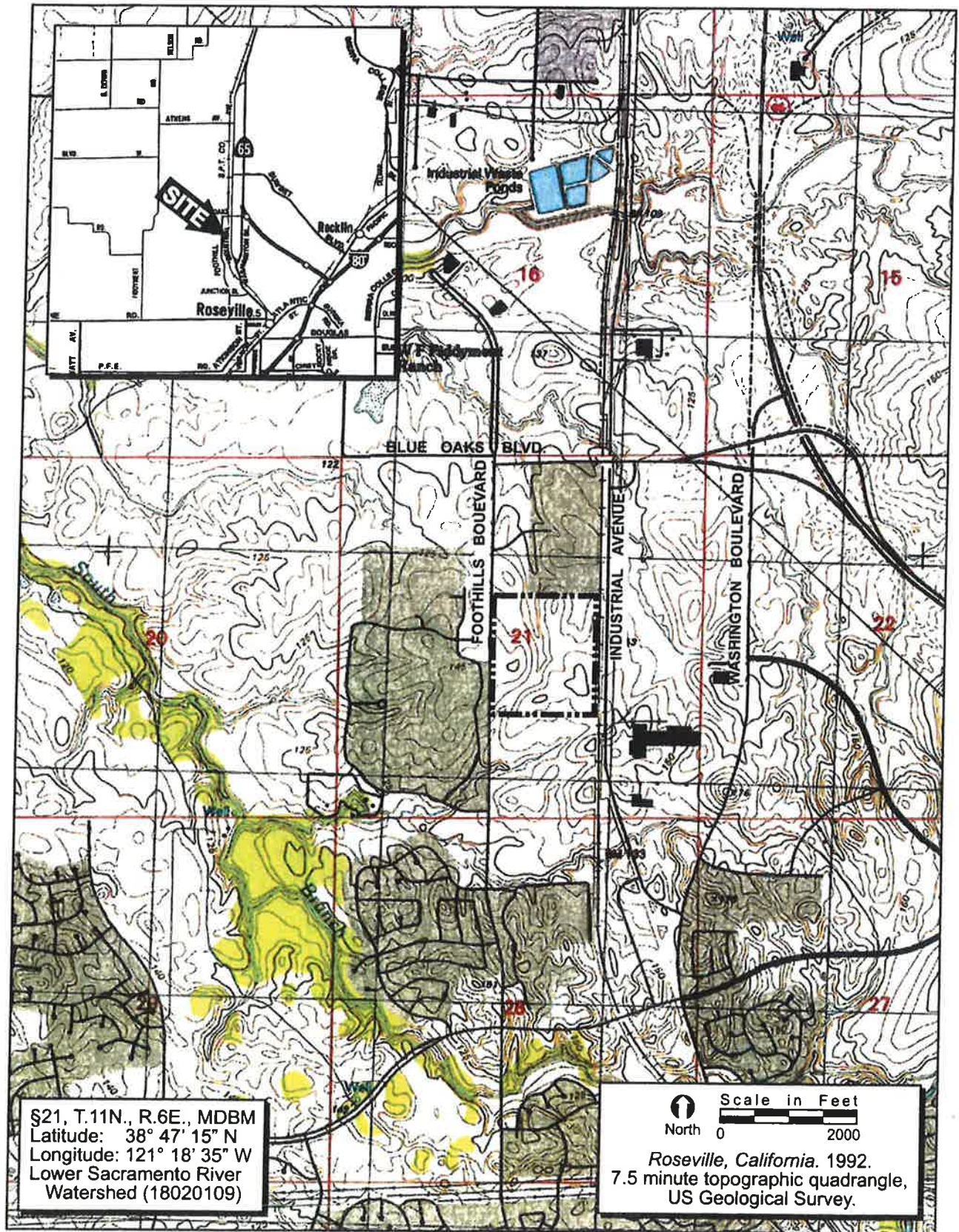


Figure 1. Project Site and Vicinity

Foothills Corporate Center

Special-Status Species Assessment

For the purposes of this assessment, "special-status species" refers to those plant and animal species which:

- Are listed, proposed for listing, or candidates for future listing as threatened or endangered under the federal Endangered Species Act;
- Are listed or candidates for future listing as threatened or endangered under the California Endangered Species Act;
- Meet the definitions of endangered or rare under Section 15380 of the CEQA Guidelines;
- Are identified as a species of special concern by the California Department of Fish and Game (CDFG);
- Plants considered by the California Native Plant Society (CNPS) to be "rare, threatened, or endangered in California" (Lists 1B and 2);
- Plants listed as rare under the California Native Plant Protection Act (Fish and Game Code of California, Section 1900 et seq.); or
- Fully protected in California in accordance with the Fish and Game Code of California, Sections 3511 (birds), 4700 (mammals), 5050 (amphibians and reptiles), and 5515 (fishes).

Background information was collected on the potential existence of the special-status species within or near the project site from a variety of sources including:

- California Department of Fish and Game's Natural Diversity Database (CNDDB) record search for the "Roseville" 7.5-minute quadrangles (CDFG 2003);
- Species List for the "Roseville, California" 7.5-minute quadrangle created by the USFWS (USFWS 2012);
- *Status of Rare, Threatened, and Endangered Animal and Plants of California 2000-2004* (CDFG 2005);
- *Inventory of Rare and Endangered Vascular Plants of California* (CNPS 2001);
- *California Bird Species of Special Concern* (Shuford and Gardali 2008);

- *Amphibian and Reptile Species of Special Concern in California* (Jennings and Hayes 1994);
- *Mammalian Species of Special Concern in California* (Williams 1986);
- *California's Wildlife*, Volumes I-III (Zeiner, et al. 1988, 1990a, 1990b); and
- *A Guide to Wildlife Habitats of California* (Mayer and Laudenslayer, eds. 1988).
- *Special-status Plant Survey, Foothills Corporate Center, Placer County (ECORP 2006a)*;
- *Wetland Delineation Map, Foothills Corporate Center. ECORP Consulting, Inc. Dated March 16, 2005 (ECORP 2006b)*

The special-status species assessment included a review of resource agency species lists, tax-specific literature review, California Natural Diversity Database (CNDDB) query, previous surveys conducted for the project, and a reconnaissance-level site visit. Special-status species considered for this site are those that have a reasonable probability of occurring on-site under current conditions. This assessment does not constitute determinate field surveys conducted according to agency-approved protocols.

SITE CONDITIONS

The project area is comprised of gently rolling terrain, and is situated at an elevational range of approximately 130 to 150 feet above mean sea level. The site is currently undeveloped and appears to have been historically used for agriculture and/or livestock grazing. Surrounding land uses include commercial and industrial development to the west, north and east; urban development to the southwest; and undeveloped land to the south. A railroad easement runs along the eastern edge of the property, and an electrical utility line runs along the southern edge together with a two-track access road. The site appears to be regularly mowed and/or disked.

Annual grasslands dominate the plant community throughout the site. Dominant plant species present include non-native grasses such wild oat (*Avena fatua*), medusahead grass (*Elymus caput-medusae*), ripgut brome (*Bromus diandrus*), and mannagrass (*Glyceria declinata*). Other herbaceous species frequently observed include yellow star thistle (*Centaurea solstitialis*), sticky tarweed (*Holocarpha virgata*), Spanish clover (*Lotus purshianus*), cut-leaved geranium

(*Geranium dissectum*), and turkey mullein (*Croton setigerus*). Trees observed on-site consist of a row of ornamental trees (sycamore (*Plananus* sp.) and California redwood (*Sequoia sempervirens*)), one black willow (*Salix gooddingii*), and two Fremont's cottonwoods (*Populus fremontii*) along the northern boundary. All trees appear to occur in off-site locations.

Aquatic features on-site include vernal pools, seasonal wetlands, seasonal wetland swales, and a small ephemeral drainage, comprising approximately 0.284 acre of wetlands (Figure 2. *Wetland Delineation*). Culverts drain the property at the north central boundary and in the southwest corner. According to the *Soil Survey of Placer County, California* (U.S. Department of Agriculture, Soil Conservation Service, 1980), a single soil unit has been mapped within the site (Figure 3. *Natural Resources Conservation Service Soil Types*), (141) Cometa-Fiddymont complex 1-5% slopes. This soil unit does not contain hydric components, but may contain hydric inclusions of Alamo soils in depressions.

A site reconnaissance was conducted on June 27, 2012. The wetland delineation map of the site with a color aerial photograph (1" = 300' scale) background was used for orientation during the field survey. ECORP biologist Eric Stitt walked meandering transects throughout the project area while recording on-site conditions, searching for special-status species, evidence of their presence or use of the area, and/or the occurrence of potential habitat for these species. A disced firebreak had recently been graded along the east, south, and western perimeter, and the rest of the site had recently been mowed.

RESULTS AND DISCUSSION

A list of potentially occurring special-status species was developed for the Foothills Corporate Center site, based on vegetation communities and current conditions observed on-site, known distribution data, and various reference sources (Table 1. Potentially Occurring Special-Status Species).

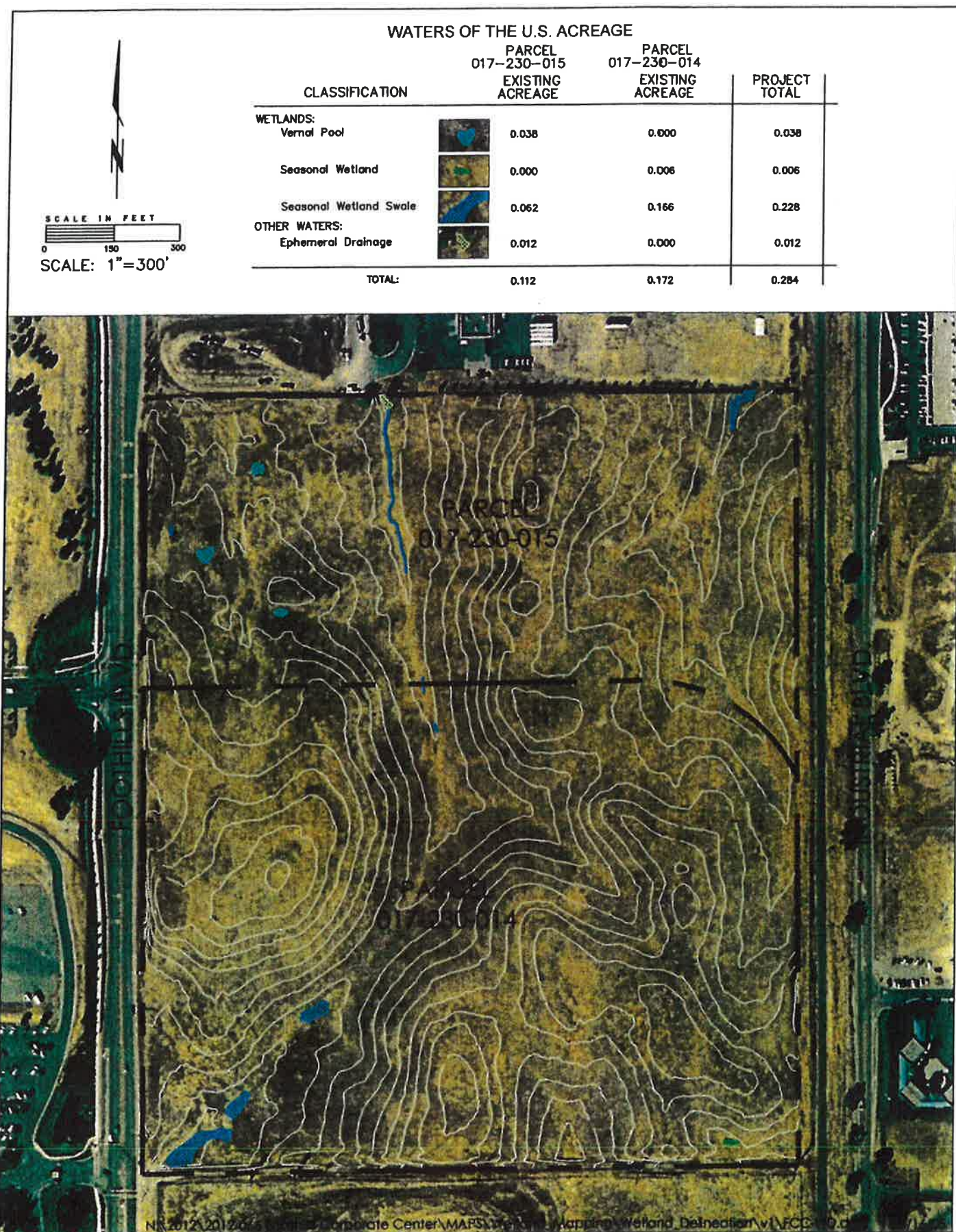


FIGURE 2. Wetland Delineation

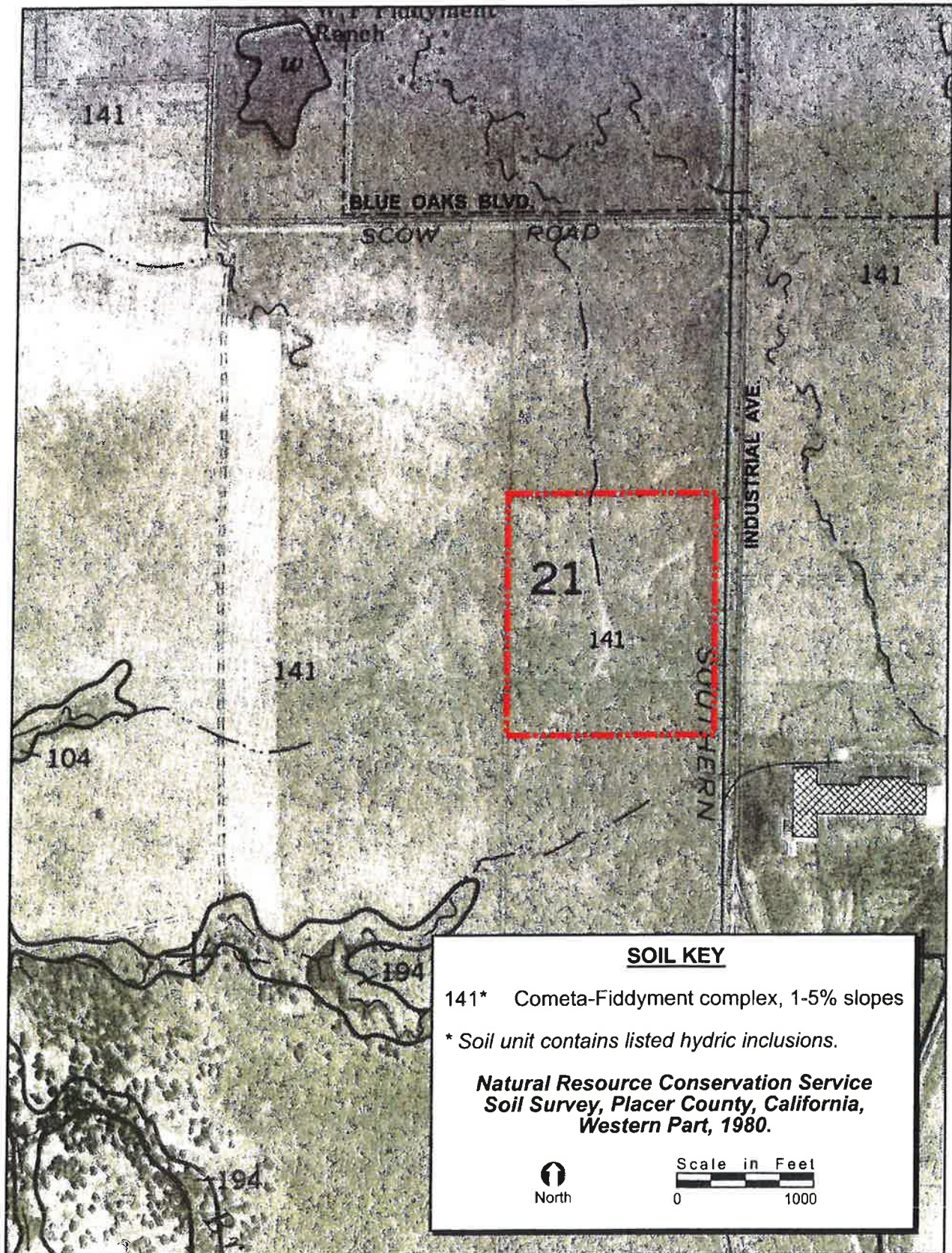


Figure 3. Natural Resource Conservation Service Soil Types

Table 1 - Special-Status Species with Potential to Occur On-Site: Foothills Corporate Center

Common Name Plants	Scientific Name	Federal		California		Habitat Description	Approximate Survey Dates
		ESA Status	ESA Status	ESA Status	Other Status		
Ahart's dwarf rush	<i>Juncus leiostermus</i> var. <i>ahartii</i>	*	*	*	1B	mesic areas in valley and foothill grassland (100' - 3300)	March-May
Big-scale balsamroot	<i>Balsamorhiza macrolepis</i> var. <i>macrolepis</i>	*	*	*	1B	chaparral, clomontane woodland, and valley and foothill grassland, sometimes on serpentine soils (300' - 5,000')	March-June
Boggs Lake hedge-hyssop	<i>Gratiola heterosepala</i>	*	CE	CE	1B	clay soils in vernal pools and in marshes and swamps on lake margins (30' - 7,790')	April-August
Dwarf downingia	<i>Downingia pusilla</i>	*	*	*	2	vernal pools and mesic areas in valley and foothill grassland (3' - 1,460')	March-May
Hispid bird's-beak	<i>Cordylanthus mollis</i> ssp. <i>hispidus</i>	*	*	*	1B	alkaline meadows and seeps, playas, and valley and foothill grassland (3' - 510')	June-September
Legenere	<i>Legenere limosa</i>	*	*	*	1B	vernal pools (3' - 2,900')	April-June
Pincushion navarretia	<i>Navarretia myersii</i> ssp. <i>myersii</i>	*	*	*	1B	vernal pools, often on acidic soils (65' - 1,080')	May
Sacramento Orcutt grass	<i>Orcuttia viscida</i>	FE	CE	CE	1B	vernal pools (100' - 3300)	April-July
Sanford's arrowhead	<i>Sagittaria sanfordii</i>	*	*	*	1B	assorted shallow freshwater marshes and swamps (0' - 2,130')	May-October
Slender Orcutt grass	<i>Orcuttia tenuis</i>	FT	CE	CE	1B	vernal pools (115' - 5,775')	May-September
Invertebrates							
Conservancy fairy shrimp	<i>Branchinecta conservatio</i>	FE	*	*	*	vernal pools/wetlands	November-April
Vernal pool fairy shrimp	<i>Branchinecta lynchi</i>	FT	*	*	*	vernal pools/wetlands	November-April
Vernal pool tadpole shrimp	<i>Lepidurus packardii</i>	FE	*	*	*	vernal pools/wetlands	November-April
California lindenella	<i>Linderella occidentalis</i>	*	*	*	CNDB	vernal pools/wetlands	November-April
Amphibians							
Western spadefoot toad	<i>Spea hammondi</i>	*	*	*	CSC	vernal pools, wetlands/adjacent grassland	March-May
Birds							
White-tailed kite (nesting)	<i>Elanus leucurus</i>	*	*	*	CFP	woodland, grassland	March-June
Cooper's hawk (nesting)	<i>Accipiter cooperii</i>	*	*	*	CNDB	woodland	April-July
Northern harrier (nesting)	<i>Circus cyaneus</i>	*	*	*	CSC	marsh, grassland	April-September
Swainson's hawk (nesting)	<i>Buteo swainsoni</i>	*	CT	CT	BCC	grassland, riparian	March-August
Ferruginous hawk (wintering)	<i>Buteo regalis</i>	*	*	*	CNDB	grassland	November-February
Golden eagle (nesting and wintering)	<i>Aquila chrysaetos</i>	*	*	*	BCC, CFP	grassland	nest (February-August); winter CY (October-February)
Merlin (wintering)	<i>Falco columbarius</i>	*	*	*	CNDB	woodland, grassland	September-April
Burrowing owl (burrow sites)	<i>Athene cunicularia</i>	*	*	*	BCC, CSC	grassland	February-August
Loggerhead shrike	<i>Lanius ludovicianus</i>	*	*	*	BCC, CSC	grassland, woodland	March-July

Status Codes:

FE - Federal ESA listed, Endangered.

FT - Federal ESA listed, Threatened.

PPE - Formerly proposed for Federal ESA listing as Endangered.

FPT - Formerly proposed for Federal ESA listing as Threatened.

FPD - Listed under Federal ESA, but formally proposed for delisting.

Fd - Formerly Delisted (delisted species are monitored for 5 years).

FC - Candidate for Federal ESA listing as Threatened or Endangered.

NMFS - NOAA/NMFS species of concern.

BCC - U. S. Fish and Wildlife Service Bird of Conservation Concern (USFWS, 2002).

CE - California ESA or Native Plant Protection Act listed, Endangered.

CT - California ESA or Native Plant Protection Act listed, Threatened.

CR - California ESA or Native Plant Protection Act listed, Rare.

CC - Candidate for California ESA listing as Endangered or Threatened.

CFP - Fish and Game Code of California Fully Protected Species (§3511-birds, §4700-mammals, §5050-reptiles/amphibians).

CSC - California Department of Fish and Game Species of Special Concern (CDFG, updated August 2004).

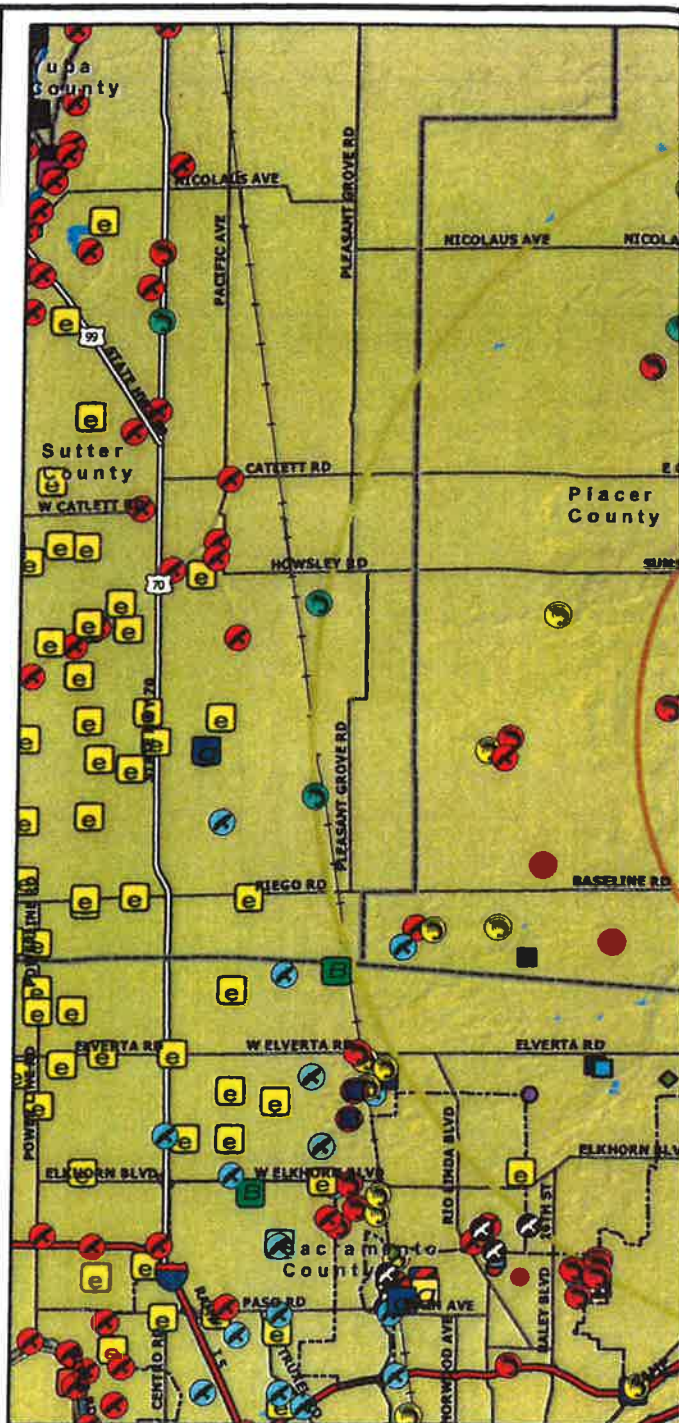
1A - California Native Plant Society/Presumed extinct.

1B - California Native Plant Society/Rare or Endangered in California and elsewhere.

2 - California Native Plant Society/Rare or Endangered in California, more common elsewhere.

4 - California Native Plant Society/Plants of Limited Distribution.

CNDBB - Species that is tracked by CDFG's Natural Diversity Database but does not have any of the above special-status designations otherwise.



Transportation Network

- 1 mile
- 5 mile
- 10 mile
- Interstate
- State Highway
- Roads
- Railroads

Hydrologic Features

- Lakes and Reservoirs
- Rivers

- California linderella
- vernal pool tadpole shrimp
- vernal pool fairy shrimp
- Amphibians
- giant garter snake
- northwestern pond turtle
- western spadefoot toad
- California red-legged frog
- Birds
- Swainson's hawk
- grasshopper sparrow
- California black rail
- merlin
- bald eagle
- Cooper's hawk
- white-tailed kite
- burrowing owl
- osprey
- black-crowned night heron

- double-crested cormorant
- great blue heron
- great egret
- western yellow-billed cuckoo
- bank swallow
- tricolored blackbird
- purple martin

Mammals

- pallid bat
- Townsend's big-eared bat
- silver-haired bat

Insects

- vernal pool andrenid bee
- Sacramento Valley tiger beetle
- valley elderberry longhorn beetle
- Ricksecker's water scavenger beetle
- Antioch Dunes anthicid beetle
- Sacramento anthicid beetle

NOTES

- ¹ Project Boundary: ECORP CAD Wetland Delineation
 - ² CDFG California Natural Diversity Database (CNDDB), June 2012 Update
- Map Projection: California State Plane Zone II (NAD83) feet

FOOTHILLS CORPORATE CENTER

CNDDB Special-Status Species Map

Map Name: FoothillsCorp_CNDDB.mxd	Project Manager: JOHNSONC
Revision: 6/25/2012	GIS Specialist: JDS
Scale: 1" = 3 miles	

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There are no previously documented occurrences of special-status species within the project site (CDFG 2003). However, several special-status species have been documented within 10 miles of the project site (Figure 4, Attachment A). Ten special-status plant species have the potential to occur (Table 1). Big-scale balsamroot (*Balsamorhiza macrolepis* var. *macrolepis*), hispid bird's beak (*Cordylanthus mollis* ssp. *hispidus*), dwarf downingia (*Downingia pusilla*), Boggs Lake hedge-hyssop (*Gratiola heterosepala*), Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*), legenere (*Legenere limosa*), pincushion navarretia (*Navarretia myersii* ssp. *myersii*),

slender Orcutt grass (*Orcuttia tenuis*), Sacramento Orcutt grass (*Orcuttia viscida*), and Sanford's arrowhead (*Sagittaria sanfordii*) are rare plants of valley and foothill grasslands, most of which occur in vernal pools and other ephemeral wetlands. Big-scale balsamroot (a CNPS List 1B species) and dwarf downingia (CNPS List 2 species) have been documented from sites within one mile of the proposed project, and big-scale balsamroot, Boggs Lake hedge-hyssop, hispid bird's beak, and legenere have been found within five miles of the project. No rare plants were observed during May and June 2006 protocol-level rare plant surveys (ECORP 2006).

Two federally listed branchiopod species, vernal pool tadpole shrimp (*Lepidurus packardii*-federally endangered) and vernal pool fairy shrimp (*Branchinecta lynchi*-federally threatened), have been documented from vernal pools within five miles of the site, and California linderiella (*Linderiella occidentalis*, tracked by CDFG in their CNDDDB but which has no regulatory status), has also been reported from the nearby vicinity. There are three records for vernal pool fairy shrimp from within one mile of the proposed project site and one record for the federally endangered vernal pool tadpole shrimp from 1.2 miles southwest of the site. Determinate-level field surveys conducted according to the *Interim Survey Guidelines to Permittees for Recovery Permits Under Section 10(a)(1)(A) of the Endangered Species Act for the Listed Vernal Pool Branchiopods* (USFWS 1996a) would be necessary to establish the presence/absence of vernal pool branchiopods on-site. Previously, a Section 404 permit was obtained and consultation with USFWS was completed, resulting in a Biological Opinion for the project. However, the permits have expired and a new Nationwide permit will need to be obtained.

Five records exist for valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*-federally threatened) within 10 miles of the project boundaries. However, elderberry shrubs (*Sambucus mexicanus*), the obligate host tree for this species, do not presently occur on the project site, and the elderberry longhorn beetle is considered highly unlikely due to the absence of suitable habitat.

Among amphibians, there are four documented occurrences of western spadefoot toad (*Spea hammondi*), considered a species of special concern by CDFG, within five miles of the site. Western spadefoots are a vernal-pool breeding amphibian which generally uses longer-duration pools and ephemeral drainages in which to breed. Suitable habitat does not appear to be present on-site, although the Lead Agency may request surveys to verify their absence.

Numerous special-status birds have been documented from near the project site. The lack of trees and permanent water, combined with the industrial/commercial nature of surrounding lands, render the site unsuitable for nesting by most bird species. Ornamental trees along the north edge may provide nesting habitat for birds such as Cooper's hawk (*Accipiter cooperii*), white-tailed kite (*Elanus leucurus*), and loggerhead shrike (*Lanius ludovicianus*). Northern harrier (*Circus cyaneus*) may nest in the grassland community on-site. Further, the site may provide foraging habitat for the state-threatened Swainson's hawk (*Buteo swainsoni*), and as such, may require mitigation by CDFG. Other potentially occurring special-status birds include wintering species, such as ferruginous hawk (*Buteo regalis*), golden eagle (*Aquila chrysaetos*), and merlin (*Falco columbarius*).

The open, rolling topography on-site favors western burrowing owls (*Athene cunicularia*-California species of special concern, USFWS bird of conservation concern), which is a ground nesting owl that tends to inhabit edge areas in grasslands and disturbed areas, particularly (but not exclusively) where California ground squirrels (*Otospermophilus beecheyi*) are common. Two CNDDDB records exist for this species within five miles of the site, but no sign of burrowing owls or California ground squirrels were noted during the site visit. Burrowing owls are not listed or protected under either the State or Federal Endangered Species Acts, but the species is considered during the CEQA review process. Determinate-level field surveys conducted

according to the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012) would be necessary to establish the presence/absence of burrowing owls on-site.

It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by California Fish and Game Code (Code) § 3503. In addition, all raptors or birds of prey (owls, hawks, falcons) including common species, and their nests, are protected from take pursuant to §3503.5 of the Code. In accordance with this code, it is unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes or to take, possess, or destroy the nest or eggs of any such birds.

Take of ground- or tree-nesting birds can be avoided through timing construction activities to avoid the nesting season or by conducting pre-construction surveys and implementing appropriate avoidance measures in the event an active nest is located. If construction or tree removal is to occur between February 1 and August 31, a qualified biologist shall conduct pre-construction nesting bird surveys or all potential nest sites within a 500 foot (150 meter) radius of the project site. Surveys shall be conducted no more than 14 days prior to the initiation of construction activities. If an active nest is found, a no-disturbance buffer zone is typically established around the nest. The size of the buffer shall be determined through consultation with the appropriate resource agencies (e.g., CDFG). The no-disturbance buffer zone is maintained until it is determined that the young have fledged. If a nest tree must be removed, the removal shall occur outside of the nesting season (February through August), or after a qualified biologist verifies that the nest is unoccupied and the young have fledged.

Other special-status birds reported from within 10 miles of the site have specific habitat requirements that are not met on-site. There are no special status mammals that are considered likely to occur on the project.

Critical Habitat

The site is not situated within designated or proposed Critical Habitat by the USFWS for any listed species. The nearest designated critical habitat is approximately 6.5 miles to the north, and has been designated critical habitat for USFWS-listed vernal pool branchiopods (critical habitat unit 11C; Figure 4).

CONCLUSION

ECORP Consulting, Inc. conducted a special-status species assessment for the Foothills Corporate Center site in Placer County, California. Based upon plant communities, habitats, current site conditions, and nearby records there are several special-status species with potential to use the site. Vernal pools and seasonal wetlands may provide habitat for special status plants and/or freshwater branchiopods. Prior special-status plant surveys conducted in 2006 failed to document any special-status plants on-site. Determinate-level field surveys conducted according to the *Interim Survey Guidelines to Permittees for Recovery Permits Under Section 10(a)(1)(A) of the Endangered Species Act for the Listed Vernal Pool Branchiopods* (USFWS 1996a) would be necessary to establish the presence/absence of vernal pool branchiopods on-site. It is potential but unlikely that western spadefoots occur on-site. The Lead Agency may require a habitat assessment and/or survey to fulfill CEQA obligations.

Ornamental trees along the north edge and grasslands throughout the site may provide nesting habitat for birds. It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by California Fish and Game Code (Code) § 3503. In addition, all raptors or birds of prey (owls, hawks falcons) including common species, and their nests, are protected from take pursuant to §3503.5 of the Code. Take of nesting birds can be avoided through timing construction activities to avoid the nesting season or by conducting pre-construction surveys with a qualified avian ecologist, and implementing appropriate avoidance measures in the event an active nest is located. The site may provide foraging habitat for the state-threatened Swainson's hawk (*Buteo swainsoni*), and as such, may require mitigation by CDFG. The open, rolling topography on-site favors western burrowing owls. Determinate-level field surveys conducted according to the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012) would be necessary to establish the presence/absence of burrowing owls on-site.

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LIST OF ATTACHMENTS

Attachment A – California Natural Diversity Database Occurrences for the Roseville,
California 7.5-minute Quadrangle

Attachment B – USFWS Query of Listed Species: Roseville Quad

ATTACHMENT A

California Natural Diversity Database Plant Occurrences for the Roseville, California 7.5-minute Quadrangle

Agelaius tricolor

tricolored blackbird

Element Code: ABPBXB0020

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G2G3

CDFG Status: SC

State: None

State: S2

Habitat Associations

General: HIGHLY COLONIAL SPECIES, MOST NUMEROUS IN CENTRAL VALLEY & VICINITY. LARGELY ENDEMIC TO CALIFORNIA.

Micro: REQUIRES OPEN WATER, PROTECTED NESTING SUBSTRATE, & FORAGING AREA WITH INSECT PREY WITHIN A FEW KM OF THE COLONY.

Occurrence No. 242

Map Index: 23971

EO Index: 4277

Dates Last Seen

Occ Rank: Excellent

Element: 2000-04-22

Origin: Natural/Native occurrence

Site: 2000-04-22

Presence: Presumed Extant

Record Last Updated: 2004-05-06

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.86043° / -121.31575°

Township: 12N

UTM: Zone-10 N4302636 E646132

Range: 06E

Area: 4.2 acres

Mapping Precision: SPECIFIC

Section: 28

Qtr: SW

Elevation: 125 ft

Symbol Type: POLYGON

Meridian: M

Location: WEST OF INDUSTRIAL BLVD, 1 MILE SOUTHWEST OF LINCOLN RODEO GROUNDS.

Ecological: NESTING SUBSTRATE CONSISTS OF SCIRPUS ACUTUS (BULRUSH) GROWING IN A SHALLOW FARM POND.

Threat: THREATENED BY FUTURE DEVELOPMENT.

General: 25 ADULTS OBSERVED NESTING IN JULY 1992. ~1000 BIRDS OBSERVED NESTING DURING 20-30 APRIL 1994. EST OF 5000 (3:2 RATIO OF M:F) NESTING IN BULRUSHES ON 22 APR 2000. ABOUT 4000 FORAGING IN GRASSLAND 0.2 - 0.5 MI AWAY.

Owner/Manager: UNKNOWN

Alkali Meadow

Element Code: CTT45310CA

Status: _____ NDDB Element Ranks: _____ Other Lists: _____
 Federal: None Global: G3
 State: None State: S2.1

Habitat Associations: _____

General:

Micro:

Occurrence No. 1 Map Index: 11773 EO Index: 22568 Dates Last Seen: _____
 Occ Rank: Unknown Element: 1982-08-23
 Origin: Natural/Native occurrence Site: 1982-08-23
 Presence: Presumed Extant
 Trend: Unknown Record Last Updated: 1998-07-15

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.81323° / -121.25662° Township: 11N
 UTM: Zone-10 N4297494 E651363 Range: 06E
 Radius: 1/5 mile Mapping Precision: NON-SPECIFIC Section: 12 Qtr: S
 Elevation: 150 ft Symbol Type: POINT Meridian: M

Location: NORTH OF ROSEVILLE ON HWY 65, EAST ON PLACER BLVD, EAST ON PRIVATE DIRT ROAD.

Ecological: LOW DISTICHLIS MEADOWS W/PATCHES OF BARE WHITE SALT ENCRUSTED SOIL. OCCURS BETWEEN SEEPS DOMINATED BY OLNEY BULLRUSH. MOSAIC OF DIFF COVER TYPES. SPECIES LIST ON FILE AT CNDDDB.

Threat: GRAZED IN WINTER. DEVEL PLANNED FOR THE AREA.

General: SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.

Owner/Manager: UNKNOWN

Alkali Seep

Element Code: CTT45320CA

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G3

State: None

State: S2.1

Habitat Associations

General:

Micro:

Occurrence No. 2

Map Index: 11773

EO Index: 13316

Dates Last Seen

Occ Rank: Unknown

Element: 1982-08-23

Origin: Natural/Native occurrence

Site: 1989-04-19

Presence: Presumed Extant

Record Last Updated: 1998-07-20

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.81323° / -121.25662°

Township: 11N

UTM: Zone-10 N4297494 E651363

Range: 06E

Radius: 1/5 mile

Mapping PrecisionNON-SPECIFIC

Section: 12

Qtr: S

Elevation: 150 ft

Symbol Type:POINT

Meridian: M

Location: 0.5 MILE EAST OF PLEASANT GROVE CREEK, APPROX 2.5 MILES NORTH OF ROCKLIN. ACCESS VIA HWY 65.

Ecological: SEEPS AND OLNEY BULLRUSH DOM. OCCURS IN PATCHES W/ALKALI MEADOW BTWN A HOMOGENEOUS STAND OF VEG APPROX 1 M TALL. FRESHWATER SEEP OCCURS ABOVE ALKALINE-SEEP. FILL HAS BEEN ILLEGALLY DISCHARGED INTO SITE AS OF 1989.

Threat: GRAZED IN WINTER. DEVELOPMENT PLANS FOR SITE.

General: ARMY CORPS INVOLVED IN RESTORATION AND MITIGATION. SEE

WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.

Owner/Manager: UNKNOWN

Ammodramus savannarum

grasshopper sparrow

_____ **Status** _____

Federal: None

State: None

_____ **NDDB Element Ranks** _____

Global: G5

State: S2

_____ **Element Code:** ABPBXA0020 _____

_____ **Other Lists** _____

CDFG Status: SC

_____ **Habitat Associations** _____

General: DENSE GRASSLANDS ON ROLLING HILLS, LOWLAND PLAINS, IN VALLEYS & ON HILLSIDES ON LOWER MOUNTAIN SLOPES.

Micro: FAVORS NATIVE GRASSLANDS WITH A MIX OF GRASSES, FORBS & SCATTERED SHRUBS. LOOSELY COLONIAL WHEN NESTING.

Occurrence No. 8

Map Index: 69480

EO Index: 70259

_____ **Dates Last Seen** _____

Occ Rank: Good

Origin: Natural/Native occurrence

Presence: Presumed Extant

Trend: Unknown

Element: 1998-05-08

Site: 1998-05-08

Record Last Updated: 2007-06-12

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.86479° / -121.28821°

UTM: Zone-10 N4303165 E648512

Radius: 80 meters

Elevation: 155 ft

Township: 12N

Range: 06E

Section: 27

Meridian: M

Qtr: NE

Mapping Precision: SPECIFIC

Symbol Type: POINT

Location: 0.6 MILE ESE OF THE LINCOLN RODEO GROUNDS, EAST OF HIGHWAY 65, SOUTH OF LINCOLN.

Location Detail: SITE IS LOCATED ON A VERNAL POOL PRESERVE; DEVELOPMENT TO SURROUND PRESERVE.

Ecological: HABITAT CONSISTS OF ROLLING VERNAL POOL GRASSLAND.

Threat: THREATENED BY LOSS OF AREA AND HIGH PROBABILITY OF INVASION BY STAR THISTLE AND OTHER WEEDY PLANTS (BY LOSS OF GRAZING).

General: 1 ADULT OBSERVED ON 8 MAY 1998; LIKELY BREEDING AREA.

Owner/Manager: UNKNOWN

Andrena subapasta

A vernal pool andrenid bee

Element Code: IIHYM35050

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G1G3

CDFG Status:

State: None

State: S1S3

Habitat Associations

General: COLLECTS POLLEN PRIMARILY FROM ARENARIA CALIFORNICA BUT ALSO ORTHOCARPUS ERIANTHUS & LASTHENIA SP.

Micro: NESTS IN UPLANDS NEAR VERNAL POOLS.

Occurrence No. 3

Map Index: 59353

EO Index: 59389

Dates Last Seen

Occ Rank: Unknown

Element: 19XX-XX-XX

Origin: Natural/Native occurrence

Site: 19XX-XX-XX

Presence: Presumed Extant

Record Last Updated: 2005-01-14

Trend: Unknown

Quad Summary: Roseville (3812173/528D), Citrus Heights (3812163/512A)

County Summary: Placer

Lat/Long: 38.74985° / -121.28555°

Township: 10N

UTM: Zone-10 N4290414 E648982

Range: 06E

Radius: 1 mile

Mapping Precision: NON-SPECIFIC

Section: 02

Qtr: XX

Elevation: 160 ft

Symbol Type: POINT

Meridian: M

Location: ROSEVILLE.

Location Detail: RECORD DATES FROM NO LATER THAN LATE 1960S, SO OLDER AREA OF ROSEVILLE MAPPED.

Ecological: FEMALES OF THIS SPECIES COLLECT POLLEN PRIMARILY FROM ARENARIA, BUT ALSO ORTHOCARPUS ERIANTHUS AND LASTHENIA SP.

General: AN UNKNOWN NUMBER OF FEMALES COLLECTED, DATE UNKNOWN.

Owner/Manager: UNKNOWN

Andrena subapasta

A vernal pool andrenid bee

Element Code: IIHYM35050

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G1G3

CDFG Status:

State: None

State: S1S3

Habitat Associations

General: COLLECTS POLLEN PRIMARILY FROM ARENARIA CALIFORNICA BUT ALSO ORTHOCARPUS ERIANTHUS & LASTHENIA SP.

Micro: NESTS IN UPLANDS NEAR VERNAL POOLS.

Occurrence No. 3

Map Index: 59353

EO Index: 59389

Dates Last Seen

Occ Rank: Unknown

Element: 19XX-XX-XX

Origin: Natural/Native occurrence

Site: 19XX-XX-XX

Presence: Presumed Extant

Record Last Updated: 2005-01-14

Trend: Unknown

Quad Summary: Roseville (3812173/528D), Citrus Heights (3812163/512A)

County Summary: Placer

Lat/Long: 38.74985° / -121.28555°

Township: 10N

UTM: Zone-10 N4290414 E648982

Range: 06E

Radius: 1 mile

Mapping PrecisionNON-SPECIFIC

Section: 02

Qtr: XX

Elevation: 160 ft

Symbol TypePOINT

Meridian: M

Location: ROSEVILLE.

Location Detail:RECORD DATES FROM NO LATER THAN LATE 1960S, SO OLDER AREA OF ROSEVILLE MAPPED.

Ecological: FEMALES OF THIS SPECIES COLLECT POLLEN PRIMARILY FROM ARENARIA, BUT ALSO ORTHOCARPUS ERIANTHUS AND LASTHENIA SP.

General: AN UNKNOWN NUMBER OF FEMALES COLLECTED, DATE UNKNOWN.

Owner/Manager: UNKNOWN

Athene cunicularia

burrowing owl

Element Code: ABNSB10010

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G4

CDFG Status: SC

State: None

State: S2

Habitat Associations

General: OPEN, DRY ANNUAL OR PERENIAL GRASSLANDS, DESERTS & SCRUBLANDS CHARACTERIZED BY LOW-GROWING VEGETATION.

Micro: SUBTERRANEAN NESTER, DEPENDENT UPON BURROWING MAMMALS, MOST NOTABLY, THE CALIFORNIA GROUND SQUIRREL.

Occurrence No. 339

Map Index: 42028

EO Index: 42028

Dates Last Seen

Occ Rank: Good

Element: 1998-05-08

Origin: Natural/Native occurrence

Site: 2003-05-05

Presence: Presumed Extant

Trend: Unknown

Record Last Updated: 2003-08-21

Quad Summary: Roseville (3812173/528D), Pleasant Grove (3812174/528C)

County Summary: Placer

Lat/Long: 38.78190° / -121.37308°

UTM: Zone-10 N4293831 E641313

Area:

Mapping PrecisionNON-SPECIFIC

Township: 11N

Range: 05E

Section: 24

Qtr: XX

Elevation: 100 ft

Symbol TypePOLYGON

Meridian: M

Location: NORTH SIDE OF PHILIP ROAD, APPROXIMATELY 0.75 MILE WEST OF FIDDYMENT ROAD, NW OF ROSEVILLE.

Ecological: HABITAT CONSISTS OF MODERATELY-GRAZED, ROLLING GRASSLAND, WITH NO EVIDENCE OF HISTORIC SOIL DISTURBANCE. SITE WOULD BE BETTER IF MORE BURROWS WERE PRESENT; HARD SOILS AND LACK OF GROUND SQUIRRELS MAY BE THE CAUSE.

Threat: THREATS INCLUDE POSSIBLE FUTURE DEVELOPMENT OR LOSS OF GRAZERS.

General: OWLS (NEVER MORE THAN 2) OBSERVED YEAR-ROUND DURING 1998. HABITAT APPEARS EXTANT, BUT NO OWLS WERE OBSERVED ON 5 MAY 2003 - DATE OF SITE VISIT LIKELY TO EARLY.

Owner/Manager: PVT

Occurrence No. 1177

Map Index: 71623

EO Index: 72527

Dates Last Seen

Occ Rank: Good

Element: 2008-02-18

Origin: Natural/Native occurrence

Site: 2008-02-18

Presence: Presumed Extant

Trend: Unknown

Record Last Updated: 2008-07-01

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.84685° / -121.35702°

UTM: Zone-10 N4301064 E642578

Radius: 80 meters

Mapping PrecisionSPECIFIC

Township: 12N

Range: 06E

Section: 31

Qtr: XX

Elevation: 110 ft

Symbol TypePOINT

Meridian: M

Location: 250 FT NORTH OF EAST CATLETT RD, 0.4 MI WEST OF FIDDYMENT RD, SW OF LINCOLN.

Location Detail: LOCATED ON MOORE RANCH WETLAND RESTORATION PROJECT PROPERTY.

Ecological: HABITAT CONSISTS OF MIXED NATIVE AND NON-NATIVE GRASSLAND, WHICH IS WITHIN A VERNAL POOL RESTORATION PROJECT AREA. SURROUNDED BY GRAZED AND UNGRAZED PASTURES.

Threat: THREATENED BY ENCROACHING URBAN DEVELOPMENT FROM BOTH LINCOLN & ROSEVILLE.

General: 1 ADULT OBSERVED AT BURROW SITE ON 30 JAN, 1 FEB AND 18 FEB 2008. GULLS ATTRACTED BY NEARBY WASTEWATER & GARBAGE COLLECTION FACILITIES COULD POSSIBLY PREY UPON BUOW CHICKS IF NESTING OCCURS.

Owner/Manager: MOORE RANCH CONSERVANCY

Balsamorhiza macrolepis* var. *macrolepis

big-scale balsamroot

Element Code: PDAST11061

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G3G4T2

CNPS List: 1B.2

State: None

State: S2

Habitat Associations

General: VALLEY AND FOOTHILL GRASSLAND, CISMONTANE WOODLAND.

Micro: SOMETIMES ON SERPENTINE. 35-1000M.

Occurrence No. 9

Map Index: 32045

EO Index: 3757

Dates Last Seen

Occ Rank: Unknown

Element: 1958-07-07

Origin: Natural/Native occurrence

Site: 1958-07-07

Presence: Presumed Extant

Record Last Updated: 2011-07-26

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.79393° / -121.30792°

Township: 11N

UTM: Zone-10 N4295269 E646948

Range: 06E

Area: 98.3 acres

Mapping PrecisionSPECIFIC

Section: 21

Qtr: XX

Elevation: 125 ft

Symbol TypePOLYGON

Meridian: M

Location: UNCULTIVATED STRIP ALONG RAILROAD AND US HIGHWAY 99E, 3.2 MILES NORTH OF ROSEVILLE.

Location Detail:US HWY 99E WAS REPLACED BY CA HWY 65. HWY 65 WAS BUILT PARALLEL TO THE ROUTE OF HWY 99E, ABOUT 0.4 MILE EAST OF THE RAILROAD. MAPPED BY CNDDDB NON-SPECIFICALLY ALONG INDUSTRIAL AVE AND THE RAILROAD TRACKS AS A BEST GUESS.

Ecological: OPEN VALLEY PLAIN.

Threat: MUCH OF THIS AREA HAS BEEN DEVELOPED SINCE THE COLLECTIONS WERE MADE.

General: MAIN SOURCE OF INFORMATION FOR THIS OCCURRENCE IS A 1957 CRAMPTON COLLECTION FROM 3.2 MILES NORTH OF ROSEVILLE ALONG HWY 99E. 1958 FULLER COLLECTIONS FROM 2 MILES NORTH OF ROSEVILLE ALONG HWY 99E ALSO ATTRIBUTED HERE. NEEDS FIELDWORK.

Owner/Manager: UNKNOWN

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status
Federal: Threatened
State: None

NDDB Element Ranks
Global: G3
State: S2S3

Other Lists
CDFG Status:

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.
Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 29 Map Index: 33250 EO Index: 2571 Dates Last Seen
Occ Rank: Good Element: 1994-12-28
Origin: Natural/Native occurrence Site: 1994-12-28
Presence: Presumed Extant
Trend: Unknown Record Last Updated: 1996-02-23

Quad Summary: Roseville (3812173/528D)
County Summary: Placer

Lat/Long: 38.86173° / -121.29715° Township: 12N
UTM: Zone-10 N4302810 E647744 Range: 06E
Radius: 80 meters Mapping Precision: SPECIFIC Section: 27 Qtr: NW
Elevation: 140 ft Symbol Type: POINT Meridian: M

Location: EAST SIDE OF HWY 65, 0.4 MILE SOUTH OF THE LINCOLN RODEO GROUNDS, 2 MILES SOUTH OF LINCOLN.

Ecological: HABITAT CONSISTS OF VERNAL POOLS IN ROLLING GRASSLAND.

Threat: THREATENED BY PROPOSED DEVELOPMENT.

General: MANY SHRIMP OBSERVED/COLLECTED (DEPOSITED AT CAS) ON 28 DECEMBER 1994.

Owner/Manager: PVT

Occurrence No. 30 Map Index: 33251 EO Index: 2570 Dates Last Seen
Occ Rank: Good Element: 1994-12-28
Origin: Natural/Native occurrence Site: 1994-12-28
Presence: Presumed Extant
Trend: Unknown Record Last Updated: 1995-06-30

Quad Summary: Roseville (3812173/528D)
County Summary: Placer

Lat/Long: 38.84669° / -121.26971° Township: 12N
UTM: Zone-10 N4301186 E650156 Range: 06E
Radius: 80 meters Mapping Precision: SPECIFIC Section: 35 Qtr: NE
Elevation: 195 ft Symbol Type: POINT Meridian: M

Location: 2 MILES SE OF THE LINCOLN RODEO GROUNDS, ~3 MILES SSE OF LINCOLN.

Ecological: HABITAT CONSISTS OF VERNAL POOLS WITHIN ROLLING GRASSLAND.

Threat: THREATENED BY PROPOSED DEVELOPMENT.

General: MANY SHRIMP OBSERVED/COLLECTED (DEPOSITED AT CAS) ON 28 DECEMBER 1994.

Owner/Manager: PVT

Occurrence No. 41 Map Index: 32449 EO Index: 1022 Dates Last Seen
Occ Rank: Unknown Element: 2003-01-29
Origin: Natural/Native occurrence Site: 2005-01-21
Presence: Presumed Extant
Trend: Unknown Record Last Updated: 2005-10-18

Quad Summary: Roseville (3812173/528D)
County Summary: Placer

Lat/Long: 38.78926° / -121.29294° Township: 11N
UTM: Zone-10 N4294775 E648259 Range: 06E
Area: 12.9 acres Mapping Precision: SPECIFIC Section: 22 Qtr: XX
Elevation: 150 ft Symbol Type: POLYGON Meridian: M

Location: 0.8 KM E OF HWY 65; 1.5 MILES SSW OF INTERSECTION PLEASANT GROVE CREEK AND PLACER BLVD/SUNSET BLVD; N OF ROSEVILLE.

Location Detail: HIGHLAND RESERVE SOUTH; POOL NUMBERS N10, N42, N8, NA & NB. THE ECORP 2000 SURVEY LAT/LONG GIVEN ARE NOT AT THE LOCATION THEY MAPPED; REPORT HAS TEMP, DEPTH, & SURFACE AREA OF POOLS. NONE OBSERVED IN THE POOLS SURVEYED DURING 2005.

Ecological: CONSTRUCTED & HISTORIC VERNAL POOLS WITHIN A NON-NATIVE ANNUAL GRASSLAND; WETLAND COMPENSATION/MITIGATION PRESERVE. 2/6/95: POOL HAD SURFACE AREA OF 94 SQUARE METERS & DEPTH OF 17 CM. SURROUNDING AREA COMPRISED OF URBAN/DEVELOPMENT.

General: POOL #NB: 50+ ADULTS OBS, 1995; 1 ADULT COLL. & DEP. IN CAS. 10'S OBS IN 2000, POOL #VPN10; LINDERIELLA OCCIDENTALIS IN 2 POOLS NOT IDENT IN PRESERVE. 100'S IN POOLS NA, N8, N42 4 JAN 2002. 100'S IN POOL NA 29 JAN 2003. NOT PRESENT JAN 2005

Owner/Manager: PVT-ROSEVILLE PROPERTIES

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status
Federal: Threatened
State: None

NDDB Element Ranks
Global: G3
State: S2S3

Other Lists
CDFG Status:

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.
Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 42 Map Index: 47451 EO Index: 17819 Dates Last Seen
Occ Rank: Fair Element: 2001-02-16
Origin: Natural/Native occurrence Site: 2005-01-21
Presence: Presumed Extant
Trend: Fluctuating Record Last Updated: 2011-07-08

Quad Summary: Roseville (3812173/528D)
County Summary: Placer

Lat/Long: 38.77346° / -121.28207° Township: 11N
UTM: Zone-10 N4293039 E649236 Range: 06E
Area: 28.7 acres Mapping PrecisionSPECIFIC Section: 26 Qtr: SW
Elevation: 160 ft Symbol TypePOLYGON Meridian: M

Location: HIGHLAND RESERVE SOUTH OPEN SPACE JUST N & E OF DIAMOND OAKS MUNINCIPAL GOLF COURSE, ROSEVILLE.
Location Detail: HIGHLAND RESERVE SOUTH. BOTH NATURAL AND MANMADE VERNAL POOLS PRESENT. 2005: SELECT POOLS FROM NORTHERN PORTION OF FEATURE SURVEYED. MAPPED TO PROVIDED MAPS.
Ecological: HARDPAN VERNAL POOLS IN ANNUAL GRASSLAND; WETLAND COMPENSATION/MITIGATION PRESERVE SURROUNDED BY DEVELOPMENT AS OF 2002. ON 31 JAN 1995 THE SURFACE AREA WAS 59 (U22) & 94 (U26) SQUARE METERS & THE DEPTH WAS 35 (U22) & 14 (U26) CM.
General: OBSERVED IN 5 OF 32 SURVEYED POOLS 11 FEB 1993. 50+ OBS IN 2 POOLS 31 JAN 1995; 2 AD DEPOSITED IN CAS. 0 OBS APR 1996. 10S IN 4 POOLS, 100S IN 1 POOL 9 JAN 1997. 0 OBS FEB 1998. 100S IN 1 POOL 16 FEB 2001. 0 OBS FEB 2004. 0 OBS JAN 2005.

Owner/Manager: CITY OF ROSEVILLE

Occurrence No. 44 Map Index: 32456 EO Index: 1903 Dates Last Seen
Occ Rank: Fair Element: 1995-03-XX
Origin: Natural/Native occurrence Site: 1997-02-25
Presence: Presumed Extant
Trend: Unknown Record Last Updated: 2011-07-08

Quad Summary: Roseville (3812173/528D)
County Summary: Placer

Lat/Long: 38.76087° / -121.33772° Township: 11N
UTM: Zone-10 N4291553 E644427 Range: 06E
Area: 44.0 acres Mapping PrecisionSPECIFIC Section: 32 Qtr: NW
Elevation: 120 ft Symbol TypePOLYGON Meridian: M

Location: SILVERADO OAKS MITIGATION SITE, NW OF THE WOODCREEK OAKS BLVD & JUNCTION BLVD JCT, ABOUT 3 MI WNW OF ROSEVILLE PO.
Location Detail: 1995: 15 WETLANDS SAMPLED AMONG PARCELS 72 (EO#44, THIS OCCURRENCE) & 32 (EO#635). 1996: 10 SAMPLED. 1997: 13 SAMPLED. PROVIDED MAP GRAPHIC APPEARED SHIFTED WEST OF TRUE LOCATION; MAPPED TO AERIAL IMAGE MATCHING PRESERVED HABITAT.
Ecological: CONSTRUCTED AND SEASONAL HARDPAN VERNAL POOLS WITH NON-NATIVE ANNUAL GRASSLAND. PROTECTED WETLAND SURROUNDED BY RESIDENTIAL DEVELOPMENT.
General: 1995: BRANCHINECTA LYNCHI OBSERVED IN CONSTRUCTED VERNAL POOLS. 1996: NO B. LYNCHI OBSERVED, BUT LINDERIELLA OCCIDENTALIS PRESENT. 1997: NO B. LYNCHI OBSERVED, BUT L. OCCIDENTALIS PRESENT.

Owner/Manager: CITY OF ROSEVILLE

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status
Federal: Threatened
State: None

NDDB Element Ranks
Global: G3
State: S2S3

Other Lists
CDFG Status:

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.
Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 45 Map Index: 32457 EO Index: 1899 **Dates Last Seen**
Occ Rank: Unknown Element: 1995-03-14
Origin: Natural/Native occurrence Site: 1995-03-14
Presence: Presumed Extant
Trend: Unknown Record Last Updated: 1995-10-11

Quad Summary: Roseville (3812173/528D)
County Summary: Placer

Lat/Long: 38.76950° / -121.32354° Township: 11N
UTM: Zone-10 N4292533 E645642 Range: 06E
Radius: 1/5 mile Mapping PrecisionNON-SPECIFIC Section: 29 Qtr: SE
Elevation: 130 ft Symbol Type:POINT Meridian: M

Location: BETWEEN KASEBERG CREEK & SOUTH BRANCH PLEASANT GROVE CREEK; 1.8 KM WEST OF SOUTHERN PACIFIC RR X HWY 65.
Location Detail: WOODCREEK OAKS MITIGATION SITES. 14 WATER BODIES WERE SAMPLED ON FEB 9, 10, 27 & MARCH 14, 1995. B. LYNCHI FOUND IN ONLY 1 POOL & ONLY ON 3/14/95.
Ecological: HARDPAN VERNAL POOL IN ANNUAL NON-NATIVE GRASSLAND. ON 3/14 THE SURFACE AREA WAS 129 SQ METERS & THE DEPTH WAS 18 CM. WETLAND COMPENSATION/MITIGATION PRESERVE.
General: POOL #C2: 50+ ADULTS OBSERVED; 1 ADULT COLLECTED & DEPOSITED IN CAS. THE INFORMATION PROVIDED BY THE CONSULTANT HAS CONFLICTING DATA ON THE LOCATION OF THIS POOL; THIS SITE WAS MAPPED ACCORDING TO THE MAP THEY PROVIDED, NOT THE T-R-S GIVEN.

Owner/Manager: PVT-SARES REGIS GROUP

Occurrence No. 46 Map Index: 32458 EO Index: 9535 **Dates Last Seen**
Occ Rank: Unknown Element: 1996-01-29
Origin: Natural/Native occurrence Site: 1996-01-29
Presence: Presumed Extant
Trend: Unknown Record Last Updated: 2008-04-29

Quad Summary: Roseville (3812173/528D)
County Summary: Placer

Lat/Long: 38.85840° / -121.31539° Township: 12N
UTM: Zone-10 N4302411 E646168 Range: 06E
Area: 19.0 acres Mapping PrecisionSPECIFIC Section: 28 Qtr: SW
Elevation: 130 ft Symbol Type:POLYGON Meridian: M

Location: INGRAM SLOUGH; 3.2 KM ESE OF MOORE ROAD X FIDDYMENT ROAD; SSW OF LINCOLN.
Location Detail: LINCOLN CROSSING MITIGATION SITE. 1995: 10 TOTAL WETLANDS SAMPLED. THE INFORMATION FROM CONSULTANT HAD DISCREPANCIES BETWEEN FIELD SURVEY FORMS & MAP - MAPPED ACCORDING TO THEIR MAP. 1996: 42 TOTAL WATERBODIES WERE SURVEYED.
Ecological: CONSTRUCTED HARDPAN VERNAL POOL IN ANNUAL NON-NATIVE GRASSLAND. WETLAND COMPENSATION/MITIGATION PRESERVE.
General: 1995: <50 ADULTS OBSERVED IN POOL #211. 1996: <50 ADULTS OBSERVED IN 5 POOLS (101, 204, 206, 216 & 220). LINDERIELLA OCCIDENTALIS ALSO PRESENT IN MOST OF SITE DURING 1995 & 1996.

Owner/Manager: PVT-STERLING PACIFIC ASSETS

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status
Federal: Threatened
State: None

NDDB Element Ranks
Global: G3
State: S2S3

Other Lists
CDFG Status:

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.
Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 91

Map Index: 32516

EO Index: 1892

— Dates Last Seen —

Occ Rank: Excellent
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 1998-02-04
Site: 1998-02-04

Record Last Updated: 1998-09-29

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.86505° / -121.29394°
UTM: Zone-10 N4303184 E648015
Area:
Elevation: 140 ft

Township: 12N
Range: 06E
Section: 27 Qtr: NW
Meridian: M

Mapping PrecisionNON-SPECIFIC
Symbol TypePOLYGON

Location: EASTRIDGE SOUTHERN WETLAND PRESERVE, JUST EAST OF HWY 65 (AT THE LINCOLN RODEO GROUNDS), 0.5 MILE SE OF LINCOLN.

Ecological: NORTHERN HARDPAN VERNAL POOL HABITAT WITH CONSTRUCTED VERNAL POOLS (3.95 ACRES), CONSTRUCTED SEASONAL WETLANDS (1.95 ACRES), AND REFERENCE VERNAL POOLS IN ANNUAL GRASSLAND.

Threat: FUTURE RESIDENTIAL DEVELOPMENT PLANNED IN ADJACENT AREA; DIRT ROADS BISECT PRESERVE; GRAZING; RODEO GROUNDS TO THE NW.

General: 1995 (SECOND MONITORING YEAR): OBS IN 7 REFERENCE VERNAL POOLS, IN 17 CONSTRUCTED VERNAL POOLS, IN 2 1996 (THIRD YEAR): OBS IN 21 OF 45 CONSTRUCTED POOLS, 6 OF 10 REFERENCE POOLS. PRESENT ON-SITE IN 1997 AND 1998.

Owner/Manager: PVT-PLACER HOLDINGS

Occurrence No. 139

Map Index: 34813

EO Index: 1874

— Dates Last Seen —

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 1996-01-30
Site: 1996-03-11

Record Last Updated: 2002-03-22

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.80312° / -121.30397°
UTM: Zone-10 N4296295 E647273
Area: 33.4 acres
Elevation: 105 ft

Township: 11N
Range: 06E
Section: 16 Qtr: NE
Meridian: M

Mapping PrecisionSPECIFIC
Symbol TypePOLYGON

Location: NORTH OF ROSEVILLE; BETWEEN HWY 65 AND INDUSTRIAL AVENUE; 0.3 KM WSW OF HWY 65 X PLEASANT GROVE CREEK.

Location Detail: FOOTHILL BUSINESS PARK MITIGATION SITE, PARCEL 1. 1995: 12 WATERBODIES SURVEYED. 1996: 14 WATERBODIES SURVEYED. 1997: 29 WATERBODIES SURVEYED.

Ecological: CONSTRUCTED VERNAL POOLS WITHIN NON-NATIVE ANNUAL GRASSLAND. POOL #VP32-1995: SURFACE AREA WAS 0, DEPTH WAS 39.0 CM; 1996: SURFACE AREA WAS 461 SQ METERS, DEPTH WAS 19.0 CM.

General: 1/14/1997: 10'S SEEN IN 2 POOLS (VP12 & 29). 1/30/1996: >50 FAIRY SHRIMP OBSERVED IN POOL #VP32; LINDERIELLA OCCIDENTALIS ALSO PRESENT.

Owner/Manager: PVT-STANFORD RANCH

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status
 Federal: Threatened
 State: None

NDDB Element Ranks
 Global: G3
 State: S2S3

Other Lists
 CDFG Status:

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.

Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 141

Map Index: 34819

EO Index: 17500

Dates Last Seen

Occ Rank: Unknown
 Origin: Natural/Native occurrence
 Presence: Presumed Extant
 Trend: Unknown

Element: 1996-01-30
 Site: 1996-01-30

Record Last Updated: 1996-07-17

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.86474° / -121.30580°
UTM: Zone-10 N4303130 E646987
Radius: 80 meters
Elevation: 140 ft

Mapping Precision: SPECIFIC
Symbol Type: POINT

Township: 12N
Range: 06E
Section: 28
Meridian: M
Qtr: NE

Location: NNW OF ROSEVILLE IN INGRAM SLOUGH; 0.4 KM WEST OF HWY 65 X INDUSTRIAL BLVD.

Location Detail: LILCOLN CROSSING MITIGATION SITE. 1996: 42 TOTAL WATERBODIES SURVEYED.

Ecological: CONSTRUCTED HARDPAN VERNAL POOL WITHIN NON-NATIVE ANNUAL GRASSLAND. WETLAND COMPENSATION/MITIGATION PRESERVE.

General: 1996: <50 ADULTS OBSERVED IN POOL #222; SURFACE AREA=574 SQ METERS, WATER DEPTH=32.0 CM, TEMPERATURE= 11.5 DEGREES C, CONDUCTIVITY=75.80, TURBIDITY WAS LOW. LINDERIELLA ALSO PRESENT IN POOL AND IN SURROUNDING AREAS.

Owner/Manager: PVT-STERLING PACIFIC ASSETS

Occurrence No. 154

Map Index: 33672

EO Index: 30807

Dates Last Seen

Occ Rank: Unknown
 Origin: Natural/Native occurrence
 Presence: Presumed Extant
 Trend: Unknown

Element: 2005-XX-XX
 Site: 2005-XX-XX

Record Last Updated: 2006-03-23

Quad Summary: Roseville (3812173/528D), Pleasant Grove (3812174/528C)

County Summary: Placer

Lat/Long: 38.80163° / -121.37194°
UTM: Zone-10 N4296023 E641373
Area: 1,972.8 acres
Elevation: 95 ft

Mapping Precision: SPECIFIC
Symbol Type: POLYGON

Township: 11N
Range: 05E
Section: 13
Meridian: M
Qtr: XX

Location: NORTH OF PHILLIP ROAD IN THE VICINITY OF PLEASANT GROVE CREEK. NORTHWEST OF ROSEVILLE.

Location Detail: VERNAL POOLS ARE FOUND IN T11N, R05E, SECTIONS 13, 14 & 24 & IN T11N, R06E, SECTION 18. THIS AREA IS IN THE WEST ROSEVILLE SPECIFIC PLAN. PART OF THE AREA IS BEING DEVELOPED & PART IS AN OPEN SPACE PRESERVE.

Ecological: NATURAL VERNAL POOLS.

Threat: AREA IS BEING DEVELOPED.

General: 1993: OBS IN 16 OF 52 POOLS IN SEC 13, IN 4 OF 9 POOLS IN SEC 14. & IN 3 POOLS IN SEC 18. NO LEPIDURUS PACKARDI OBS. SUGNET RECORD #S 87, 88 & 91. 2005: OBS IN NW 1/4 OF SEC 24 IN POOLS #273, 277, 287 & 291 & IN SEC 13 POOL #15.

Owner/Manager: UNKNOWN

Occurrence No. 155

Map Index: 33674

EO Index: 30808

Dates Last Seen

Occ Rank: Unknown
 Origin: Natural/Native occurrence
 Presence: Presumed Extant
 Trend: Unknown

Element: 1993-01-27
 Site: 1993-01-27

Record Last Updated: 2006-03-23

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.77370° / -121.36736°
UTM: Zone-10 N4292930 E641825
Area: 610.4 acres
Elevation: 110 ft

Mapping Precision: SPECIFIC
Symbol Type: POLYGON

Township: 11N
Range: 05E
Section: 25
Meridian: M
Qtr: XX

Location: SOUTH OF PHILLIP ROAD AND WEST OF FIDDYMENT ROAD. WNW OF ROSEVILLE.

Location Detail: VERNAL POOLS LOCATED SOMEWHERE IN SECTION 25.

Ecological: NATURAL VERNAL POOLS.

General: B. LYNCHI OBSERVED IN 5 OF 31 FEATURES INSPECTED. NO LEPIDURUS PACKARDI OBSERVED. SUGNET RECORD NUMBER 89.

Owner/Manager: UNKNOWN

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status

NDDB Element Ranks

Other Lists

Federal: Threatened

Global: G3

CDFG Status:

State: None

State: S2S3

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.

Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 156

Map Index: 33673

EO Index: 30806

Dates Last Seen

Occ Rank: Unknown

Element: 1993-02-18

Origin: Natural/Native occurrence

Site: 1993-02-18

Presence: Presumed Extant

Record Last Updated: 1997-04-07

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.80298° / -121.31236°

UTM: Zone-10 N4296266 E646544

Radius: 3/5 mile

Elevation: 100 ft

Township: 11N

Range: 06E

Section: 16

Qtr: XX

Mapping PrecisionNON-SPECIFIC

Symbol Type:POINT

Meridian: M

Location: WEST OF HWY 65 & NORTH OF SCOW ROAD. NNW OF ROSEVILLE.

Location Detail: VERNAL POOLS LOCATED SOMEWHERE IN SECTION 16.

Ecological: NATURAL VERNAL POOLS.

General: B. LYNCHI WAS FOUND IN 5 OF 54 FEATURES INSPECTED. NO LEPIDURUS PACKARDI OBSERVED. SUGNET RECORD #90.

Owner/Manager: UNKNOWN

Occurrence No. 157

Map Index: 33676

EO Index: 30431

Dates Last Seen

Occ Rank: Unknown

Element: 1993-01-18

Origin: Natural/Native occurrence

Site: 1993-01-18

Presence: Presumed Extant

Record Last Updated: 1997-03-12

Trend: Unknown

Quad Summary: Lincoln (3812183/528A), Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.87538° / -121.29395°

UTM: Zone-10 N4304331 E647993

Radius: 3/5 mile

Elevation: 150 ft

Township: 12N

Range: 06E

Section: 22

Qtr: XX

Mapping PrecisionNON-SPECIFIC

Symbol Type:POINT

Meridian: M

Location: SOUTH OF AUBURN RAVINE, ON BOTH SIDES OF HWY 65, SOUTH OF LINCOLN.

Location Detail: VERNAL POOLS LOCATED SOMEWHERE IN SECTION 22.

Ecological: NATURAL VERNAL POOLS.

General: B. LYNCHI OBSERVED IN 2 OF 5 FEATURES INSPECTED. NO LEPIDURUS PACKARDI OBSERVED. SUGNET RECORD #95.

Owner/Manager: UNKNOWN

Occurrence No. 191

Map Index: 36947

EO Index: 31944

Dates Last Seen

Occ Rank: Good

Element: 1997-01-17

Origin: Natural/Native occurrence

Site: 1997-01-17

Presence: Presumed Extant

Record Last Updated: 2008-04-29

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.84424° / -121.31478°

UTM: Zone-10 N4300841 E646250

Radius: 1/5 mile

Elevation: 115 ft

Township: 12N

Range: 06E

Section: 33

Qtr: SW

Mapping PrecisionNON-SPECIFIC

Symbol Type:POINT

Meridian: M

Location: ORCHARD CREEK AREA, 0.25 MILE NORTH OF ATHENS AVENUE (PLEASANT GROVE BLVD) AND WEST OF SPRR TRACKS, NORTH OF ROSEVILLE.

Location Detail: SITE IS LOCATED ON A 632-ACRE MITIGATION BANK PRESERVE. THIS UNDEVELOPED PASTURELAND IS BEING ESTABLISHED AS A MITIGATION BANK.

Ecological: HABITAT CONSISTS OF NORTHERN HARDPAN VERNAL POOLS.

Threat: DEVELOPMENT

General: AN UNSPECIFIED NUMBER OF FAIRY SHRIMP WERE OBSERVED ON 17 JAN 1997.

Owner/Manager: PVT-WILDLANDS INC

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status

NDDB Element Ranks

Other Lists

Federal: Threatened

Global: G3

CDFG Status:

State: None

State: S2S3

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.

Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 195

Map Index: 38256

EO Index: 33263

Dates Last Seen

Occ Rank: Good

Element: 1997-01-16

Origin: Natural/Native occurrence

Site: 1997-01-16

Presence: Presumed Extant

Record Last Updated: 1998-03-02

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78083° / -121.34926°

UTM: Zone-10 N4293749 E643384

Area:

Elevation: 120 ft

Township: 11N

Range: 06E

Section: 30

Qtr: XX

Mapping Precision: NON-SPECIFIC

Symbol Type: POLYGON

Meridian: M

Location: EAST OF FIDDYMENT ROAD, WEST OF FOOTHILLS BLVD, AND NORTH OF BASELINE ROAD, NW OF ROSEVILLE.

Ecological: HABITAT CONSISTS OF SEASONAL WETLANDS, REFERENCE VERNAL POOLS, AND CONSTRUCTED VERNAL POOLS WITHIN A DESIGNATED WETLAND MITIGATION AREA. SURROUNDING UPLAND CONSISTS OF NON-NATIVE ANNUAL GRASSLAND/MIXED OAK WOODLAND.

Threat: THREATENED BY SURROUNDING DEVELOPMENT (GOLF COURSES AND RESIDENTIAL DEVELOPMENT).

General: VERNAL POOL FAIRY SHRIMP WERE IDENTIFIED WITHIN 71 CONSTRUCTED VERNAL POOLS AND SEASONAL WETLANDS. LINDERIELLA OCCIDENTALIS ALSO OBSERVED.

Owner/Manager: PVT

Occurrence No. 196

Map Index: 38629

EO Index: 33636

Dates Last Seen

Occ Rank: Fair

Element: 1997-11-06

Origin: Natural/Native occurrence

Site: 1997-11-06

Presence: Presumed Extant

Record Last Updated: 1998-04-20

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.85775° / -121.37303°

UTM: Zone-10 N4302249 E641167

Radius: 80 meters

Elevation: 100 ft

Township: 12N

Range: 05E

Section: 25

Qtr: SW

Mapping Precision: SPECIFIC

Symbol Type: POINT

Meridian: M

Location: MOORE RANCH PROPERTY, 0.8 MILE NORTH OF PLEASANT VALLEY ROAD, SOUTH OF AUBURN RAVINE, 7 MILES NNW OF ROSEVILLE.

Ecological: HABITAT CONSISTS OF A VERNAL POOL IN GRAZED ANNUAL GRASSLAND.

General: SITE WAS HISTORICALLY (SINCE AT LEAST 1937) DISKED; HAS ONLY BEEN GRAZED OVER THE PAST SEVERAL YEARS. 6 CYSTS FOUND IN POOL #3 (PRESUMED TO BE BRANCHINESTA LYNCHI, SINCE THAT IS THE ONLY MEMBER OF THAT GENUS KNOWN TO OCCUR IN THIS AREA).

Owner/Manager: UNKNOWN

Occurrence No. 235

Map Index: 42745

EO Index: 42745

Dates Last Seen

Occ Rank: Unknown

Element: 1997-01-17

Origin: Natural/Native occurrence

Site: 1997-01-17

Presence: Presumed Extant

Record Last Updated: 2000-04-12

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.84578° / -121.30899°

UTM: Zone-10 N4301021 E646749

Radius: 80 meters

Elevation: 120 ft

Township: 12N

Range: 06E

Section: 33

Qtr: SE

Mapping Precision: SPECIFIC

Symbol Type: POINT

Meridian: M

Location: 0.5 MILE N OF PLEASANT GROVE RD & SP RR, 1.7 MILES ESE OF ORCHARD CREEK & INGRAM SLOUGH CONFLUENCE, NNW OF ROSEVILLE.

Location Detail: FOUND IN THE SOUTHEAST PORTION OF THE ORCHARD CREEK MIDIGATION BANK. MAJORITY OF VERNAL POOLS ARE ON SAN JOAQUIN SANDY LOAM AND ALAMO-FIDDYMENT COMPLEX SOILS.

Ecological: VERNAL POOLS ENDEMIC VEGETATION: RANUNCULUS ALVEOLATUS, ERYNGIUM VASEYI, PLAGIOBOTHRYUS STIPITAUS, PSILICARPHUS ZIZYPHOROIDES, DESCHAMPSIA DAMTHONIODES, NAVARRETIA LEUCOCEPHALA

General: OBSERVED SHRIMP IN 2 OF THE 170 SURVEY POOLS SAMPLED. THIS POOL WAS RATED AS LOW IN ABUNDANCE (LESS THAN ONE INDIVIDUAL PER PULL).

Owner/Manager: UNKNOWN

Branchinecta lynchi			
vernal pool fairy shrimp		Element Code: ICBRA03030	
Status		NDDB Element Ranks	
Federal: Threatened		Global: G3	
State: None		State: S2S3	
Habitat Associations		Other Lists	
General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.		CDFG Status:	
Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.			
Occurrence No. 236	Map Index: 42746	EO Index: 42746	Dates Last Seen
Occ Rank: Unknown			Element: 1997-01-17
Origin: Natural/Native occurrence			Site: 1997-01-17
Presence: Presumed Extant			Record Last Updated: 2000-04-12
Trend: Unknown			
Quad Summary: Roseville (3812173/528D)			
County Summary: Placer			
Lat/Long: 38.84043° / -121.32009°		Township: 12N	
UTM: Zone-10 N4300410 E645796		Range: 06E	
Radius: 80 meters	Mapping Precision SPECIFIC	Section: 33	Qtr: SW
Elevation: 115 ft	Symbol Type: POINT	Meridian: M	
Location: 0.7 MILE W OF PLEASANT GROVE RD & SP RR, 1.3 MILES SE OF ORCHARD CREEK & INGRAM SLOUGH CONFLUENCE, NNW OF ROSEVILLE.			
Location Detail: FOUND IN THE SOUTHWEST PORTION OF THE ORCHARD CREEK MIDIGATION BANK. MAJORITY OF VERNAL POOLS ARE ON SAN JOAQUIN SANDY LOAM AND ALAMO-FIDDYMENT COMPLEX SOILS.			
Ecological: VERNAL POOLS ENDEMIC VEGETATION: RANUNCULUS ALVEOLATUS, ERYNGIUM VASEYI, PLAGIOBOTHRYUS STIPITAUS, PSILICARPHUS ZIZYPHOROIDES, DESCHAMPSIA DAMTHONIODES, NAVARRETIA LEUCOCEPHALA			
General: OBSERVED SHRIMP IN 2 OF THE 170 SURVEY POOLS SAMPLED. THIS POOL WAS RATED MEDIUM IN ABUNDANCE (1 TO 5 INDIVIDUALS PER PULL).			
Owner/Manager: UNKNOWN			
Occurrence No. 247	Map Index: 43395	EO Index: 43395	Dates Last Seen
Occ Rank: Unknown			Element: 2001-03-08
Origin: Natural/Native occurrence			Site: 2001-03-08
Presence: Presumed Extant			Record Last Updated: 2004-06-22
Trend: Unknown			
Quad Summary: Roseville (3812173/528D)			
County Summary: Placer			
Lat/Long: 38.82671° / -121.29569°		Township: 11N	
UTM: Zone-10 N4298927 E647942		Range: 06E	
Radius: 80 meters	Mapping Precision SPECIFIC	Section: 03	Qtr: SW
Elevation: 150 ft	Symbol Type: POINT	Meridian: M	
Location: STANFORD RANCH NORTH, 0.75 MILES NNE JCT OF SUNSET BLVD & HWY 65, 1.8 MILES WSW OF TELEGRAPH HILL, ~4 MILES N OF ROCKLIN			
Location Detail: VERNAL POOL AT THIS SITE NUMBERED VP42, MAX SURFACE AREA ~10 METERS BY 13 METERS & 35 CM DEEP. B. LYNCHI FOUND IN 1 OF 65 SEASONAL WATERBODIES SURVEYED BETWEEN 28 JAN & 24 MAR 2000.			
Ecological: HABITAT CONSISTS OF FORMERLY GRAZED, NON-NATIVE ANNUAL GRASSLAND, INTERSPERSED WITH VERNAL POOLS.			
Threat: DISTURBED FIELD (SOURCE OF DISTURBANCE NOT GIVEN)			
General: VPFS NUMBERING IN THE 10'S OBSERVED ON 11 FEB 2000 (2 FEMALES) AND ON 25 FEB 2000 (2 MALES) IN VERNAL POOL #VP42. 8 MAR 2001: 1 MALE OBSERVED WITHIN POOL #42.			
Owner/Manager: PVT			

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status

NDDB Element Ranks

Other Lists

Federal: Threatened

Global: G3

CDFG Status:

State: None

State: S2S3

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.

Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 293

Map Index: 45435

EO Index: 45435

Dates Last Seen

Occ Rank: Unknown

Element: 2006-01-10

Origin: Natural/Native occurrence

Site: 2006-01-10

Presence: Presumed Extant

Record Last Updated: 2006-03-22

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.77040° / -121.27237°

UTM: Zone-10 N4292715 E650085

Area: 13.3 acres

Elevation: 185 ft

Mapping Precision: SPECIFIC
Symbol Type: POLYGON

Township: 11N

Range: 06E

Section: 26

Meridian: M

Qtr: SE

Location: HIGHLAND RESERVE SOUTH OPEN SPACE, ON THE WEST SIDE OF EAST ROSEVILLE PARKWAY, ROSEVILLE.

Location Detail: FOUND IN POOLS #5, #8, AND #27 IN 2003; IN POOL LVP IN 2006.

Ecological: HABITAT CONSISTS OF ANNUAL GRASSLAND INTERSPERSED WITH BOTH CONSTRUCTED AND HISTORIC VERNAL POOLS.

General: 10'S OBSERVED IN POOL #8 AND 100'S OBSERVED IN POOL #27 ON 16 FEB 2001. ONLY 2 FEMALES OBSERVED IN POOL #5 ON 4 JAN 2002. 10'S OF ADULTS OBSERVED 24 JAN 2003 IN POOL #5.

Owner/Manager: CITY OF ROSEVILLE

Occurrence No. 304

Map Index: 46034

EO Index: 46034

Dates Last Seen

Occ Rank: Unknown

Element: 2003-01-17

Origin: Natural/Native occurrence

Site: 2003-01-17

Presence: Presumed Extant

Record Last Updated: 2004-10-28

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76449° / -121.34970°

UTM: Zone-10 N4291935 E643379

Radius: 80 meters

Elevation: 125 ft

Mapping Precision: SPECIFIC
Symbol Type: POINT

Township: 11N

Range: 06E

Section: 31

Meridian: M

Qtr: NW

Location: WOODCREEK WEST WETLAND COMPENSATION AREA. 2.7 MILES NW OF WEST EDGE OF ROSEVILLE.

Location Detail: 0.9 MILES NORTH OF THE INTERSECTION OF FIDDYMENT ROAD AND BASE LINE ROAD AND THEN NEAR 0.8 MILES DIRECTLY EAST.

Ecological: HABITAT CONSISTS OF ANNUAL GRASSLAND INTERSPERSED WITH CONSTRUCTED AND HISTORIC VERNAL POOLS.

General: MORE THAN 10 ADULTS OBSERVED IN POOL 55 ON 15 FEB 2001. 10'S OF ADULTS OBSERVED IN POOLS 49 AND 55 ON 17 JAN 2003.

Owner/Manager: CITY OF ROSEVILLE

Occurrence No. 307

Map Index: 46096

EO Index: 46096

Dates Last Seen

Occ Rank: Fair

Element: 2001-03-09

Origin: Natural/Native occurrence

Site: 2001-03-09

Presence: Presumed Extant

Record Last Updated: 2001-10-10

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.87145° / -121.32514°

UTM: Zone-10 N4303844 E645295

Radius: 80 meters

Elevation: 120 ft

Mapping Precision: SPECIFIC
Symbol Type: POINT

Township: 12N

Range: 06E

Section: 20

Meridian: M

Qtr: SE

Location: SW OF LINCOLN; 0.15 MILES SOUTH OF MOORE ROAD AND 0.25 MILES NW OF INGRAM SLOUGH.

Ecological: HABITAT CONSISTS OF LAND WHICH HAS BEEN DRY-FARMED (DISKED ETC.)

Threat: AGRICULTURE - DRY-FARMING.

General: 10'S OF ADULTS OBSERVED. 5 INDIVIDUALS COLLECTED TO BE DEPOSITED AT CAL ACADEMY OF SCIENCES.

Owner/Manager: UNKNOWN

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status
Federal: Threatened
State: None

NDDB Element Ranks
Global: G3
State: S2S3

Other Lists
CDFG Status:

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.
Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 308

Map Index: 46098

EO Index: 46098

— Dates Last Seen —

Occ Rank: Fair
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 2001-03-09
Site: 2001-03-09

Record Last Updated: 2001-10-10

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.85475° / -121.32838°
UTM: Zone-10 N4301986 E645048
Radius: 80 meters
Elevation: 120 ft

Mapping Precision SPECIFIC
Symbol Type POINT

Township: 12N
Range: 06E
Section: 29
Meridian: M
Qtr: SE

Location: SW OF LINCOLN. 1.1 MILES EAST FIDDYMENT RD & 1.1 MILES NORTH PLEASANT GROVE RD BETWEEN INGRAM SLOUGH & ORCHARD CREEK.

Location Detail: 375 FT SOUTH OF POND.

Ecological: HABITAT CONSISTS OF GRAZED NON-NATIVE GRASSLAND. LINDERIELLA OCCIDENTALIS ALSO FOUND HERE.

General: 10'S OF ADULTS OBSERVED. 6 COLLECTED TO BE DEPOSITED AT CAL ACADEMY OF SCIENCES.

Owner/Manager: UNKNOWN

Occurrence No. 309

Map Index: 46106

EO Index: 46106

— Dates Last Seen —

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 2001-03-07
Site: 2005-01-07

Record Last Updated: 2005-10-17

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78973° / -121.33683°
UTM: Zone-10 N4294757 E644445
Area:
Elevation: 115 ft

Mapping Precision NON-SPECIFIC
Symbol Type POLYGON

Township: 11N
Range: 06E
Section: 20
Meridian: M
Qtr: NW

Location: 1 MILE SW OF THE INTERSECTION OF FIDDYMENT ROAD AND PLEASANT GROVE CREEK, ROSEVILLE

Location Detail: WOODCREEK NORTH OPEN SPACE PRESERV/WETLAND COMPENSATION AREA; POOL #6.

Ecological: HABITAT CONSISTS OF ANNUAL GRASSLAND WITH CONSTRUCTED AND HISTORIC VERNAL POOLS SURROUNDED BY OAK WOODLAND. LINDERIELLA OCCIDENTALIS ALSO FOUND HERE.

General: MORE THAN 100 INDIVIDUALS OBSERVED IN POOL #6 ON 7 MAR 2001. NONE OBSERVED DURING A SURVEY CONDUCTED ON 28 FEB 2002. NONE OBSERVED 7 JAN 2005.

Owner/Manager: CITY OF ROSEVILLE

Occurrence No. 315

Map Index: 64299

EO Index: 47900

— Dates Last Seen —

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 2005-03-02
Site: 2005-03-02

Record Last Updated: 2011-04-25

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.84960° / -121.35768°
UTM: Zone-10 N4301369 E642515
Area:
Elevation: 100 ft

Mapping Precision NON-SPECIFIC
Symbol Type POLYGON

Township: 12N
Range: 06E
Section: 31
Meridian: M
Qtr: NW

Location: IN THE GENERAL AREA NW OF FIDDYMENT RD AT E CATLETT RD, S OF ORCHARD CREEK, 4.5 MILES SW OF LINCOLN PO.

Location Detail: IN 2002, B. LYNCHI FOUND IN POOLS #49 & 135. IN 2003, B. LYNCHI FOUND IN POOLS #31, 156, 161 & 210. IN 2005, B. LYNCHI FOUND IN POOLS #116 & 210. LOCATED IN NW1/4 SEC 31 & NE1/4 SEC 36.

Ecological: HABITAT CONSISTS OF A GRASSLAND/VERNAL POOL RESTORATION SITE. LINDERIELLA OCCIDENTALIS ALSO FOUND AT THIS SITE.

General: NONE OBSERVED IN 1997. 10'S - 100'S OBSERVED ON 14 JAN 2002. 10'S OBSERVED IN EACH POOL DURING SURVEYS ON 17 & 23 JAN 2003. 10'S OBSERVED 2 MAR 2005.

Owner/Manager: MOORE RANCH CONSERVANCY

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status
Federal: Threatened
State: None

NDDB Element Ranks
Global: G3
State: S2S3

Other Lists
CDFG Status:

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.
Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 320

Map Index: 48242

EO Index: 48242

— Dates Last Seen —

Occ Rank: Excellent
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 2002-01-10
Site: 2002-01-10

Record Last Updated: 2002-07-15

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.84871° / -121.31724°
UTM: Zone-10 N4301333 E646027
Area:
Elevation: 120 ft

Mapping Precision: NON-SPECIFIC
Symbol Type: POLYGON

Township: 12N
Range: 06E
Section: 33
Meridian: M
Qtr: XX

Location: ORCHARD CREEK CONSERVATION SITE; 6 MILES NORTH OF ROSEVILLE.

Location Detail: 0.8 MILE SOUTH OF MOORE ROAD AND 1.2 MILES EAST OF FIDDYMENT ROAD. BORDERED TO THE SOUTH BY PLEASANT GROVE BLVD AND TO THE EAST BY RAILROAD TRACKS.

Ecological: HABITAT CONSISTS OF NATURALLY OCCURRING VERNAL POOLS, SEASONAL WET SWALES, EMERGENT MARSH, SEASONAL WETLANDS AND INTERMITTANT/SEASONAL STREAMS. MAJORITY OF VERNAL POOLS LOCATED ON SAN JOAQUIN SANDY LOAM AND ALAMO-FIDDYMENT COMPLEX SOILS.

General: 100'S OF ADULTS OBSERVED WITHIN UNKNOWN NUMBER OF POOLS ON 10 JAN 2002. VERNAL POOLS CONCENTRATED THROUGHOUT THIS SITE.

Owner/Manager: PVT-WILDLANDS INC

Occurrence No. 329

Map Index: 48419

EO Index: 48419

— Dates Last Seen —

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 2005-01-10
Site: 2005-01-10

Record Last Updated: 2005-12-28

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76501° / -121.35644°
UTM: Zone-10 N4291982 E642792
Radius: 80 meters
Elevation: 130 ft

Mapping Precision: SPECIFIC
Symbol Type: POINT

Township: 11N
Range: 06E
Section: 31
Meridian: M
Qtr: NW

Location: 3.5 MILES WNW OF ROSEVILLE; JUST NORTH OF POWER LINES, 0.1 MILE EAST OF FIDDYMENT ROAD.

Location Detail: WOODCREEK WEST WETLAND COMPENSATION AREA, POOLS #17 (2002), #8, #22 (2003), #22 (2005).

Ecological: HABITAT CONSISTS OF CONSTRUCTED AND HISTORIC VERNAL POOLS WITHIN AN ANNUAL GRASSLAND HABITAT; WETLAND COMPENSATION AREA. POOL DEPTH: 15CM. SURROUNDING LAND IS DEVELOPMENT.

General: 10'S OBSERVED ON 18 JAN 2002 IN A POOL CONSTRUCTED IN 1990. ON 17 JAN 2003 10'S OBSERVED IN POOL #8 AND HUNDREDS OBSERVED IN POOL #22. 10 JAN 2005: 10'S OBS IN POOL #22 (FOUND IN 1 OF 22 POOLS SAMPLED).

Owner/Manager: CITY OF ROSEVILLE

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status

NDDB Element Ranks

Other Lists

Federal: Threatened

Global: G3

CDFG Status:

State: None

State: S2S3

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.

Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 412

Map Index: 64328

EO Index: 64407

Dates Last Seen

Occ Rank: Good

Element: 2005-02-10

Origin: Natural/Native occurrence

Site: 2005-02-10

Presence: Presumed Extant

Record Last Updated: 2006-03-23

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78444° / -121.36823°

UTM: Zone-10 N4294120 E641729

Township: 11N

Range: 05E

Radius: 80 meters

Mapping PrecisionSPECIFIC

Section: 24

Qtr: XX

Elevation: 90 ft

Symbol TypePOINT

Meridian: M

Location: ABOUT 0.6 MILES WNW OF INTERSECTION OF FIDDYMENT AND PHILLIPS ROADS.

Location Detail: POOL #590

Ecological: IN AGRICULTURAL AND RESIDENTIAL AREA.

General: 10S OBSERVED.

Owner/Manager: PVT

Occurrence No. 635

Map Index: 82419

EO Index: 83441

Dates Last Seen

Occ Rank: Unknown

Element: 1995-02-06

Origin: Natural/Native occurrence

Site: 1995-03-02

Presence: Presumed Extant

Record Last Updated: 2011-04-29

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76601° / -121.31850°

UTM: Zone-10 N4292153 E646086

Township: 11N

Range: 06E

Area: 14.0 acres

Mapping PrecisionSPECIFIC

Section: 33

Qtr: NW

Elevation: 130 ft

Symbol TypePOLYGON

Meridian: M

Location: OPEN AREA BETWEEN RESIDENTIAL HOUSING NE OF COUNTRY CLUB DR AT ACTON WAY, CENTERED ABOUT 2.2 MI NW OF ROSEVILLE PO.

Location Detail: 1995: 15 TOTAL WETLANDS SAMPLED BETWEEN PARCELS 32 (EO#635, THIS OCCURRENCE) & 72 (EO#44). PROVIDED MAP GRAPHIC APPEARED SHIFTED WEST OF TRUE LOCATION; MAPPED TO AERIAL IMAGE MATCHING PRESERVED HABITAT.

Ecological: CONSTRUCTED AND SEASONAL HARDPAN VERNAL POOLS WITH NON-NATIVE ANNUAL GRASSLAND.

General: BRANCHINECTA LYNCHI OBSERVED IN CONSTRUCTED VERNAL POOLS SOMETIME BETWEEN 6 FEB AND 2 MAR 1995.

Owner/Manager: CITY OF ROSEVILLE

Buteo swainsoni

Swainson's hawk

Element Code: ABNKC19070

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G5

CDFG Status:

State: Threatened

State: S2

Habitat Associations

General: BREEDS IN GRASSLANDS WITH SCATTERED TREES, JUNIPER-SAGE FLATS, RIPARIAN AREAS, SAVANNAHS, & AGRICULTURAL OR RANCH LANDS

Micro: REQUIRES ADJACENT SUITABLE FORAGING AREAS SUCH AS GRASSLANDS, OR ALFALFA OR GRAIN FIELDS SUPPORTING RODENT POPULATIONS.

Occurrence No. 791

Map Index: 42026

EO Index: 42026

— Dates Last Seen —

Occ Rank: Fair

Element: 1996-07-01

Origin: Natural/Native occurrence

Site: 1997-XX-XX

Presence: Presumed Extant

Record Last Updated: 1999-12-14

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.77076° / -121.34480°

UTM: Zone-10 N4292639 E643792

Radius: 80 meters

Elevation: 125 ft

Mapping Precision: SPECIFIC
Symbol Type: POINT

Township: 11N

Range: 06E

Section: 30

Qtr: SE

Meridian: M

Location: KASEBERG CREEK, 0.75 MILE EAST OF FIDDYMENT ROAD AND 0.25 MILE NORTH OF PLEASANT GROVE BOULEVARD, EAST SIDE OF ROSEVILLE

Location Detail: NEST TREE IS LOCATED IN WHAT IS NOW THE NORTH EDGE OF AN OPEN SPACE CORRIDOR.

Ecological: HABITAT CONSISTS OF A WOODLAND CORRIDOR ALONG THE CREEK DRAINAGE.

Threat: THREATENED BY THE CONSTRUCTION OF A SUBDIVISION AND GOLF COURSE.

General: NESTING WAS INITIATED IN 1996, DURING GRADING, BUT PRIOR TO CONSTRUCTION, OF HOUSING; 2 YOUNG PRODUCED IN 1996. NEST SITE WAS UNUSED IN 1997, ALTHOUGH NEST TREE IS WITHIN AN OPEN SPACE CORRIDOR.

Owner/Manager: UNKNOWN

Occurrence No. 952

Map Index: 46025

EO Index: 46025

— Dates Last Seen —

Occ Rank: Good

Element: 2001-06-XX

Origin: Natural/Native occurrence

Site: 2001-06-27

Presence: Presumed Extant

Record Last Updated: 2001-10-03

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.79509° / -121.34800°

UTM: Zone-10 N4295334 E643465

Radius: 80 meters

Elevation: 110 ft

Mapping Precision: SPECIFIC
Symbol Type: POINT

Township: 11N

Range: 06E

Section: 19

Qtr: N

Meridian: M

Location: ALONG PLEASANT GROVE CREEK, BETWEEN FIDDYMENT ROAD AND BLUE OAKS BOULEVARD, WEST SIDE OF ROSEVILLE

Ecological: NEST TREE WAS A BLUE OAK; SURROUNDING HABITAT CONSISTS OF BLUE OAK WOODLAND GROWING ALONG PLEASANT GROVE CREEK.

Threat: THREATENED BY DEVELOPMENT JUST WEST OF THE NEST SITE.

General: DARK-PHASE ADULT SWHA OBSERVED ON 26 APR 2001; NO NEST FOUND. NEST FOUND BY THOMAS LEEMAN (ESA), AND HE REPORTED THAT AT 2 YOUNG HAD BEEN PRODUCED. BY 27 JUN 2001, WHEN WE RETURNED TO GPS THE NEST, THE YOUNG HAD FLEDGED.

Owner/Manager: UNKNOWN

Occurrence No. 1484

Map Index: 62615

EO Index: 62652

— Dates Last Seen —

Occ Rank: Unknown

Element: 2001-07-02

Origin: Natural/Native occurrence

Site: 2001-07-02

Presence: Presumed Extant

Record Last Updated: 2005-09-20

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.86491° / -121.37009°

UTM: Zone-10 N4303048 E641408

Radius: 80 meters

Elevation: 50 ft

Mapping Precision: SPECIFIC
Symbol Type: POINT

Township: 12N

Range: 05E

Section: 25

Qtr: XX

Meridian: M

Location: 0.2 MILE SOUTH OF MOORE ROAD AND 0.4 MILE EAST OF SOUTH DOWD AVENUE, AUBURN RAVINE, SW OF LINCOLN

Ecological: NEST TREE IS A VALLEY OAK; SURROUNDED BY PASTURE TO THE NE AND NW, AND RIPARIAN TO THE SE AND SW.

General: ACTIVE NEST OBSERVED ON 2 JUL 2001; UNABLE TO SEE INTO NEST TO COUNT CHICKS.

Owner/Manager: UNKNOWN

Chloropyron molle ssp. hispidum

hispid bird's-beak

Element Code: PDSCR0J0D1

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G2T2

CNPS List: 1B.1

State: None

State: S2.1

Habitat Associations

General: MEADOWS, PLAYAS, VALLEY AND FOOTHILL GRASSLAND.

Micro: IN DAMP ALKALINE SOILS, ESPECIALLY IN ALKALINE MEADOWS AND ALKALI SINKS WITH DISTICHLIS. 10-155M.

Occurrence No. 11

Map Index: 11763

EO Index: 17846

Dates Last Seen

Occ Rank: Good

Element: 1997-06-18

Origin: Natural/Native occurrence

Site: 1997-06-18

Presence: Presumed Extant

Record Last Updated: 2011-08-04

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.81335° / -121.26006°

Township: 11N

UTM: Zone-10 N4297502 E651064

Range: 06E

Area: 25.4 acres

Mapping Precision: SPECIFIC

Section: 12

Qtr: SW

Elevation: 150 ft

Symbol Type: POLYGON

Meridian: M

Location: APPROXIMATELY 4 MILES NE OF ROSEVILLE.

Location Detail: WITHIN STANFORD RANCH ALKALI SEEP PRESERVE, SPRING VALLEY. SITE IS NEAR PARK DRIVE AND STANFORD RANCH ROAD INTERSECTION. IN THE SW 1/4 SECTION 12. NEAR 3 SEEPS.

Ecological: SPRING FED ALKALI MEADOW WITH DISTICHLIS SPICATA, SCIRPUS OLNEYI, FRANKENIA GRANDIFOLIA VAR. CAMPESTRIS, CRESSA TRUXILLENSIS, MONERMA CYLINDRICA, AND LIPPIA NODIFLORA. AREA SURROUNDED BY ALAMO VARIANT CLAY, BUT SOIL AT SITE IS UNCLASSIFIED.

Threat: GRAZING REMOVED BY 1991, FILL HAD BEEN DUMPED ON SITE IN 1989; SUBSEQUENTLY REMOVED TO RESOLVE WETLANDS VIOLATIONS.

General: OVER 10,000 PLANTS SEEN IN 1982, 2000-5000 SEEN IN 1989, AND ~2500 IN 1991. ACCORDING TO DAINS, DECLINE IN POP PROBABLY DUE TO WEATHER, NOT MANAGEMENT. SITE FENCED, HABITAT LOOKED GOOD IN LATE SEASON (JUNE) 1997 WINDSHIELD SURVEY.

Owner/Manager: PVT

Downingia pusilla

dwarf downingia

Element Code: PDCAM060C0

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G2

CNPS List: 2.2

State: None

State: S2

Habitat Associations

General: VALLEY AND FOOTHILL GRASSLAND (MESIC SITES), VERNAL POOLS.

Micro: VERNAL LAKE AND POOL MARGINS WITH A VARIETY OF ASSOCIATES. IN SEVERAL TYPES OF VERNAL POOLS. 1-485M.

Occurrence No. 33

Map Index: 11696

EO Index: 17398

Dates Last Seen

Occ Rank: Good

Element: 1985-04-19

Origin: Natural/Native occurrence

Site: 1985-04-19

Presence: Presumed Extant

Record Last Updated: 1989-08-11

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.82711° / -121.28884°

UTM: Zone-10 N4296982 E648536

Radius: 1/5 mile

Elevation: 145 ft

Township: 11N

Range: 06E

Section: 03

Qtr: SE

Mapping PrecisionNON-SPECIFIC

Symbol TypePOINT

Meridian: M

Location: 0.75 MILE SOUTH OF THE INTERSECTION OF HIGHWAY 65 AND PLEASANT GROVE ROAD, EAST OF HIGHWAY 65.

Ecological: VERNAL POOL ON CLAYPAN SUBSTRATE. ASSOCIATED WITH DOWNINGIA BICORNUTA, D. ORNATISSIMA, ALLOCARYA STIPITATA MICRANTHA.

Threat: AREA GRAZED, BUT LITTLE DISTURBANCE. PARCEL TO EAST BEING DEVELOPED.

General: MORE THAN 30 PLANTS OBSERVED IN 1985.

Owner/Manager: PVT, CALTRANS

Occurrence No. 36

Map Index: 11732

EO Index: 13217

Dates Last Seen

Occ Rank: None

Element: 1987-04-15

Origin: Natural/Native occurrence

Site: 1997-06-18

Presence: Possibly Extirpated

Record Last Updated: 1997-08-11

Trend: Decreasing

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76878° / -121.26884°

UTM: Zone-10 N4292541 E650396

Radius: 1/5 mile

Elevation: 210 ft

Township: 11N

Range: 06E

Section: 26

Qtr: SE

Mapping PrecisionNON-SPECIFIC

Symbol TypePOINT

Meridian: M

Location: NE OF ROSEVILLE AND SW OF ROCKLIN POWER LINE.

Ecological: VERNAL POOL ON INKS-EXCHEQUER SOILS. ASSOCIATED WITH ALLOCARYA STIPITATA MICRANTHA, ALOPECURUS HOWELLII, LASTHENIA CHRYSOSTOMA, AND ERYNGIUM VASEYI.

Threat: SITE GRAZED AND RUTTED BY VEHICLE TRACKS. ROSEVILLE PLANS TO RETAIN AS URBAN RESERVE, BUT DEVELOPMENT SURROUNDS.

General: 1000-1500 PLANTS IN 1987. THIS AREA WAS GRADED WHEN VISITED IN 1997. SITE IS NOW LOCATED SOUTH OF ROSEVILLE PARKWAY AT DIAMOND OAKS ROAD.

Owner/Manager: UNKNOWN

Occurrence No. 37

Map Index: 11676

EO Index: 17396

Dates Last Seen

Occ Rank: None

Element: 1987-04-15

Origin: Natural/Native occurrence

Site: 1997-06-18

Presence: Extirpated

Record Last Updated: 1997-08-11

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78878° / -121.29828°

UTM: Zone-10 N4294713 E647796

Radius: 1/5 mile

Elevation: 135 ft

Township: 11N

Range: 06E

Section: 22

Qtr: NW

Mapping PrecisionNON-SPECIFIC

Symbol TypePOINT

Meridian: M

Location: NORTH OF ROSEVILLE, EAST OF HIGHWAY 65, 2500 FEET EAST OF HIGHWAY 65 / HIGHWAY 65 BYPASS JUNCTION.

Ecological: SHALLOW VERNAL POOLS ON COMETA-FIDDYMENT SOILS COMPLEX. ASSOCIATED WITH ALLOCARYA STIPITATA MICRANTHA, CRASULA AQUATICA, DOWNINGIA ORNATISSIMA, AND GRATIOLA EBRACTEATA.

Threat: SITE GRAZED. THREATENED BY INDUSTRIAL PARK DEVELOPMENT TO SOUTHEAST.

General: MORE THAN 7000 PLANTS IN THREE VERNAL POOLS IN 1987. SITE WAS GRADED WHEN VISITED IN 1997. PLANTS PRESUMED EXTIRPATED.

Owner/Manager: UNKNOWN

Downingia pusilla

dwarf downingia

Element Code: PDCAM060C0

Status

NDDB Element Ranks

Other Lists

Federal: None
State: None

Global: G2
State: S2

CNPS List: 2.2

Habitat Associations

General: VALLEY AND FOOTHILL GRASSLAND (MESIC SITES), VERNAL POOLS.

Micro: VERNAL LAKE AND POOL MARGINS WITH A VARIETY OF ASSOCIATES. IN SEVERAL TYPES OF VERNAL POOLS. 1-485M.

Occurrence No. 60

Map Index: 26041

EO Index: 5230

Dates Last Seen

Occ Rank: Excellent
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 1990-04-14
Site: 1990-04-14

Record Last Updated: 1994-08-08

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.85815° / -121.30393°

UTM: Zone-10 N4302402 E647162

Area: 10.1 acres

Elevation: 130 ft

Township: 12N

Range: 06E

Section: 28

Meridian: M

Qtr: SE

Mapping Precision: SPECIFIC
Symbol Type: POLYGON

Location: BETWEEN HIGHWAY 65 AND INDUSTRIAL BLVD NORTH OF ORCHARD CREEK, 2.2 MILES SOUTH OF LINCOLN.

Location Detail: MAPPED ABOUT 0.6 AIR MILE SSW OF THE LINCOLN RODEO GROUNDS. WITHIN THE NE 1/4 OF THE SE 1/4 OF SECTION 28 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 27.

Ecological: NORTHERN CLAYPAN VERNAL POOLS ON SAN JOAQUIN SOIL SERIES AND NORTHERN VOLCANIC MUDFLOW VERNAL POOLS ON EXCHEQUER SERIES SOILS. ASSOCIATED WITH PLAGIOBOTHRYX STIPITATUS, DOWNINGIA BICORNUTA, LASTHENIA FREMONTII, NAVARRETTIA LEUCOCEPHALA, ETC.

Threat: SITE IS CURRENTLY GRAZED BY CATTLE. GENERAL AREA IS BEING DEVELOPED RAPIDLY.

General: MORE THAN 1000 PLANTS OBSERVED IN 1989. 237 PLANTS OBSERVED IN 1990. SITE HAS MANY LARGE POOLS, SWALES AND VERNAL FLATS. SAN JOAQUIN SERIES AND MUDFLOW POOLS BOTH PRESENT. AREA SHOULD BE EVALUATED FOR REGIONAL POOL PRESERVE.

Owner/Manager: PVT

Occurrence No. 97

Map Index: 43402

EO Index: 43402

Dates Last Seen

Occ Rank: Good
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 2000-04-12
Site: 2000-04-12

Record Last Updated: 2000-08-10

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.79212° / -121.36556°

UTM: Zone-10 N4294977 E641946

Area: 1.8 acres

Elevation: 95 ft

Township: 11N

Range: 05E

Section: 24

Meridian: M

Qtr: NE

Mapping Precision: SPECIFIC
Symbol Type: POLYGON

Location: JUST WEST OF CONFLUENCE OF KASEBERG CREEK AND PLEASANT GROVE CREEK, NORTHWEST OF ROSEVILLE.

Location Detail: MAPPED IN SINGLE POOL ABOUT 0.35 MILE WEST OF ELBOW IN FIDDYMENT ROAD. WITHIN THE NW 1/4 NE 1/4 SECTION 24.

Ecological: VERNAL POOLS DOMINATED BY PLAGIOBOTHRYX STIPITATUS, POGOGYNE ZIZIPHOROIDES, PSILOCARPUS BREVISSIMUS, NAVARETTIA LEUCOCEPHALA, AND HORDEUM MURINUM SSP. GOSSONEANUM.

Threat: SITE IS GRAZED AND RECEIVES RUNOFF FROM ADJACENT HOUSING. AREA IS SLATED FOR DEVELOPMENT.

General: UNKNOWN NUMBER OF PLANTS OBSERVED IN SINGLE POOL IN 2000.

Owner/Manager: PVT

Downingia pusilla

dwarf downingia

Element Code: PDCAM060C0

Status: _____ NDDB Element Ranks: _____ Other Lists: _____
Federal: None Global: G2 CNPS List: 2.2
State: None State: S2

Habitat Associations

General: VALLEY AND FOOTHILL GRASSLAND (MESIC SITES), VERNAL POOLS.

Micro: VERNAL LAKE AND POOL MARGINS WITH A VARIETY OF ASSOCIATES. IN SEVERAL TYPES OF VERNAL POOLS. 1-485M.

Occurrence No. 98 Map Index: 43406 EO Index: 43406 Dates Last Seen: _____
Occ Rank: Good Element: 2000-04-12
Origin: Natural/Native occurrence Site: 2000-04-12
Presence: Presumed Extant
Trend: Unknown Record Last Updated: 2000-08-10

Quad Summary: Roseville (3812173/528D), Pleasant Grove (3812174/528C)

County Summary: Placer

Lat/Long: 38.79160° / -121.37589° Township: 11N
UTM: Zone-10 N4294903 E641050 Range: 05E
Area: 7.1 acres Mapping Precision: SPECIFIC Section: 24 Qtr: NW
Elevation: 90 ft Symbol Type: POLYGON Meridian: M

Location: ABOUT 0.7 MILE WEST OF CONFLUENCE OF KASEBERG CREEK AND PLEASANT GROVE CREEK, NORTHWEST OF ROSEVILLE.

Location Detail: FOUR POOLS MAPPED WITHIN THREE POLYGONS AT CNDDb, ABOUT 1 MILE WEST OF ELBOW IN FIDDYMENT ROAD. POOLS ARE WITHIN THE WEST HALF OF THE NW 1/4 OF SECTION 24.

Ecological: VERNAL POOLS DOMINATED BY PLAGIOBOTHRYX STIPITATUS, POGOGYNE ZIZIPHOROIDES, PSILOCARPHUS BREVISSIMUS, NAVARETTIA LEUCOCEPHALA, AND HORDEUM MURINUM SSP. GOSSONEANUM.

Threat: SITE IS GRAZED AND RECEIVES RUNOFF FROM ADJACENT HOUSING. AREA IS SLATED FOR DEVELOPMENT.

General: UNKNOWN NUMBER OF PLANTS OBSERVED IN FOUR POOLS IN 2000.

Owner/Manager: PVT

Occurrence No. 99 Map Index: 43407 EO Index: 43407 Dates Last Seen: _____
Occ Rank: Good Element: 2000-04-12
Origin: Natural/Native occurrence Site: 2000-04-12
Presence: Presumed Extant
Trend: Unknown Record Last Updated: 2011-09-14

Quad Summary: Roseville (3812173/528D), Pleasant Grove (3812174/528C)

County Summary: Placer

Lat/Long: 38.78170° / -121.37450° Township: 11N
UTM: Zone-10 N4293806 E641190 Range: 05E
Area: 3.8 acres Mapping Precision: SPECIFIC Section: 24 Qtr: SW
Elevation: 100 ft Symbol Type: POLYGON Meridian: M

Location: ABOUT 1 MILE SOUTHWEST OF CONFLUENCE OF KASEBERG CREEK AND PLEASANT GROVE CREEK, NORTHWEST OF ROSEVILLE.

Location Detail: TWO POOLS MAPPED BY CNDDb; JUST NORTH OF PHILIP ROAD ABOUT 0.9 MILE WEST OF FIDDYMENT ROAD. POOLS ARE WITHIN THE SW 1/4 SW 1/4 SECTION 24.

Ecological: VERNAL POOLS DOMINATED BY PLAGIOBOTHRYX STIPITATUS, POGOGYNE ZIZIPHOROIDES, PSILOCARPHUS BREVISSIMUS, NAVARETTIA LEUCOCEPHALA, AND HORDEUM MURINUM SSP. GOSSONEANUM.

Threat: SITE IS GRAZED AND RECEIVES RUNOFF FROM ADJACENT HOUSING. AREA IS SLATED FOR DEVELOPMENT.

General: UNKNOWN NUMBER OF PLANTS OBSERVED IN 2000. 2010 AERIAL PHOTO SHOWS DEVELOPMENT AT SOUTHERN POOL; SOUTHERN COLONY IS PROBABLY EXTIRPATED.

Owner/Manager: PVT

Downingia pusilla

dwarf downingia

Element Code: PDCAM060C0

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G2

CNPS List: 2.2

State: None

State: S2

Habitat Associations

General: VALLEY AND FOOTHILL GRASSLAND (MESIC SITES), VERNAL POOLS.

Micro: VERNAL LAKE AND POOL MARGINS WITH A VARIETY OF ASSOCIATES. IN SEVERAL TYPES OF VERNAL POOLS. 1-485M.

Occurrence No. 110

Map Index: 50379

EO Index: 50379

Dates Last Seen

Occ Rank: Excellent

Element: 2002-05-03

Origin: Natural/Native occurrence

Site: 2002-05-03

Presence: Presumed Extant

Record Last Updated: 2011-09-14

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.85082° / -121.32974°

Township: 12N

UTM: Zone-10 N4301547 E644938

Range: 06E

Radius: 80 meters

Mapping Precision: SPECIFIC

Section: 32

Qtr: NE

Elevation: 118 ft

Symbol Type: POINT

Meridian: M

Location: NORTH SIDE OF ORCHARD CREEK, 3 MILES SW OF LINCOLN, 1.4 MILES NW OF INDUSTRIAL AVE AT ATHENS AVE, NORTH OF ROSEVILLE.

Location Detail: MAPPED WITHIN THE NW 1/4 OF THE NE 1/4 OF SECTION 32.

Ecological: LARGE VERNAL POOLS WITH DOWNINGIA BICORNUTA, LASTHENIA FREMONTII, PSILOCARPHUS BREVISSIMUS, GRATIOLA EBRACTEATA, AND PLAGIOBOTHRYUS STIPITATUS. LEGENERE LIMOSA ALSO PRESENT.

Threat: LIGHT GRAZING.

General: FEWER THAN 100 PLANTS OBSERVED IN 2002 IN TWO POOLS, LIKELY TO OCCUR IN OTHER ADJACENT POOLS AS WELL. WITHIN CONSERVATION BANK.

Owner/Manager: PVT-WILDLANDS INC

Elanus leucurus

white-tailed kite

Element Code: ABNKC06010

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G5

CDFG Status:

State: None

State: S3

Habitat Associations

General: ROLLING FOOTHILLS AND VALLEY MARGINS WITH SCATTERED OAKS & RIVER BOTTOMLANDS OR MARSHES NEXT TO DECIDUOUS WOODLAND.

Micro: OPEN GRASSLANDS, MEADOWS, OR MARSHES FOR FORAGING CLOSE TO ISOLATED, DENSE-TOPPED TREES FOR NESTING AND PERCHING.

Occurrence No. 56

Map Index: 42671

EO Index: 42671

Dates Last Seen

Occ Rank: Good

Element: 1998-07-XX

Origin: Natural/Native occurrence

Site: 1999-XX-XX

Presence: Presumed Extant

Record Last Updated: 2000-03-30

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78150° / -121.32739°

Township: 11N

UTM: Zone-10 N4293858 E645282

Range: 06E

Radius: 80 meters

Mapping Precision: SPECIFIC

Section: 20

Qtr: SE

Elevation: 125 ft

Symbol Type: POINT

Meridian: M

Location: ON THE WEST SIDE OF THE SOUTH BRANCH OF PLEASANT GROVE CREEK, BETWEEN FOOTHILLS BLVD AND WOODCREEK OAKS BLVD, ROSEVILLE.

Location Detail: SITE IS LOCATED ALONG THE BORDER BETWEEN WOODCREEK GOLF COURSE AND HEWLETT-PACKARD.

Ecological: HABITAT CONSISTS OF RIPARIAN/OAK WOODLAND, DOMINATED BY BLUE OAKS AND INTERIOR LIVE OAKS.

Threat: THREATENED BY ENCROACHING DEVELOPMENT ALONG WOODCREEK OAKS BLVD.

General: SITE WAS VISITED WEEKLY, MAR-JUL 1998; ADULT COURTSHIP TO 5 BEGGING FLEDGLINGS OBSERVED. KITES DID NOT NEST AT THIS LOCATION IN 1999, POSSIBLY DUE TO BOTH GREAT HORNED OWLS AND AMERICAN KESTRELS NESTING NEARBY.

Owner/Manager: PVT-HEWLETT PACKARD

Gratiola heterosepala			
Boggs Lake hedge-hyssop		Element Code: PDSCR0R060	
Status		NDDB Element Ranks	
Federal: None	Global: G2	Other Lists	
State: Endangered	State: S2	CNPS List: 1B.2	
Habitat Associations			
General: MARSHES AND SWAMPS (FRESHWATER), VERNAL POOLS.			
Micro: CLAY SOILS; USUALLY IN VERNAL POOLS, SOMETIMES ON LAKE MARGINS. 5-2400M.			

Occurrence No. 16	Map Index: 11749	EO Index: 7258	Dates Last Seen	
Occ Rank: None	Origin: Natural/Native occurrence	Element: 1987-04-22	Site: 1997-06-18	
Presence: Extirpated	Trend: Unknown	Record Last Updated: 2011-01-18		

Quad Summary: Roseville (3812173/528D)				
County Summary: Placer				
Lat/Long: 38.76720° / -121.26365°	UTM: Zone-10 N4292374 E650850		Township: 11N	
Area: 6.4 acres	Mapping Precision: SPECIFIC	Range: 06E	Section: 25	Qtr: SW
Elevation: 230 ft	Symbol Type: POLYGON	Meridian: M		

Location: NORTH OF ROSEVILLE, WEST OF ANTELOPE CREEK, WSW OF ROCKLIN.

Location Detail: THIS VERNAL POOL COMPLEX IS THE BEST EXAMPLE OF VOLCANIC MUDFLOW VERNAL POOLS IN ROSEVILLE (STROMBERG 1987). INCLUDES FORMER OCCURRENCE #17.

Ecological: NORTHERN HARDPAN VERNAL POOL ON EXCHEQUER VERY STONY LOAM SOIL. ASSOCIATED VEGETATION INCLUDES ERYNGIUM VASEYI, ALLOCARYA STIPATATA MICRANTHA, CALLITRICHE LONGIPEDUNCULATA, DOWNINGIA ORNATISSIMA, ISOETES SP, GRATIOLA EBRACTEATA, ETC.

Threat: AREA GRAZED AND PROPOSED FOR REGIONAL SHOPPING CENTER. 2009 AERIAL IMAGERY SHOWS SITE EXTIRPATED BY DEVELOPMENT.

General: OVER 40 PLANTS IN 2 SUBPOPULATIONS IN 1987. NOT OBSERVED IN 1997 (TOO LATE IN YEAR?). DEVELOPMENT IMMINENT IN 1997; ROSEVILLE BLVD EXPANSION HAS/WILL PROBABLY WIPE OUT MOST OF THIS OCCURRENCE. 2009 AERIAL IMAGERY SHOWS SITE EXTIRPATED.

Owner/Manager: PVT

Hydrochara rickseckeri

Ricksecker's water scavenger beetle

Element Code: IICOL5V010

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G1G2

CDFG Status:

State: None

State: S1S2

Habitat Associations

General: AQUATIC.

Micro:

Occurrence No. 11

Map Index: 60753

EO Index: 60789

Dates Last Seen

Occ Rank: Unknown

Element: XXXX-XX-XX

Origin: Natural/Native occurrence

Site: XXXX-XX-XX

Presence: Presumed Extant

Record Last Updated: 2005-03-30

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.85443° / -121.28928°

Township: 12N

UTM: Zone-10 N4302013 E648441

Range: 06E

Radius: 4/5 mile

Mapping PrecisionNON-SPECIFIC

Section: 27

Qtr: XX

Elevation: 140 ft

Symbol TypePOINT

Meridian: M

Location: TWELVE BRIDGES PRESERVE, SOUTH OF LINCOLN.

Location Detail: PRESERVE IS WEST AND SOUTH OF TWELVE BRIDGES HOUSING DEVELOPMENTS; MAPPED FROM APPROXIMATE LOCATION OF TWELVE BRIDGES ROAD.

General: ROGERS SAYS THAT THE POOL THE BEETLE WAS COLLECTED IN WAS DESTROYED WHEN THE DEVELOPMENT WAS BUILT, BUT THAT THE SPECIES ALSO OCCURS IN THE ADJACENT PRESERVE.

Owner/Manager: UNKNOWN

Juncus leiospermus* var. *leiospermus

Red Bluff dwarf rush

Element Code: PMJUN011L2

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G2T2

CNPS List: 1B.1

State: None

State: S2.2

Habitat Associations

General: CHAPARRAL, VALLEY AND FOOTHILL GRASSLAND, CISMONTANE WOODLANDS, VERNAL POOLS.

Micro: VERNALLY MESIC SITES. SOMETIMES ON EDGES OF VERNAL POOLS. 30-1020M.

Occurrence No. 10

Map Index: 11642

EO Index: 22188

Dates Last Seen

Occ Rank: Unknown

Element: 1982-04-28

Origin: Natural/Native occurrence

Site: 1997-06-18

Presence: Presumed Extant

Record Last Updated: 2003-04-08

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.80377° / -121.31189°

Township: 11N

UTM: Zone-10 N4296354 E646583

Range: 06E

Radius: 1/5 mile

Mapping PrecisionNON-SPECIFIC

Section: 16

Qtr: NE

Elevation: 110 ft

Symbol Type:POINT

Meridian: M

Location: APPROX 0.5 MI N OF SCOW RD INDUSTRIAL BLVD, ROSEVILLE.

Location Detail: WEST OF RR TRACKS, SOUTH OF INDUSTRIAL WASTE PONDS AND EAST OF A POWERLINE.

Ecological: MARGINS OF VERNAL POOLS, LARGELY ON KILAGA LOAM SOILS.

Threat: THREATS INCLUDE HOUSING OR LIGHT INDUSTRY DEVELOPMENT.

General: NO PLANTS SEEN IN 1997 WINDSHIELD SURVEY; HABITAT APPEARED INTACT. WITHAM CONSIDERS THIS SITE TO BE ERROUNEOUS; IT IS WELL OUTSIDE THE REPORTED RANGE OF THIS SPECIES. IT MAY BE VAR. AHARTII OR A MISIDENTIFICATION. NEEDS FIELDWORK.

Owner/Manager: PVT

Legenere limosa

legeners

Status
Federal: None
State: None

NDDB Element Ranks
Global: G2
State: S2.2

Element Code: PDCAM0C010

Other Lists

CNPS List: 1B.1

Habitat Associations

General: VERNAL POOLS. MANY HISTORICAL OCCURRENCES ARE EXTIRPATED.
Micro: IN BEDS OF VERNAL POOLS. 1-880M.

Occurrence No. 11 Map Index: 11680

EO Index: 28357

Dates Last Seen

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Decreasing

Element: 1984-04-XX
Site: 1997-06-18

Record Last Updated: 1997-08-11

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.81155° / -121.29521°
UTM: Zone-10 N4297245 E648016
Area: 58.7 acres
Elevation: 120 ft

Mapping PrecisionSPECIFIC
Symbol TypePOLYGON

Township: 11N
Range: 06E
Section: 10 Qtr: SW
Meridian: M

Location: N TRIBUTARY OF PLEASANT GROVE CREEK, N OF PLEASANT GROVE CREEK, S OF PLACER BLVD, E OF HWY 65.

Ecological: VERNAL POOL AREA ON FLOODPLAIN OF INTERMITTENT STREAM.

Threat: PART OF AREA PLANNED FOR INDUSTRIAL PARK USE (AREA GRADED IN 1983). GRAVEL PIT TO SOUTH.

General: ABOUT 200 PLANTS IN 1984. NONE FOUND IN 1997 (TOO LATE IN SEASON). THE NORTHERN POOLS WHICH WERE MAPPED HERE IN 1984 APPEAR TO BE EXTIRPATED. S POOLS UNDISTURBED IN 1997.

Owner/Manager: PVT

Occurrence No. 14 Map Index: 11739

EO Index: 17380

Dates Last Seen

Occ Rank: None
Origin: Natural/Native occurrence
Presence: Extirpated
Trend: Unknown

Element: 1984-04-05
Site: 1997-06-18

Record Last Updated: 1997-08-11

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.81156° / -121.26800°
UTM: Zone-10 N4297290 E650379
Radius: 1/5 mile
Elevation: 150 ft

Mapping PrecisionNON-SPECIFIC
Symbol TypePOINT

Township: 11N
Range: 06E
Section: 11 Qtr: SE
Meridian: M

Location: FLOODPLAIN OF PLEASANT GROVE CREEK, APPROX 2.2 AIR MILES E OF JCT PLACER BLVD & SPRR TRACKS.

Location Detail: WHEN VISITED IN 1997, WHAT APPEARS TO BE DEDICATED OPEN SPACE WAS SEEN JUST TO THE EAST OF MAPPED LOCATION FOR THIS SITE. FUTURE SURVEYS SHOULD TARGET THIS AREA.

Ecological: VERNAL POOL AREA IN FLOODPLAIN OF INTERMITTENT STREAM. ASSOCIATED WITH RANUNCULUS BONARIENSIS TRISEPALUS.

General: ABOUT 100 PLANTS IN 1984. WINDSHIELD SURVEY CONDUCTED IN 1997 TO CONFIRM PRESENCE OR ABSENCE OF HABITAT; IF MAPS ARE ACCURATE, THIS SITE IS NOW UNDER THE PAVEMENT AT DEVON DR, FARRIER RD & RACHEL CT IN THE STANFORD RANCH SUBDIVISION.

Owner/Manager: PVT

Occurrence No. 58 Map Index: 48978

EO Index: 48978

Dates Last Seen

Occ Rank: Good
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 2002-05-03
Site: 2002-05-03

Record Last Updated: 2010-04-29

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.85079° / -121.32824°
UTM: Zone-10 N4301546 E645068
Area: 7.3 acres
Elevation: 118 ft

Mapping PrecisionSPECIFIC
Symbol TypePOLYGON

Township: 12N
Range: 06E
Section: 32 Qtr: NE
Meridian: M

Location: NORTH SIDE OF ORCHARD CREEK, 1.4 MILES NW OF INTERSECTION OF INDUSTRIAL AND ATHENS AVE, 3 MILES SOUTHWEST OF LINCOLN.

Location Detail: MAPPED WITHIN THE NW 1/4 OF THE NE 1/4 OF SECTION 32.

Ecological: SCATTERED MARGINS OF LARGE VERNAL POOL WITH PLAGIOBOTHRYX UNDULATUS, P. STIPITATUS, LASTHENIA FREMONTII, L. GLABERRIMA, DOWNINGIA BICORNUTA, NAVARRETTIA LEUCOCEPHALA, AND CALLITRICHE MARGINATA.

Threat: LIGHT DISTURBANCE FROM GRAZING.

General: IN 2002 HUNDREDS OF PLANTS OBSERVED IN FOUR POOLS; LIKELY TO OCCUR IN OTHER ADJACENT POOLS.

Owner/Manager: PVT-WILDLANDS INC

Lepidurus packardii

vernal pool tadpole shrimp

Element Code: ICBRA10010

Status

NDDB Element Ranks

Other Lists

Federal: Endangered

Global: G3

CDFG Status:

State: None

State: S2S3

Habitat Associations

General: INHABITS VERNAL POOLS AND SWALES IN THE SACRAMENTO VALLEY CONTAINING CLEAR TO HIGHLY TURBID WATER.

Micro: POOLS COMMONLY FOUND IN GRASS BOTTOMED SWALES OF UNPLOWED GRASSLANDS. SOME POOLS ARE MUD-BOTTOMED & HIGHLY TURBID.

Occurrence No. 24

Map Index: 32457

EO Index: 1900

Dates Last Seen

Occ Rank: Unknown

Element: 1995-02-09

Origin: Natural/Native occurrence

Site: 1995-02-09

Presence: Presumed Extant

Record Last Updated: 1997-03-04

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76950° / -121.32354°

Township: 11N

UTM: Zone-10 N4292533 E645642

Range: 06E

Radius: 1/5 mile

Mapping PrecisionNON-SPECIFIC

Section: 29

Qtr: SE

Elevation: 130 ft

Symbol Type:POINT

Meridian: M

Location: BETWEEN KASEBERG CREEK & SOUTH BRANCH PLEASANT GROVE CREEK; 1.8 KM WEST OF SOUTHERN PACIFIC RR X HWY 65.

Location Detail: WOODCREEK OAKS MITIGATION SITES. 14 WATER BODIES WERE SAMPLED ON FEB 9, 10, 27 & MARCH 14, 1995. LEPIDURUS PACKARDI FOUND IN ONLY 1 POOL & ONLY ON 2/9/95. SUGNET OBSERVED TADPOLE SHRIMP IN A MANMADE VERNAL POOL SOMEWHERE IN SEC 29 ON 2/4/93

Ecological: HARDPAN VERNAL POOL IN ANNUAL NON-NATIVE GRASSLAND. ON 2/9/95 THE SURFACE AREA WAS 129 SQ METERS & THE WATER DEPTH WAS 16 CM. WETLAND COMPENSATION/MITIGATION PRESERVE. ALSO, A MANMADE VERNAL POOL SOMEWHERE IN SEC 29.

General: POOL #C2: 50+ ADULTS OBSERVED; 3 ADULTS COLLECTED & DEPOSITED IN CAS. THE INFORMATION PROVIDED BY THE CONSULTANT HAS CONFLICTING DATA ON THE LOCATION OF THIS POOL; THIS SITE WAS MAPPED ACCORDING TO THE MAP THEY PROVIDED, NOT THE T-R-S GIVEN

Owner/Manager: PVT-SARES REGIS GROUP

Linderiella occidentalis

California *Linderiella*

Element Code: ICBRA06010

Status	NDDB Element Ranks	Other Lists
Federal: None	Global: G3	CDFG Status:
State: None	State: S2S3	

Habitat Associations

General: SEASONAL POOLS IN UNFLOWED GRASSLANDS WITH OLD ALLUVIAL SOILS UNDERLAIN BY HARDPAN OR IN SANDSTONE DEPRESSIONS.

Micro: WATER IN THE POOLS HAS VERY LOW ALKALINITY, CONDUCTIVITY, AND TDS.

Occurrence No. 90	Map Index: 32457	EO Index: 1898	Dates Last Seen
Occ Rank: Unknown			Element: 1995-02-09
Origin: Natural/Native occurrence			Site: 1995-02-09
Presence: Presumed Extant			
Trend: Unknown			Record Last Updated: 1995-10-11

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76950° / -121.32354°	Township: 11N
UTM: Zone-10 N4292533 E645642	Range: 06E
Radius: 1/5 mile	Section: 29
Elevation: 130 ft	Meridian: M
Mapping Precision: NON-SPECIFIC	Qtr: SE
Symbol Type: POINT	

Location: BETWEEN KASEBERG CREEK & SOUTH BRANCH PLEASANT GROVE CREEK; 1.8 KM WEST OF SOUTHERN PACIFIC RR X HWY 65.

Location Detail: 14 WATER BODIES WERE SAMPLED ON 2/9, 10, 27 & 3/14/95. LINDERIELLA WAS FOUND IN THIS POOL & 2 OTHERS ON 2/9/95. IN 5 POOLS ON 2/10, IN 1 POOL ON 2/27 & 1 POOL ON 3/14/95. THE LOCATIONS OF THE OTHER POOLS WAS NOT GIVEN.

Ecological: HARDPAN VERNAL POOL IN ANNUAL NON-NATIVE GRASSLAND. ON 2/9/95 THE SURFACE AREA WAS 129 SQ METERS & THE DEPTH WAS 16 CM. WETLAND COMPENSATION/MITIGATION PRESERVE.

General: POOL #C2: >50 ADULTS OBSERVED. ALSO FOUND IN POOLS 49, C1, 06, 26, E2, N2, 102, 15, & 30. THE INFORMATION PROVIDED BY THE CONSULTANT HAS CONFLICTING DATA ON LOCATION OF THIS POOL; SITE WAS MAPPED ACCORDING TO THEIR MAP, NOT THEIR T-R-S.

Owner/Manager: PVT-SARES REGIS GROUP

Occurrence No. 111	Map Index: 32456	EO Index: 4988	Dates Last Seen
Occ Rank: Fair			Element: 1997-02-25
Origin: Natural/Native occurrence			Site: 1997-02-25
Presence: Presumed Extant			
Trend: Unknown			Record Last Updated: 2011-07-08

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76087° / -121.33772°	Township: 11N
UTM: Zone-10 N4291553 E644427	Range: 06E
Area: 44.0 acres	Section: 32
Elevation: 120 ft	Meridian: M
Mapping Precision: SPECIFIC	Qtr: NW
Symbol Type: POLYGON	

Location: SILVERADO OAKS MITIGATION SITE, NW OF THE WOODCREEK OAKS BLVD & JUNCTION BLVD JCT, ABOUT 3 MI WNW OF ROSEVILLE PO.

Location Detail: 1995: 15 TOTAL WETLANDS SAMPLED BETWEEN PARCELS 32 (EO#390) & 72 (EO#111, THIS OCCURRENCE). 1996: 10 SAMPLED. 1997: 13 SAMPLED. PROVIDED MAP GRAPHIC APPEARED SHIFTED WEST OF TRUE LOCATION; MAPPED TO AERIAL IMAGE MATCHING PRESERVED HABITAT.

Ecological: CONSTRUCTED AND SEASONAL HARDPAN VERNAL POOLS WITHIN NON-NATIVE ANNUAL GRASSLAND. BRANCHINECTA LYNCHI ALSO OBSERVED IN AREA IN 1995, BUT NOT IN 1996 OR 1997.

General: 1995: UNKNOWN NUMBERS OF LINDERIELLA OBSERVED IN CONSTRUCTED POOLS IN PARCELS 32 & 72. 1996: >50 ADULTS OBSERVED IN CONSTRUCTED POOLS (VP106 & VP108). 1997: 10'S OBSERVED IN HVE & VP107, 1000'S OBSERVED IN VP106.

Owner/Manager: CITY OF ROSEVILLE

Linderiella occidentalis

California *Linderiella*

Element Code: ICBRA06010

Status
Federal: None
State: None

NDDB Element Ranks
Global: G3
State: S2S3

Other Lists
CDFG Status:

Habitat Associations

General: SEASONAL POOLS IN UNFLOWED GRASSLANDS WITH OLD ALLUVIAL SOILS UNDERLAIN BY HARDPAN OR IN SANDSTONE DEPRESSIONS.
Micro: WATER IN THE POOLS HAS VERY LOW ALKALINITY, CONDUCTIVITY, AND TDS.

Occurrence No. 142

Map Index: 34814

EO Index: 1863

— Dates Last Seen —

Occ Rank: Unknown

Element: 2005-01-26

Origin: Natural/Native occurrence

Site: 2005-01-26

Presence: Presumed Extant

Record Last Updated: 2006-03-27

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.80283° / -121.30587°

UTM: Zone-10 N4296259 E647108

Area:

Elevation: 100 ft

Mapping Precision: NON-SPECIFIC
Symbol Type: POLYGON

Township: 11N

Range: 06E

Section: 16

Meridian: M

Qtr: XX

Location: NORTH OF ROSEVILLE; WEST OF HWY 65, SOUTH OF PLEASANT GROVE CREEK AND 0.8 KM NORTH OF SCOW ROAD.

Location Detail: FOOTHILL BUSINESS PARK MITIGATION SITE, PARCELS 1, 6. POOL LOCATIONS NOT GIVEN FOR LINDERIELLA OCCIDENTALIS. 1995:12 POOLS SURVEYED. 1996:14 POOLS SURVEYED. 1998:13 POOLS SAMPLED. 2003:4 POOLS SAMPLED, OBS IN POOL 8. 2005: 10 POOLS SAMPLED

Ecological: CONSTRUCTED AND HISTORIC WETLANDS (VERNAL POOLS, SEASONAL WETLANDS) ARE INTERSPERSED WITHIN NON-NATIVE ANNUAL GRASSLAND.

General: 1995:NONE OBS. 1/30/1996: 50+ ADULTS IN 4 POOLS. 3/11/1996: 50+ ADULTS IN 2 POOLS. 1/14/97:OBS IN 12 POOLS. 1/13/98:100S IN 2 POOLS. 3/2/98:1000S IN 5 POOLS. 01/27/05:1000'S IN POOL 16, 100'S IN POOL 26. 2006:1000S IN POOL 18.

Owner/Manager: PVT-STANFORD RANCH

Occurrence No. 143

Map Index: 34815

EO Index: 29309

— Dates Last Seen —

Occ Rank: Unknown

Element: 1996-02-05

Origin: Natural/Native occurrence

Site: 1996-04-29

Presence: Presumed Extant

Record Last Updated: 1996-09-06

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.79360° / -121.32161°

UTM: Zone-10 N4295210 E645760

Area:

Elevation: 125 ft

Mapping Precision: NON-SPECIFIC
Symbol Type: POLYGON

Township: 11N

Range: 06E

Section: 21

Meridian: M

Qtr: NW

Location: NNW OF ROSEVILLE; 1.8 KM SOUTHWEST OF SOUTHERN PACIFIC RR X PLEASANT GROVE CREEK.

Location Detail: HEWLETT PACKARD-90 ACRE PARCEL. 1995 AND 1996: TOTAL OF 103 WATERBODIES SURVEYED EACH YEAR.

Ecological: SEASONAL WATERBODIES WITHIN NON-NATIVE ANNUAL GRASSLAND.

General: 1995: LINDERIELLA OBSERVED IN 8 POOLS (#10, 16, 29, 59, 65, 69, 76 & 78) BETWEEN 12/22/1994 AND 3/7/1995. 1996: LINDERIELLA OBSERVED IN 3 POOLS (#10, 16 & 29) BETWEEN 12/26/1995 AND 2/5/1996.

Owner/Manager: PVT-HEWLETT PACKARD

Occurrence No. 145

Map Index: 34816

EO Index: 5003

— Dates Last Seen —

Occ Rank: Unknown

Element: 1996-04-02

Origin: Natural/Native occurrence

Site: 1996-04-29

Presence: Presumed Extant

Record Last Updated: 1996-07-16

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78594° / -121.32498°

UTM: Zone-10 N4294354 E645483

Area:

Elevation: 115 ft

Mapping Precision: NON-SPECIFIC
Symbol Type: POLYGON

Township: 11N

Range: 06E

Section: 20

Meridian: M

Qtr: SE

Location: NORTHWEST OF ROSEVILLE; 2.0 KM NORTHWEST OF HWY 65 X INDUSTRIAL BLVD.

Location Detail: HEWLETT PACKARD-210 ACRE PROPERTY. 1996: TOTAL OF 43 WATERBODIES SURVEYED.

Ecological: SEASONAL WATERBODIES (VERNAL POOLS, SEASONAL WETLANDS) WITHIN NON-NATIVE ANNUAL GRASSLAND.

General: 1996: 50+ ADULTS OBSERVED IN 6 POOLS (148, 149, 150, 151, 152 & 153), AND <50 ADULTS OBSERVED IN POOL #129.

Owner/Manager: PVT-HEWLETT PACKARD

Linderiella occidentalis

California *Linderiella*

Element Code: ICBRA06010

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G3

CDFG Status:

State: None

State: S2S3

Habitat Associations

General: SEASONAL POOLS IN UNPLOWED GRASSLANDS WITH OLD ALLUVIAL SOILS UNDERLAIN BY HARDPAN OR IN SANDSTONE DEPRESSIONS.

Micro: WATER IN THE POOLS HAS VERY LOW ALKALINITY, CONDUCTIVITY, AND TDS.

Occurrence No. 146

Map Index: 34817

EO Index: 3450

Dates Last Seen

Occ Rank: Unknown

Element: 1998-03-02

Origin: Natural/Native occurrence

Site: 1998-03-02

Presence: Presumed Extant

Record Last Updated: 2011-04-22

Trend: Unknown

Quad Summary: Lincoln (3812183/528A), Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.86272° / -121.32379°

Township: 12N

UTM: Zone-10 N4302877 E645430

Range: 06E

Area: 218.8 acres

Mapping Precision: SPECIFIC

Section: 29

Qtr: XX

Elevation: 125 ft

Symbol Type: POLYGON

Meridian: M

Location: LARGE AREA W OF HWY 65 (NOW BISECTED BY NEW HWY 65 ROUTE) AND S OF AUBURN RAVINE, CENTERED 1.7 MI SW LINCOLN PO.

Location Detail: LINCOLN CROSSING MITIGATION SITE. COVERS PORTIONS OF SEVERAL SECTIONS. 1995: 10 TOTAL WATERBODIES SURVEYED. 1996: 42 TOTAL WATERBODIES SURVEYED. 1997: 49 TOTAL WATERBODIES SURVEYED. 1998: 20 TOTAL WATERBODIES SURVEYED.

Ecological: SEASONALLY INUNDATED WATERBODIES (VERNAL POOLS, SEASONAL WETLANDS) W/IN NON-NATIVE ANNUAL GRASSLAND. WETLAND COMPENSATION/MITIGATION PRESERVE. ADJACENT AREAS HAVE BEEN DEVELOPED FOR RESIDENTIAL HOUSING BY 2010.

General: 1995: UNKNOWN NUMBER OBS. 1996: 50+ ADULTS OBS IN 28 POOLS, LESS THAN 50 OBS IN 4 POOLS; B. LYNCHI IN SOME POOLS. 1997: 10-100 OBS IN 27 POOLS. 1998: 1000S OBS IN 13 POOLS AND 100S OBS IN 1 POOL.

Owner/Manager: PVT-STERLING PACIFIC ASSETS

Occurrence No. 150

Map Index: 32516

EO Index: 1882

Dates Last Seen

Occ Rank: Excellent

Element: 1996-02-09

Origin: Natural/Native occurrence

Site: 1996-03-13

Presence: Presumed Extant

Record Last Updated: 1996-09-05

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.86505° / -121.29394°

Township: 12N

UTM: Zone-10 N4303184 E648015

Range: 06E

Area:

Mapping Precision: NON-SPECIFIC

Section: 27

Qtr: NW

Elevation: 140 ft

Symbol Type: POLYGON

Meridian: M

Location: EASTRIDGE PROJECT SOUTHERN WETLAND PRESERVE; 1.0 KM EAST OF HWY 65; 2.2 KM SOUTH OF LINCOLN.

Ecological: NORTHERN HARDPAN VERNAL POOL HABITAT WITH CONSTRUCTED VERNAL POOLS (3.95 ACRES), CONSTRUCTED SEASONAL WETLANDS (1.95 ACRES), AND REFERENCE VERNAL POOLS IN ANNUAL GRASSLAND.

Threat: FUTURE RESIDENTIAL DEVELOPMENT PLANNED IN ADJACENT AREA; DIRT ROADS BISECT PRESERVE; GRAZING; RODEO GROUNDS TO THE NW.

General: 1996 (THIRD MONITORING YEAR): 1/11-LOW DENSITIES OF LINDERIELLA OBSERVED IN POOL #SW4, B. LYNCHI ALSO PRESENT. 2/9-LOW DENSITIES OF LINDERIELLAS OBSERVED IN POOLS #7 AND 8.

Owner/Manager: PVT-PLACER HOLDINGS

Linderiella occidentalis

California *Linderiella*

Element Code: ICBRA06010

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G3

CDFG Status:

State: None

State: S2S3

Habitat Associations

General: SEASONAL POOLS IN UNFLOWED GRASSLANDS WITH OLD ALLUVIAL SOILS UNDERLAIN BY HARDPAN OR IN SANDSTONE DEPRESSIONS.

Micro: WATER IN THE POOLS HAS VERY LOW ALKALINITY, CONDUCTIVITY, AND TDS.

Occurrence No. 157

Map Index: 38256

EO Index: 33921

Dates Last Seen

Occ Rank: Unknown

Element: 1997-01-16

Origin: Natural/Native occurrence

Site: 1997-01-16

Presence: Presumed Extant

Record Last Updated: 1998-06-10

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78083° / -121.34926°

Township: 11N

UTM: Zone-10 N4293749 E643384

Range: 06E

Area:

Mapping PrecisionNON-SPECIFIC

Section: 30

Qtr: XX

Elevation: 120 ft

Symbol TypePOLYGON

Meridian: M

Location: EAST OF FIDDYMENT ROAD, WEST OF FOOTHILLS BLVD, AND NORTH OF BASELINE ROAD, NW OF ROSEVILLE.

Ecological: HABITAT CONSISTS OF SEASONAL WETLANDS, REFERENCE VERNAL POOLS, AND CONSTRUCTED VERNAL POOLS WITHIN A DESIGNATED WETLAND MITIGATION AREA. SURROUNDING UPLAND CONSISTS OF NON-NATIVE ANNUAL GRASSLAND/MIXED OAK WOODLAND.

Threat: THREATENED BY SURROUNDING DEVELOPMENT (GOLF COURSES AND RESIDENTIAL DEVELOPMENT).

General: CALIFORNIA LINDERIELLA WERE IDENTIFIED WITHIN 83 (44%) OF THE CONSTRUCTED VERNAL POOLS & SEASONAL WETLANDS AND 4 (21%) OF THE REFERENCE VERNAL POOLS SEASONAL WETLANDS. BRANCHINECTA LYNCHI ALSO OBSERVED.

Owner/Manager: PVT

Occurrence No. 184

Map Index: 42742

EO Index: 42742

Dates Last Seen

Occ Rank: Unknown

Element: 1997-02-12

Origin: Natural/Native occurrence

Site: 1997-02-12

Presence: Presumed Extant

Record Last Updated: 2000-04-12

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.85091° / -121.31974°

Township: 12N

UTM: Zone-10 N4301573 E645806

Range: 06E

Area: 224.1 acres

Mapping PrecisionSPECIFIC

Section: 33

Qtr: XX

Elevation: 120 ft

Symbol TypePOLYGON

Meridian: M

Location: 1 MILE NW OF PLEASANT GROVE ROAD & SP RAILROAD, 1 MILE E OF ORCHARD CREEK & INGRAM SLOUGH CONFLUENCE, NNW OF

Location Detail: MOST OF THE NW AND BOTTOM HALF NE PORTIONS OF ORCHARD CREEK MIDIGATION BANK. MAJORITY OF VERNAL POOLS ARE ON SAN JOAQUIN SANDY LOAM AND ALAMO-FIDDYMENT COMPLEX SOILS. MORE MAP DETAIL IN REPORT. 170 OF THE 694 EXISTING POOLS WERE SAMPLED.

Ecological: ENDEMIC VEGETATION: RANUNCULUS ALVEOLATUS, ERYNGIUM VASEYI, PLAGIOBOTHRYUS STIPITAUS, PSILICARPHUS ZIZYPHOROIDES, DESCHAMPSIA DAMTHONIODES, NAVARRETIA LEUCOCEPHALA

General: OBSERVED LINDERIELLA IN 82 OF THE 170 POOLS SAMPLED, 81 AT THIS LOCATION, FOR AN APPROXIMATE OCCURRENCE RATE OF 48 PERCENT, WITH ABUNDANCE RANGING FROM LOW TO HIGH.

Owner/Manager: UNKNOWN

Linderiella occidentalis

California *Linderiella*

Element Code: ICBRA06010

Status
Federal: None
State: None

NDDB Element Ranks
Global: G3
State: S2S3

Other Lists
CDFG Status:

Habitat Associations

General: SEASONAL POOLS IN UNFLOWED GRASSLANDS WITH OLD ALLUVIAL SOILS UNDERLAIN BY HARDPAN OR IN SANDSTONE DEPRESSIONS.
Micro: WATER IN THE POOLS HAS VERY LOW ALKALINITY, CONDUCTIVITY, AND TDS.

Occurrence No. 185

Map Index: 42747

EO Index: 42747

Dates Last Seen

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 1997-02-12
Site: 1997-02-12

Record Last Updated: 2000-04-12

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.84478° / -121.31588°
UTM: Zone-10 N4300899 E646153
Radius: 80 meters
Elevation: 115 ft

Mapping Precision: SPECIFIC
Symbol Type: POINT

Township: 12N
Range: 06E
Section: 33
Meridian: M
Qtr: SW

Location: 0.6 MILE NW OF PLEASANT GROVE RD & SP RR, 1.4 MILE ESE OF ORCHARD CREEK & INGRAM SLOUGH CONFLUENCE, NNW OF ROSEVILLE.
Location Detail: JUST SOUTH OF ORCHARD CREEK, ORCHARD CREEK MIDIGATION BANK. MAJORITY OF VERNAL POOLS ARE ON SAN JOAQUIN SANDY LOAM AND ALAMO-FIDDYMENT COMPLEX SOILS. MORE MAP DETAIL IN REPORT.

Ecological: ENDEMIC VEGETATION: RANUNCULUS ALVEOLATUS, ERYNGIUM VASEYI, PLAGIOBOTHRYUS STIPITAUS, PSILICARPUS ZIZYPHOROIDES, DESCHAMPSIA DAMTHONIODES, NAVARRETIA LEUCOCEPHALA

General: OBSERVED LINDERIELLA THIS POOL WAS RATED HIGH IN ABUNDANCE.

Owner/Manager: UNKNOWN

Occurrence No. 187

Map Index: 46106

EO Index: 46109

Dates Last Seen

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 2006-01-09
Site: 2006-01-09

Record Last Updated: 2006-03-27

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78973° / -121.33683°
UTM: Zone-10 N4294757 E644445
Area:
Elevation: 115 ft

Mapping Precision: NON-SPECIFIC
Symbol Type: POLYGON

Township: 11N
Range: 06E
Section: 20
Meridian: M
Qtr: NW

Location: 1 MILE SW OF THE INTERSECTION OF FIDDYMENT ROAD AND PLEASANT GROVE CREEK, ROSEVILLE
Location Detail: WOODCREEK NORTH OPEN SPACE PRESERVWETLAND COMPENSATION AREA.

Ecological: HABITAT CONSISTS OF ANNUAL GRASSLAND WITH CONSTRUCTED AND HISTORIC VERNAL POOLS SURROUNDED BY OAK WOODLAND. BRANCHINECTA LYNCHI ALSO FOUND HERE.

General: UNKNOWN # OBS 7 MAR 2001. 1000'S OBS 28 FEB 2002 IN POOL C. FOUND IN POOLS 2, 3, 5, & 7 IN JAN 2003. 1000'S OBS. 17 FEB 2004 IN POOL #5. 7 JAN 2005: 1000'S IN POOLS SWB, SWC, SWE; 100'S IN POOL SWF. JAN 2006: 10S-1000S IN 7 POOLS.

Owner/Manager: CITY OF ROSEVILLE

Occurrence No. 194

Map Index: 47451

EO Index: 47451

Dates Last Seen

Occ Rank: Good
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Stable

Element: 2005-01-11
Site: 2005-01-11

Record Last Updated: 2011-07-08

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.77346° / -121.28207°
UTM: Zone-10 N4293039 E649236
Area: 28.7 acres
Elevation: 160 ft

Mapping Precision: SPECIFIC
Symbol Type: POLYGON

Township: 11N
Range: 06E
Section: 26
Meridian: M
Qtr: SW

Location: ALONG CREEK ON N EDGE OF DIAMOND OAKS MUNICIPAL GOLF COURSE, 1.7 MI N OF ROSEVILLE PO.

Location Detail: 1997: SPECIES OBS IN 9 OF 17 POOLS SAMPLED. 1998: SP OBS IN 2 OF 9 POOLS SAMPLED. 1999: SP OBS IN 2 OF 11 POOLS SAMPLED. 2004: SP OBS IN 1 OF 11 POOLS SAMPLED. 2005: SP OBS IN 2 OF 10 POOLS SAMPLED. 2006: SP OBS IN 1 OF 12 POOLS SAMPLED.

Ecological: CONSTRUCTED VERNAL POOLS (1.5 ACRES) WITHIN AREA DOMINATED BY NON-NATIVE ANNUAL GRASSLAND SURROUNDED BY DEVELOPMENT. 1/8/98: VP7 SURFACE AREA 4X12M, DEPTH 10CM; VP10 SURFACE AREA 4X8M, DEPTH 10CM. 2/27/98: VP7 SURFACE AREA 4X16M, DEPTH 16.

General: JAN 1997: 10S OBS IN 3 POOLS, 100S IN 3 POOLS, 1000S IN 3 POOLS. JAN & FEB 1998: 100S IN VP77, VP10 & VP7. MAR 1999: 1000S IN VP7 & VP16. FEB 2004: 100S IN POOL U15. JAN 2005: 100S IN POOL U18, 10S IN POOL U47. JAN 2006: 100S IN POOL U80.

Linderiella occidentalis

California *Linderiella*

Element Code: ICBRA06010

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G3

CDFG Status:

State: None

State: S2S3

Habitat Associations

General: SEASONAL POOLS IN UNFLOWED GRASSLANDS WITH OLD ALLUVIAL SOILS UNDERLAIN BY HARDPAN OR IN SANDSTONE DEPRESSIONS.

Micro: WATER IN THE POOLS HAS VERY LOW ALKALINITY, CONDUCTIVITY, AND TDS.

Owner/Manager: PVT, CITY OF ROSEVILLE

Occurrence No. 199

Map Index: 64299

EO Index: 48405

Dates Last Seen

Occ Rank: Unknown

Element: 2005-03-02

Origin: Natural/Native occurrence

Site: 2005-03-02

Presence: Presumed Extant

Record Last Updated: 2011-04-25

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.84960° / -121.35768°

UTM: Zone-10 N4301369 E642515

Area:

Elevation: 100 ft

Mapping Precision: NON-SPECIFIC

Symbol Type: POLYGON

Township: 12N

Range: 06E

Section: 31

Meridian: M

Qtr: NW

Location: IN THE GENERAL AREA NW OF FIDDYMENT RD AT E CATLETT RD, S OF ORCHARD CREEK, 4.5 MILES SW OF LINCOLN PO.

Location Detail: MOORE RANCH, LOCATED IN NW1/4 SEC 31 & NE1/4 SEC 36.

Ecological: HABITAT CONSISTS OF VERNAL POOLS (WITHIN A VERNAL POOL COMPLEX) SURROUNDED BY ANNUAL GRASSLAND. POOL DEPTH AT SAMPLING: 13CM. SURFACE AREA AT SAMPLING: 30M X 7M. AREA IS A WETLAND MITIGATION SITE.

General: 10'S OBS IN 1 POOL 13 FEB 1997. 10'S OBS IN ONE POOL IN THE WESTERN AREA 28 FEB 2002. OBS IN 2 OF 46 SAMPLED POOLS IN EASTERN AREA JAN & FEB 2002. OBS IN 3 OF 47 SAMPLED POOLS JAN & MAR 2003. 10'S TO 1000'S OBS IN 16 POOLS FEB & MAR 2005.

Owner/Manager: MOORE RANCH CONSERVANCY

Occurrence No. 200

Map Index: 48410

EO Index: 48410

Dates Last Seen

Occ Rank: Unknown

Element: 2005-01-21

Origin: Natural/Native occurrence

Site: 2005-01-21

Presence: Presumed Extant

Record Last Updated: 2005-10-17

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78679° / -121.29375°

UTM: Zone-10 N4294499 E648193

Area: 20.1 acres

Elevation: 130 ft

Mapping Precision: SPECIFIC

Symbol Type: POLYGON

Township: 11N

Range: 06E

Section: 22

Meridian: M

Qtr: NE

Location: 2.5 MILES NORTH ROSEVILLE; 0.4 MILES EAST OF INTERSECTION OF EAST ROSEVILLE PARKWAY & WASHINGTON BLVD, W OF HWY 65.

Location Detail: HIGHLAND RESERVE SOUTH

Ecological: HABITAT CONSISTS OF PRESERVE WITH CONSTRUCTED & HISTORIC VERNAL POOLS WITHIN A NON-NATIVE ANNUAL GRASSLAND. SURROUNDED BY URBAN AREAS & DEVELOPMENT.

General: 100'S OF INDIVIDUALS OBSERVED WITHIN POOL #ND ON 4 JAN 2002, AND AN UNKNOWN NUMBER WERE OBSERVED IN POOLS #N92, N108, AND NL ON 12 AND 16 FEB 2004. 10'S OBS IN POOLS ND, N82, N87 ON 21 JAN 2005.

Owner/Manager: CITY OF ROSEVILLE

Linderiella occidentalis

California *Linderiella*

Element Code: ICBRA06010

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G3

CDFG Status:

State: None

State: S2S3

Habitat Associations

General: SEASONAL POOLS IN UNFLOWED GRASSLANDS WITH OLD ALLUVIAL SOILS UNDERLAIN BY HARDPAN OR IN SANDSTONE DEPRESSIONS.

Micro: WATER IN THE POOLS HAS VERY LOW ALKALINITY, CONDUCTIVITY, AND TDS.

Occurrence No. 201

Map Index: 48420

EO Index: 48420

Dates Last Seen

Occ Rank: Unknown

Element: 2006-01-09

Origin: Natural/Native occurrence

Site: 2006-01-09

Presence: Presumed Extant

Record Last Updated: 2006-03-27

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76474° / -121.35109°

UTM: Zone-10 N4291961 E643258

Area: 46.9 acres

Elevation: 125 ft

Mapping Precision SPECIFIC
Symbol Type: POLYGON

Township: 11N

Range: 06E

Section: 31

Meridian: M

Qtr: N

Location: 3 MILES NW OF ROSEVILLE; ALONG POWER LINES, 0.1 TO 0.8 MILE EAST OF FIDDYMENT ROAD.

Location Detail: WOODCREEK WEST WETLAND COMPENSATION AREA. ABOUT 25% OF THE POOLS WERE SAMPLED (22 IN 2001, 23 IN 2002, 22 IN 2005, 25 IN 2006 - BOTH CONSTRUCTED & HISTORIC). L.O. FOUND IN 14 OF 23 POOLS IN 2002 & 13 OF 22 POOLS IN 2005.

Ecological: HABITAT CONSISTS OF CONSTRUCTED AND HISTORIC VERNAL POOLS WITHIN AN ANNUAL GRASSLAND HABITAT; WETLAND COMPENSATION AREA. SITE IS UNDER POWER LINES.

General: 2001: 10'S OBS IN POOLS 45 AND 55. 2002: 10'S OBS IN POOLS 21, 48, 51 AND 85; 100'S OBS IN POOLS 44, 70, 74 AND 86; 1000'S OBS IN POOLS 10, 17, 28, 46, 82 AND N2. 2005: 10'S-1000'S OBS IN 13 POOLS. 2006: 10'S-100'S OBS IN 19 POOLS.

Owner/Manager: CITY OF ROSEVILLE

Occurrence No. 227

Map Index: 56433

EO Index: 56449

Dates Last Seen

Occ Rank: Unknown

Element: 2001-02-20

Origin: Natural/Native occurrence

Site: 2001-02-20

Presence: Presumed Extant

Record Last Updated: 2004-08-19

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78164° / -121.28371°

UTM: Zone-10 N4293944 E649077

Radius: 80 meters

Elevation: 160 ft

Mapping Precision SPECIFIC
Symbol Type: POINT

Township: 11N

Range: 06E

Section: 23

Meridian: M

Qtr: SW

Location: LOCATED BETWEEN HWY 65 AND ROSEVILLE PARKWAY, NW OF GIBSON DRIVE, ROSEVILLE.

Location Detail: HIGHLAND RESERVE SOUTH OPEN SPACE AREAS. POOLS LOCATED 0.28 MILE NORTH OF THE INTERSECTION OF ROSEVILLE PARKWAY AND GIBSON DRIVE, SOUTH SIDE OF DRAINAGE.

Ecological: HABITAT CONSISTS OF A COMPENSATION (CONSTRUCTED) VERNAL POOL.

General: 10'S OBSERVED IN POOL E16 ON 20 FEB 2001.

Owner/Manager: UNKNOWN

Occurrence No. 246

Map Index: 62823

EO Index: 62877

Dates Last Seen

Occ Rank: Unknown

Element: 2005-01-21

Origin: Natural/Native occurrence

Site: 2005-01-21

Presence: Presumed Extant

Record Last Updated: 2005-10-18

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78029° / -121.28908°

UTM: Zone-10 N4293785 E648613

Radius: 80 meters

Elevation: 150 ft

Mapping Precision SPECIFIC
Symbol Type: POINT

Township: 11N

Range: 06E

Section: 27

Meridian: M

Qtr: NE

Location: NW THE JUNCTION OF PLEASANT GROVE BLVD AND ROSEVILLE PKWY, SOUTH OF HWY 65, ROSEVILLE

Location Detail: HIGHLAND RESERVE SOUTH

Ecological: HABITAT CONSISTS OF A HISTORIC VERNAL POOL.

General: 100'S OBSERVED IN POOL WRR ON 21 JAN 2005

Owner/Manager: UNKNOWN

Linderiella occidentalis

California *Linderiella*

Element Code: ICBRA06010

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G3

CDFG Status:

State: None

State: S2S3

Habitat Associations

General: SEASONAL POOLS IN UNFLOWED GRASSLANDS WITH OLD ALLUVIAL SOILS UNDERLAIN BY HARDPAN OR IN SANDSTONE DEPRESSIONS.

Micro: WATER IN THE POOLS HAS VERY LOW ALKALINITY, CONDUCTIVITY, AND TDS.

Occurrence No. 257

Map Index: 64342

EO Index: 64421

Dates Last Seen

Occ Rank: Unknown

Element: 2006-01-31

Origin: Natural/Native occurrence

Site: 2006-01-31

Presence: Presumed Extant

Record Last Updated: 2006-03-27

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78714° / -121.37134°

UTM: Zone-10 N4294415 E641453

Radius: 80 meters

Mapping Precision SPECIFIC

Township: 11N

Range: 05E

Section: 24

Qtr: SW

Elevation: 95 ft

Symbol Type POINT

Meridian: M

Location: NEAR UNNAMED TRIBUTARY TO PLEASANT GROVE CREEK NORTH AND EAST OF PHILLIP ROAD, NW OF ROSEVILLE.

Location Detail: POOL #567, WEST OF HAYDEN PARKWAY. MAPPED 0.2 MI W OF FIDDYMENT RANCH.

General: NUMBERS FOUND NOT GIVEN FOR THIS POOL.

Owner/Manager: PVT

Occurrence No. 390

Map Index: 82419

EO Index: 83442

Dates Last Seen

Occ Rank: Unknown

Element: 1995-02-06

Origin: Natural/Native occurrence

Site: 1995-03-02

Presence: Presumed Extant

Record Last Updated: 2011-04-29

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76601° / -121.31850°

UTM: Zone-10 N4292153 E646086

Area: 14.0 acres

Mapping Precision SPECIFIC

Township: 11N

Range: 06E

Section: 33

Qtr: NW

Elevation: 130 ft

Symbol Type POLYGON

Meridian: M

Location: OPEN AREA BETWEEN RESIDENTIAL HOUSING NE OF COUNTRY CLUB DR AT ACTON WAY, CENTERED ABOUT 2.2 MI NW OF ROSEVILLE PO.

Location Detail: 1995: 15 TOTAL WETLANDS SAMPLED BETWEEN PARCELS 32 (EO#390, THIS OCCURRENCE) & 72 (EO#111). PROVIDED MAP GRAPHIC APPEARED SHIFTED WEST OF TRUE LOCATION; MAPPED TO AERIAL IMAGE MATCHING PRESERVED HABITAT.

Ecological: CONSTRUCTED AND SEASONAL HARDPAN VERNAL POOLS WITH NON-NATIVE ANNUAL GRASSLAND.

General: LINDERIELLA OCCIDENTALIS OBSERVED IN CONSTRUCTED VERNAL POOLS SOMETIME BETWEEN 6 FEB AND 2 MAR 1995.

Owner/Manager: CITY OF ROSEVILLE

Northern Hardpan Vernal Pool

Element Code: CTT44110CA

Status	NDDB Element Ranks	Other Lists
Federal: None	Global: G3	
State: None	State: S3.1	
Habitat Associations		
General:		
Micro:		

Occurrence No. 23 Map Index: 11651 EO Index: 16254 **Dates Last Seen**
Occ Rank: Unknown **Element:** 1980-XX-XX
Origin: Natural/Native occurrence **Site:** 1980-XX-XX
Presence: Presumed Extant
Trend: Unknown **Record Last Updated:** 1998-07-15

Quad Summary: Roseville (3812173/528D)
County Summary: Placer

Lat/Long: 38.85348° / -121.31556° **Township:** 12N
UTM: Zone-10 N4301865 E646163 **Range:** 06E
Area: 1,251.8 acres **Mapping Precision:** SPECIFIC **Section:** 33 **Qtr:** NW
Elevation: 125 ft **Symbol Type:** POLYGON **Meridian:** M

Location: SOUTH OF LINCOLN 2-3 MILES WEST OF HWY 65.

Location Detail: POOLS IN TREELESS ANNUAL GRASSLAND. BOUNDARIES INDICATE EXTENT OF UNDEVELOPED AREA.

Ecological: DIVERSE POOL FLORA. UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO.

Threat: THREAT OF INDUSTRIAL DEVELOPMENT.

General: SEVERAL POOLS KNOWN FOR THEIR INVERTEBRATE FAUNA. SEE
WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.

Owner/Manager: UNKNOWN

Occurrence No. 67 Map Index: 11713 EO Index: 16248 **Dates Last Seen**
Occ Rank: Unknown **Element:** 1982-XX-XX
Origin: Natural/Native occurrence **Site:** 1982-XX-XX
Presence: Presumed Extant
Trend: Unknown **Record Last Updated:** 2001-05-24

Quad Summary: Roseville (3812173/528D)
County Summary: Placer

Lat/Long: 38.76982° / -121.27800° **Township:** 11N
UTM: Zone-10 N4292642 E649597 **Range:** 06E
Area: 77.8 acres **Mapping Precision:** SPECIFIC **Section:** 26 **Qtr:** SW
Elevation: 180 ft **Symbol Type:** POLYGON **Meridian:** M

Location: JUST NORTH & EAST OF DIAMOND OAKS MUNICIPAL GOLF COURSE, ROSEVILLE, SOUTH BRANCH PLEASANT GROVE CREEK.

Ecological: POOLS ON LOW TERRACE HARDPAN SUBSTRATE. HIGH QUALITY POOLS W/ VARIETY OF POOL TAXA PRESENT, 1982. UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO.

General: ZONED AS RESIDENTIAL IN 1977 ROSEVILLE GENERAL PLAN. SEE
WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.

Owner/Manager: PVT-ROSEVILLE PROPERTIES

Occurrence No. 68 Map Index: 11613 EO Index: 16247 **Dates Last Seen**
Occ Rank: Unknown **Element:** 1982-XX-XX
Origin: Natural/Native occurrence **Site:** 1982-XX-XX
Presence: Presumed Extant
Trend: Unknown **Record Last Updated:** 1998-07-15

Quad Summary: Roseville (3812173/528D)
County Summary: Placer

Lat/Long: 38.78625° / -121.32487° **Township:** 11N
UTM: Zone-10 N4294389 E645492 **Range:** 06E
Area: 51.4 acres **Mapping Precision:** SPECIFIC **Section:** 20 **Qtr:** S
Elevation: 110 ft **Symbol Type:** POLYGON **Meridian:** M

Location: ADJACENT TO SOUTH BRANCH (PLEASANT GROVE CREEK) ABOUT 1 MILE SW OF FIDDYMENT RANCH, ROSEVILLE.

Location Detail: TWO AREAS; 38 AC RANKED AS MEDIUM QUALITY BY WESCO, 1982. ZONED FORM AG IN 1977 ROSEVILLE GENERAL PLAN; 13 AC OF LOW QUALITY POOLS, ZONED RESIDENTIAL.

Ecological: LOW TERRACE HARDPAN SUBSTRATE. UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO.

General: SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.

Owner/Manager: UNKNOWN

Northern Hardpan Vernal Pool

Element Code: CTT44110CA

_____ Status _____

_____ NDDB Element Ranks _____

_____ Other Lists _____

Federal: None

Global: G3

State: None

State: S3.1

_____ Habitat Associations _____

General:

Micro:

Northern Volcanic Mud Flow Vernal Pool

Element Code: CTT44132CA

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G1

State: None

State: S1.1

Habitat Associations

General:

Micro:

Occurrence No. 1

Map Index: 11782

EO Index: 16218

Dates Last Seen

Occ Rank: Unknown

Element: 1982-XX-XX

Origin: Natural/Native occurrence

Site: 1982-XX-XX

Presence: Presumed Extant

Record Last Updated: 1998-07-16

Trend: Unknown

Quad Summary: Rocklin (3812172/527C), Citrus Heights (3812163/512A), Folsom (3812162/511B), Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.75189° / -121.25431°

Township: 10N

UTM: Zone-10 N4290690 E651693

Range: 07E

Area: 432.3 acres

Mapping PrecisionSPECIFIC

Section: 06

Qtr: XX

Elevation: 240 ft

Symbol TypePOLYGON

Meridian: M

Location: BETWEEN DOUGLAS BLVD & MINERS RAVINE JUST EAST OF ROSEVILLE.

Ecological: DIVERSITY OF POOL TAXA PRESENT INCLUDES DICHELOSTEMMA LACUNA-VERNALIS. MOST OF THIS LARGE AREA IS ON VOLCANIC SUBSTRATE. <50 ACRES IN THE NW PORTION OF THE BOUNDED AREA IS LOW TERRACE FORMATION W/HARDPAN VERNAL POOLS.

General: UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO. SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.

Owner/Manager: UNKNOWN

Occurrence No. 4

Map Index: 11746

EO Index: 16214

Dates Last Seen

Occ Rank: Unknown

Element: 1987-04-22

Origin: Natural/Native occurrence

Site: 1987-04-22

Presence: Presumed Extant

Record Last Updated: 1998-07-16

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.77614° / -121.26620°

Township: 11N

UTM: Zone-10 N4293362 E650609

Range: 06E

Area: 428.3 acres

Mapping PrecisionSPECIFIC

Section: 25

Qtr: NW

Elevation: 225 ft

Symbol TypePOLYGON

Meridian: M

Location: WEST OF ANTELOPE CREEK ON HILL EAST OF DIAMOND OAKS MUNICIPAL GOLF COURSE. ROCKLIN-ROSEVILLE BOUNDARY.

Location Detail: 330 AC IN ROSEVILLE; ZONED AG IN 1977 GENERAL PLAN.

Ecological: LARGE AREA OF POOLS ON MEHRTEN FORMATION, EXCHEQUER VERY STONY LOAM. SPP INCL GRATIOLA HETEROSEPALA. PORTION SEEN IN 1987 EXCELLENT EXAMPLE OF VOLCANIC MUDFLOW POOLS. UNABLE TO CONVERT FLORISTIC CLASSIFICATION, LACKS SPP. INFO.

Threat: PROPOSED FOR REGIONAL SHOPPING CENTER.

General: SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.

Owner/Manager: UNKNOWN

Occurrence No. 5

Map Index: 11695

EO Index: 16213

Dates Last Seen

Occ Rank: Unknown

Element: 1982-XX-XX

Origin: Natural/Native occurrence

Site: 1982-XX-XX

Presence: Presumed Extant

Record Last Updated: 1998-07-16

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78157° / -121.28441°

Township: 11N

UTM: Zone-10 N4293935 E649016

Range: 06E

Area: 62.7 acres

Mapping PrecisionSPECIFIC

Section: 27

Qtr: NE

Elevation: 165 ft

Symbol TypePOLYGON

Meridian: M

Location: LESS THAN 1 MILE NORTH OF DIAMOND OAKS MUNICIPAL GOLF COURSE, EAST OF HIGHWAY 65, ROCKLIN.

Location Detail: 51 ACRES.

Ecological: ON VOLCANIC SUBSTRATE. DICHELOSTEMMA LACUNA-VERNALIS PRESENT. UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO.

Threat: ZONED AS RESIDENTIAL IN 1977 ROSEVILLE GENERAL PLAN.

General: SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.

Northern Volcanic Mud Flow Vernal Pool

Element Code: CTT44132CA

_____ Status _____ NDDB Element Ranks _____ Other Lists _____

Federal: None

Global: G1

State: None

State: S1.1

_____ Habitat Associations _____

General:

Micro:

Owner/Manager: UNKNOWN

Progne subis

purple martin

Element Code: ABPAU01010

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G5

CDFG Status: SC

State: None

State: S3

Habitat Associations

General: INHABITS WOODLANDS, LOW ELEVATION CONIFEROUS FOREST OF DOUGLAS-FIR, PONDEROSA PINE, & MONTEREY PINE.

Micro: NESTS IN OLD WOODPECKER CAVITIES MOSTLY, ALSO IN HUMAN-MADE STRUCTURES. NEST OFTEN LOCATED IN TALL, ISOLATED TREE/SNAG.

Occurrence No. 27

Map Index: 70377

EO Index: 71268

Dates Last Seen

Occ Rank: Good

Element: 2007-05-23

Origin: Natural/Native occurrence

Site: 2007-05-23

Presence: Presumed Extant

Record Last Updated: 2007-10-31

Trend: Unknown

Quad Summary: Roseville (3812173/528D), Rocklin (3812172/527C)

County Summary: Placer

Lat/Long: 38.77202° / -121.25187°

Township: 11N

UTM: Zone-10 N4292929 E651863

Range: 06E

Radius: 80 meters

Mapping Precision: SPECIFIC

Section: 25

Qtr: SE

Elevation: 216 ft

Symbol Type: POINT

Meridian: M

Location: HIGHWAY 65 OVERPASS OVER TAYLOR ROAD, ON THE SOUTH EDGE OF ROCKLIN.

Ecological: HABITAT SURROUNDING FREEWAYS CONSISTS OF NON-NATIVE GRASSLAND AND OAK WOODLAND.

General: 2 ADULTS (PAIR) OBSERVED NESTING IN OVERPASS DRAINAGE HOLE ON 23 MAY 2007.

Owner/Manager: CALTRANS, UNION PACIFIC ROW

Spea hammondi

western spadefoot

Element Code: AAABF02020

Status	NDDB Element Ranks	Other Lists
Federal: None	Global: G3	CDFG Status: SC
State: None	State: S3	

Habitat Associations

General: OCCURS PRIMARILY IN GRASSLAND HABITATS, BUT CAN BE FOUND IN VALLEY-FOOTHILL HARDWOOD WOODLANDS.

Micro: VERNAL POOLS ARE ESSENTIAL FOR BREEDING AND EGG-LAYING.

Occurrence No. 171	Map Index: 42145	EO Index: 42145	Dates Last Seen
Occ Rank: Unknown			Element: 1991-04-12
Origin: Natural/Native occurrence			Site: 1991-04-12
Presence: Presumed Extant			
Trend: Unknown			Record Last Updated: 2000-01-20

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76197° / -121.33795°	Township: 11N
UTM: Zone-10 N4291674 E644405	Range: 06E
Radius: 80 meters	Section: 32
Elevation: 115 ft	Meridian: M
Mapping Precision: SPECIFIC	Qtr: NW
Symbol Type: POINT	

Location: TRIB TO KASEBERG CREEK, 1.3 MILES NE OF JCT BASE LINE & FIDDYMENT ROADS, ROSEVILLE

Location Detail: 5 CONSTRUCTED VERNAL POOLS AND TRIB TO KASEBERG CREEK. MAPPED TO SITE DESCRIPTION (ELEVATION GIVEN DOESN'T MATCH).

Ecological: VERNAL POOLS AND INTERMITTENT CREEK. SURROUNDING LAND USE: MITIGATION SITE, VARIOUS DEVELOPMENTS.

Threat: THREATENED BY INCREASED HYDROLOGY AND NON-NATIVE FISHES

General: SEVERAL TADPOLES OBSERVED, 1991.

Owner/Manager: UNKNOWN

Occurrence No. 172	Map Index: 42147	EO Index: 42147	Dates Last Seen
Occ Rank: Poor			Element: 1994-03-19
Origin: Natural/Native occurrence			Site: 1994-03-19
Presence: Presumed Extant			
Trend: Unknown			Record Last Updated: 2000-01-20

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76934° / -121.25377°	Township: 11N
UTM: Zone-10 N4292628 E651704	Range: 06E
Radius: 80 meters	Section: 25
Elevation: 200 ft	Meridian: M
Mapping Precision: SPECIFIC	Qtr: SE
Symbol Type: POINT	

Location: POOLS ADJACENT TO RAILROAD TRACKS NEAR TAYLOR ROAD, 0.4 MILE SOUTH OF SEWAGE DISPOSAL PONDS, ROSEVILLE.

Location Detail: POOLED AREAS BETWEEN TRACKS AND DEVELOPMENT.

Ecological: SURROUNDING LAND USE: RAILROAD EASEMENT. CALIFORNIA LINDERIELLA ALSO PRESENT.

Threat: DEVELOPMENT

General: 5 TADPOLES OBSERVED, 1994.

Owner/Manager: UNKNOWN

Occurrence No. 173	Map Index: 42150	EO Index: 42150	Dates Last Seen
Occ Rank: Poor			Element: 1990-02-XX
Origin: Natural/Native occurrence			Site: 1990-02-XX
Presence: Presumed Extant			
Trend: Unknown			Record Last Updated: 2000-01-12

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76985° / -121.33078°	Township: 11N
UTM: Zone-10 N4292560 E645012	Range: 06E
Radius: 2/5 mile	Section: 29
Elevation: 140 ft	Meridian: M
Mapping Precision: NON-SPECIFIC	Qtr: XX
Symbol Type: POINT	

Location: NEAR THE INTERSECTION OF WOODCREEK OAKS BLVD AND PLEASANT GROVE BLVD, WOODCREEK OAKS SUBDIVISION IN WESTERN ROSEVILLE

Location Detail: MAPPED TO DESCRIPTION GIVEN (TOWNSHIP, SECTION AND ELEVATION DON'T MATCH SITE DESCRIPTION).

Ecological: GRASSLAND WITH NUMEROUS VERNAL POOLS AND SWALES.

Threat: LAND HAS BEEN DEVELOPED SINCE OBSERVATION

General: 30+ METAMORPHS OBSERVED IN A DRYING INTERMITTENT DRAINAGE, 1990.

Owner/Manager: PVT

Spea hammondi

western spadefoot

Element Code: AAABF02020

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G3

CDFG Status: SC

State: None

State: S3

Habitat Associations

General: OCCURS PRIMARILY IN GRASSLAND HABITATS, BUT CAN BE FOUND IN VALLEY-FOOTHILL HARDWOOD WOODLANDS.

Micro: VERNAL POOLS ARE ESSENTIAL FOR BREEDING AND EGG-LAYING.

Occurrence No. 309

Map Index: 60024

EO Index: 60060

Dates Last Seen

Occ Rank: Unknown

Element: 2004-04-23

Origin: Natural/Native occurrence

Site: 2004-04-23

Presence: Presumed Extant

Record Last Updated: 2005-02-16

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78621° / -121.36950°

Township: 11N

UTM: Zone-10 N4294315 E641615

Range: 05E

Area: 11.4 acres

Mapping Precision: SPECIFIC

Section: 24

Qtr: XX

Elevation: 95 ft

Symbol Type: POLYGON

Meridian: M

Location: UNNAMED TRIBUTARY TO PLEASANT GROVE CREEK NORTH AND EAST OF PHILLIP ROAD, NW OF ROSEVILLE

Ecological: HABITAT CONSISTS OF TWO PONDED AREAS WITHIN A SEASONAL SWALE/CHANNEL

General: ON 23 APR 2004, ONE POOL SUPPORTED <10 TADPOLES AND THE OTHER SUPPORTED 50-100 TADPOLES.

Owner/Manager: UNKNOWN

ATTACHMENT B

USFWS Query of Listed Species: Roseville Quad



**United States Department of the Interior
FISH AND WILDLIFE SERVICE**

Sacramento Fish and Wildlife Office
2800 Cottage Way, Room W-2605
Sacramento, California 95825



June 25, 2012

Document Number: 120625052134

Eric W. Stitt
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

Subject: Species List for Foothills Corporate Center

Dear: Mr. Stitt

We are sending this official species list in response to your June 25, 2012 request for information about endangered and threatened species. The list covers the California counties and/or U.S. Geological Survey 7½ minute quad or quads you requested.

Our database was developed primarily to assist Federal agencies that are consulting with us. Therefore, our lists include all of the sensitive species that have been found in a certain area *and also ones that may be affected by projects in the area*. For example, a fish may be on the list for a quad if it lives somewhere downstream from that quad. Birds are included even if they only migrate through an area. In other words, we include all of the species we want people to consider when they do something that affects the environment.

Please read Important Information About Your Species List (below). It explains how we made the list and describes your responsibilities under the Endangered Species Act.

Our database is constantly updated as species are proposed, listed and delisted. If you address proposed and candidate species in your planning, this should not be a problem. However, we recommend that you get an updated list every 90 days. That would be September 23, 2012.

Please contact us if your project may affect endangered or threatened species or if you have any questions about the attached list or your responsibilities under the Endangered Species Act. A list of Endangered Species Program contacts can be found [here](#).

Endangered Species Division

TAKE PRIDE
IN AMERICA 

U.S. Fish & Wildlife Service
Sacramento Fish & Wildlife Office
Federal Endangered and Threatened Species that Occur in
or may be Affected by Projects in the Counties and/or
U.S.G.S. 7 1/2 Minute Quads you requested
Document Number: 120625052134
Database Last Updated: September 18, 2011

Quad Lists

Listed Species

Invertebrates

- Branchinecta conservatio*
Conservancy fairy shrimp (E)
- Branchinecta lynchi*
vernal pool fairy shrimp (T)
- Desmocerus californicus dimorphus*
valley elderberry longhorn beetle (T)
- Lepidurus packardii*
vernal pool tadpole shrimp (E)

Fish

- Hypomesus transpacificus*
delta smelt (T)
- Oncorhynchus mykiss*
Central Valley steelhead (T) (NMFS)
Critical habitat, Central Valley steelhead (X) (NMFS)
- Oncorhynchus tshawytscha*
Central Valley spring-run chinook salmon (T) (NMFS)
winter-run chinook salmon, Sacramento River (E) (NMFS)

Amphibians

- Rana draytonii*
California red-legged frog (T)

Reptiles

- Thamnophis gigas*
giant garter snake (T)

Quads Containing Listed, Proposed or Candidate Species:

ROSEVILLE (528D)

County Lists

No county species lists requested.

Key:

- (E) *Endangered* - Listed as being in danger of extinction.
- (T) *Threatened* - Listed as likely to become endangered within the foreseeable future.
- (P) *Proposed* - Officially proposed in the Federal Register for listing as endangered or threatened.
- (NMFS) Species under the Jurisdiction of the National Oceanic & Atmospheric Administration Fisheries Service. Consult with them directly about these species.

Critical Habitat - Area essential to the conservation of a species.

(PX) *Proposed Critical Habitat* - The species is already listed. Critical habitat is being proposed for it.

(C) *Candidate* - Candidate to become a proposed species.

(V) *Vacated* by a court order. Not currently in effect. Being reviewed by the Service.

(X) *Critical Habitat* designated for this species

Important Information About Your Species List

How We Make Species Lists

We store information about endangered and threatened species lists by U.S. Geological Survey 7½ minute quads. The United States is divided into these quads, which are about the size of San Francisco.

The animals on your species list are ones that occur within, **or may be affected by** projects within, the quads covered by the list.

- Fish and other aquatic species appear on your list if they are in the same watershed as your quad or if water use in your quad might affect them.
- Amphibians will be on the list for a quad or county if pesticides applied in that area may be carried to their habitat by air currents.
- Birds are shown regardless of whether they are resident or migratory. Relevant birds on the county list should be considered regardless of whether they appear on a quad list.

Plants

Any plants on your list are ones that have actually been observed in the area covered by the list. Plants may exist in an area without ever having been detected there. You can find out what's in the surrounding quads through the California Native Plant Society's online [Inventory of Rare and Endangered Plants](#).

Surveying

Some of the species on your list may not be affected by your project. A trained biologist and/or botanist, familiar with the habitat requirements of the species on your list, should determine whether they or habitats suitable for them may be affected by your project. We recommend that your surveys include any proposed and candidate species on your list. See our [Protocol](#) and [Recovery Permits](#) pages.

For plant surveys, we recommend using the [Guidelines for Conducting and Reporting Botanical Inventories](#). The results of your surveys should be published in any environmental documents prepared for your project.

Your Responsibilities Under the Endangered Species Act

All animals identified as listed above are fully protected under the Endangered Species Act of 1973, as amended. Section 9 of the Act and its implementing regulations prohibit the take of a federally listed wildlife species. Take is defined by the Act as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect" any such animal.

Take may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or shelter (50 CFR §17.3).

Take incidental to an otherwise lawful activity may be authorized by one of two procedures:

- If a Federal agency is involved with the permitting, funding, or carrying out of a project that may result in take, then that agency must engage in a formal consultation with the Service. During formal consultation, the Federal agency, the applicant and the Service work together to avoid or minimize the impact on listed species and their habitat. Such consultation would result in a biological opinion by the Service addressing the anticipated effect of the project on listed and proposed species. The opinion may authorize a limited level of incidental take.
- If no Federal agency is involved with the project, and federally listed species may be taken as part of the project, then you, the applicant, should apply for an incidental take permit. The Service may issue such a permit if you submit a satisfactory conservation plan for the species that would be affected by your project. Should your survey determine that federally listed or proposed species occur in the area and are likely to be affected by the project, we recommend that you work with this office and the California Department of Fish and Game to develop a plan that minimizes the project's direct and indirect impacts to listed species and compensates for project-related loss of habitat. You should include the plan in any environmental documents you file.

Critical Habitat

When a species is listed as endangered or threatened, areas of habitat considered essential to its conservation may be designated as critical habitat. These areas may require special management considerations or protection. They provide needed space for growth and normal behavior; food, water, air, light, other nutritional or physiological requirements; cover or shelter; and sites for breeding, reproduction, rearing of offspring, germination or seed dispersal.

Although critical habitat may be designated on private or State lands, activities on these lands are not restricted unless there is Federal involvement in the activities or direct harm to listed wildlife.

If any species has proposed or designated critical habitat within a quad, there will be a separate line for this on the species list. Boundary descriptions of the critical habitat may be found in the Federal Register. The information is also reprinted in the Code of Federal Regulations (50 CFR 17.95). See our Map Room page.

Candidate Species

We recommend that you address impacts to candidate species. We put plants and animals on our candidate list when we have enough scientific information to eventually propose them for listing as threatened or endangered. By considering these species early in your planning process you may be able to avoid the problems that could develop if one of these candidates was listed before the end of your project.

Species of Concern

The Sacramento Fish & Wildlife Office no longer maintains a list of species of concern. However, various other agencies and organizations maintain lists of at-risk species. These lists provide essential information for land management planning and conservation efforts. More info

Wetlands

If your project will impact wetlands, riparian habitat, or other jurisdictional waters as defined by section 404 of the Clean Water Act and/or section 10 of the Rivers and Harbors Act, you will need to obtain a permit from the U.S. Army Corps of Engineers. Impacts to wetland habitats require site specific mitigation and monitoring. For questions regarding wetlands, please contact Mark Littlefield of this office at (916) 414-6520.

MITIGATION MONITORING PROGRAM

Project Title/File Number	NIPA PCL 50 – Foothills Corporate Center Grading Plan
Project Location	8501 Foothills Bl.; Roseville; Placer County; APN: 017-230-014-000
Project Description	The applicant requests approval of a Major Grading Plan that would allow rough grading of the site and seasonal wetlands on the site to be filled.
Project Applicant	Greg Bardini, Morton & Pitalo, Inc.; (916) 984-7621; 75 Iron Point Circle #120, Folsom, CA 95630
Property Owner	Daisy Stires, Sterling Savings Bank ; (509) 227-0960 ; 111 North Wall St., Spokane, WA 99026
Lead Agency Contact Person	Derek Ogden, Phone (916) 774-5276

Section 21081.6 of the California Public Resources Code requires public agencies to "adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." This monitoring program is required for the project as significant adverse impacts have been identified, and mitigation measures have been identified to mitigate those impacts.

MONITORING PROCESS: Existing monitoring mechanisms are in place that assist the City of Roseville in meeting the intent of CEQA. These existing monitoring mechanisms eliminate the need to develop new monitoring processes for each mitigation measure. These mechanisms include grading plan review and approval, improvement/building plan review and approval and on-site inspections by City Departments. Given that these monitoring processes are requirements of the project, they are not included in the mitigation monitoring program. Therefore, only those mitigation measures that are unique to this project are listed in the following monitoring table. The table indicates the required mitigation along with who is the responsible party for monitoring along with when the monitoring is to occur and when the monitoring has been completed.

MITIGATION MONITORING TABLE - Carlsberg Lot 5 Grading Plan

MITIGATION NUMBER	DESCRIPTION	GRADING PERMIT	IMPROVE/ BUILDING PLANS	DURING CONST	PLAN CHECK CITY DEPT.	MON. CITY DEPT.	DATE COMPLETE
MM1	Wetlands Prior to grading permit the project shall obtain an Army Corps of Engineers wetland fill or discharge "Section 404" permit. The project will be required to purchase credits in an approved wetland mitigation fund or other mitigation required by the 404 permit to ensure no net loss of wetlands.	Planning & Engineering	NA	NA	NA	Planning	
MM2	Special Status Species MM2: Prior to project construction special status species surveys shall be conducted to establish the presence/absence of these species on the site. These studies shall be conducted via the appropriate federal and state protocols.	Planning & Engineering	NA	NA	NA	Planning	
MM3	Cultural Resources In the event of the discovery of buried paleontological, archaeological or historic deposits, project activities in the vicinity of the find shall be temporarily halted and a qualified archaeologist consulted to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data	Planning & Engineering	NA	NA	NA	Planning	

MITIGATION MONITORING TABLE -- Carlsberg Lot 5 Grading Plan

MITIGATION NUMBER	DESCRIPTION	GRADING PERMIT	IMPROVE/ BUILDING PLANS	DURING CONST	PLAN CHECK CITY DEPT.	MON. CITY DEPT.	DATE COMPLETE
	recovery excavations. If human remains are found, the Placer County Coroner's office shall be contacted immediately. The corner shall contact the Native American Heritage Commission, which shall notify the appropriate descendant.						



**ADDENDUM TO THE NIPA PCL 50-FOOTHILLS CORPORATE CENTER
GRADING PLAN MITIGATED NEGATIVE DECLARATION
(SCH# 2012092002, ADOPTED OCTOBER 11, 2012)**

Project Title/File Number:	NIPA PCL50-Roseville Self Storage, PL15-0058
Project Location:	8601 Foothills Boulevard
Project Description:	Construction of a self-storage facility and caretaker's residence, totaling approximately 110,000 square feet.
Project Applicant:	Ryan Smith, Thomastown Builders, Inc.
Property Owner:	Brett Baumgarten, Clearview 8035 Foothills Blvd, LLC
Lead Agency Contact:	Lauren Hocker, Associate Planner (916) 774-5272

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

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PROJECT DESCRIPTION

Project Location

The project site is located at 8601 Foothills Boulevard, within the North Industrial Planning Area (see Figure 1). The land use designations and use of the project site and surrounding properties are shown in the table below. The aerial photograph in Figure 1 is from the year 2013; some of the areas shown as undeveloped in the photo have been developed at this time, including the site immediately south of the project site.

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	M1	Light Industrial	Vacant
North	NC	Neighborhood Commercial	Vacant
South	M1	Light Industrial	Industrial warehouse (FedEx)
East	M1	Light Industrial	Vacant
West	M1/SA	Light Industrial	Hewlett-Packard

Figure 1: Project Location



Background

The North Industrial Planning Area (NIPA), where the site is located, is a recognized planning area of the City that includes Design Guidelines, a land use table, and a land use map; it was approved in 1995. The area includes approximately 2,000 acres of land, and is devoted primarily to industrial uses and employment centers. The area is planned to accommodate approximately 2,700 residents and 31,000 jobs at full buildout.

The project site was part of a large lot subdivision map approved in 1992 (File Number SUBD 91-11) intended to create a 14-lot business park, followed by an Extension and modification to the subdivision map in 1998 (File Numbers SUBDEXT 91-11A and SUBDMOD 91-11B); however, this map was never recorded. In 2013 a four-lot parcel map was approved (File Number 2013PL-029) and ultimately recorded, and it was this map which created the parcel on which the project is now proposed. That map included the proposed dedication of an Irrevocable Offer of Dedication for the extension of the future Roseville Parkway along the northern boundary of the project site, and the dedication of a 58-foot-wide right-of-way for the extension of Niblick Drive along the eastern project boundary (connecting to the rear of the FedEx property).

In addition to the above, a Major Grading Plan (File Number 2012PL-064) was approved on October 11, 2012 which covered mass grading activities on all of the undeveloped property between Foothills Boulevard to the west, the train tracks to the east, the Niblick Drive stub to the north, and a point even with the southern Hewlett Packard driveway. Some of the covered areas have already been graded and developed consistent with the approved Grading Plan; this includes the property to the south, developed with the FedEx building, and property to the east, which was graded and developed with water quality control basins. A Mitigated Negative Declaration was adopted which covered the proposed grading of the project site and the surrounding properties. Refer to the Purpose and Scope of Addendum section.

Environmental Setting

The 5.36-acre project site is dominated by non-native grasses and herbaceous annual plants; there are no trees on the site. The highest point of the site is located in the southwestern corner at approximately 140 feet above mean sea level (msl), and the lowest point is on the eastern side of the site at approximately 130 feet above msl. The topography is uneven and rolling from the highest point down to the lower areas of the site. A wetland delineation prepared for the MND concluded wetlands were present on some of the surrounding properties, but not on this Project site.

The extension of Niblick Drive has not been fully constructed to the ultimate right-of-way width, but a small emergency access road has been constructed along the future alignment, which connects to the developed FedEx property (see Figure 2 on following page). There is a gate at the interface of the complete Niblick Drive and the emergency access road which prevents use of the road by all but emergency responders. The future Roseville Parkway extension has also not been completed, but the portion of the roadway between Foothills Boulevard and Niblick Drive is currently under construction. This also involves some work along Foothills Boulevard, to complete the intersection improvements that will provide access to the new segment of Roseville Parkway.

Proposed Project

The proposed project involves grading the site, the construction of four self-storage buildings totaling approximately 106,000 square feet, the construction of a caretaker's residence and office of approximately 4,000 square feet, construction of frontage improvements, and construction of a small portion of Niblick Drive on the eastern side of the site (see Figure 3 on following page). Frontage improvements include landscaping and sidewalks along Foothills Boulevard and Roseville Parkway, landscaping along Niblick Drive, and a monument at the corner of Foothills Boulevard and Roseville Parkway. The self-storage buildings will be enclosed within a masonry wall which will include variations in materials and heights, and will include columns and tower elements. The wall height is designed to ensure that the self-storage buildings will not be visible from any of the surrounding public streets or adjoining properties.

The primary point of access for the Project will be a driveway on the southwestern corner of the site, which will allow both ingress and egress. A secondary point of access is proposed on the northeastern corner, which would outlet to the portion of Niblick Drive which will be improved for the project. An emergency access gate will be placed on Niblick Drive just to the south of this driveway, so that drivers may only use the roadway to access Roseville Parkway.

Figure 2: Project Vicinity

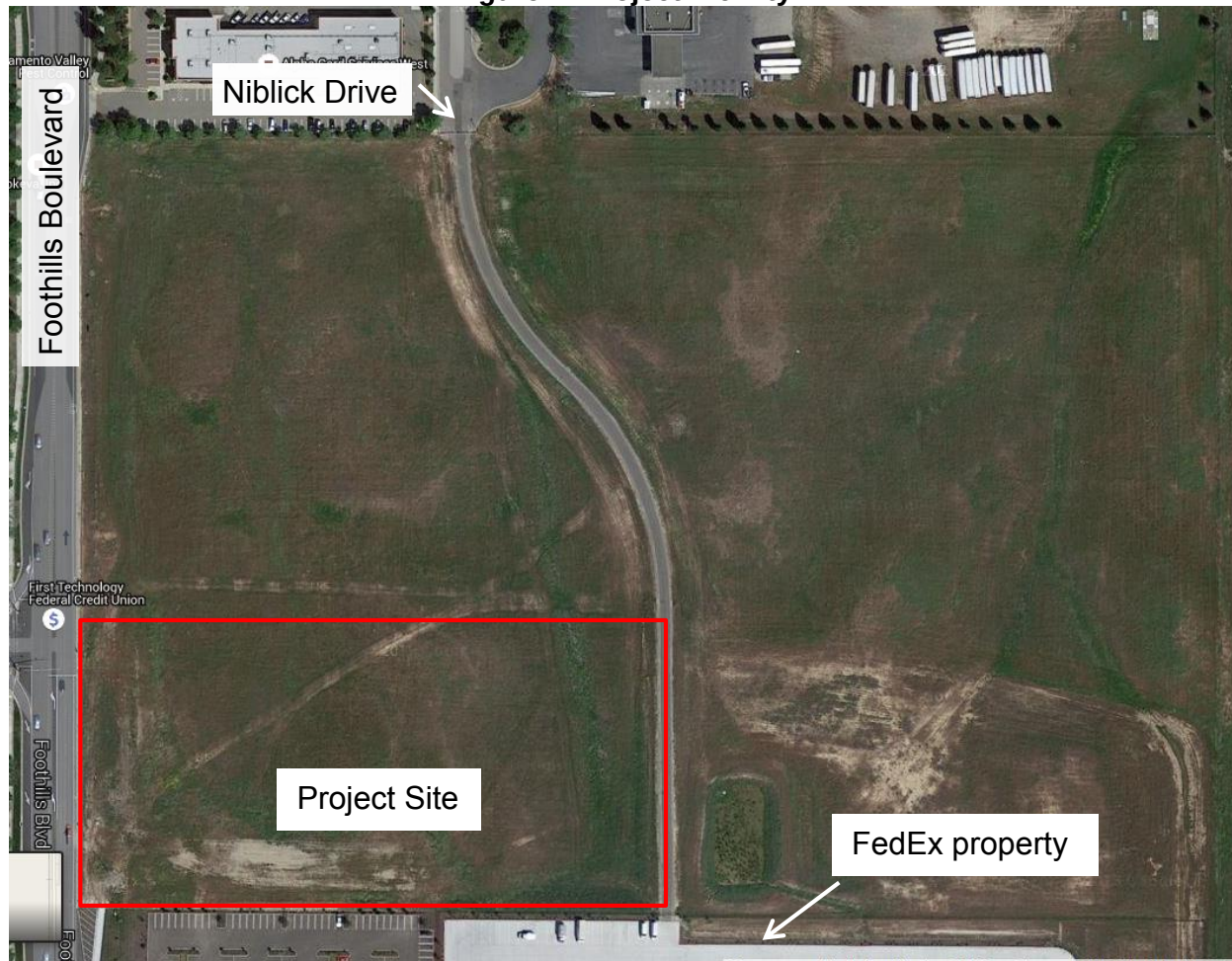
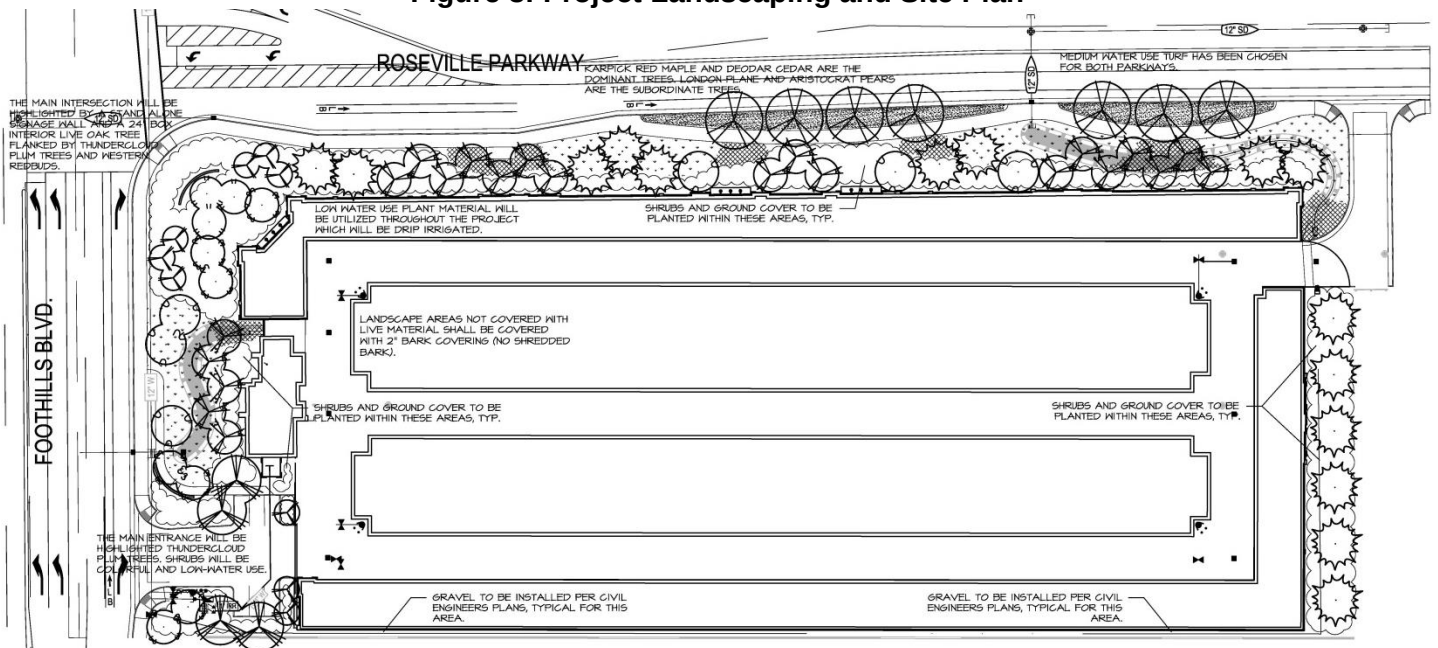


Figure 3: Project Landscaping and Site Plan



PURPOSE AND SCOPE OF ADDENDUM

A Mitigated Negative Declaration (MND) for the NIPA PCL 50–Foothills Corporate Center Grading Plan was adopted on October 11, 2012. The MND covered grading activities on the project site and surrounding properties; the MND, supporting Initial Study, and related attachments are included as Attachment 1 of this Addendum. The adopted MND analyzed impacts related to aesthetics, agricultural and forestry resources, air quality and greenhouse gases, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems. The proposed project grading activities are consistent with the grading activities contemplated in the MND. The majority of impacts caused by a project occur due to the grading and construction work which disturbs the site, not due to the particular type of buildings being constructed, and thus the MND adequately covers most of the impacts of the self-storage project.

Of those impacts which are affected by building type, such as public services, these impacts were addressed by earlier Citywide and plan-wide environmental documents (as indicated in the MND), and that there are no new impacts provided a project is consistent with the existing land use designations. The proposed project is consistent with the land use designations of the property.

The analyses below rely on the MND analysis with minor supplements or technical updates where appropriate.

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 that 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 with mitigations in prior environmental documents.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

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

Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals or 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 on 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 either instance. If “none” is indicated, this Environmental Review concludes a significant impact does not occur with this project, and therefore 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 that 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 or New Measures Needed
a. Have a substantial adverse effect on a scenic vista?	Page 6	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	None
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Same	No	No	No	None
Discussion: The primary aesthetic disruption is due to grading of the site, which converts the landscape from a natural setting with vegetation and rolling topography to flat, bare soil. This impact was covered in the MND. The Findings of Fact for the CEQA Implementing Procedures (discussed in the MND) indicate that compliance with the Zoning Ordinance (e.g. building height, setbacks, etc), Subdivision Ordinance (RMC Ch. 18), Community Design Guidelines (Resolution 95-347), and applicable Specific Plan Policies and/or Specific Plan Design Guidelines will prevent significant impacts related to construction of buildings in urban settings. Mitigation Measures: None required for this Project.					

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 or New Measures Needed
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?	Page 7	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: The MND concluded there were no resources to be affected by grading and conversion of the site to urban uses. This conclusion remains appropriate for this Project. Mitigation Measures: None required for this Project.					

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?	Page 9	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	None
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	None
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	None
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 MND concluded that standard dust control and other construction measures would be sufficient to avoid construction impacts, and that Citywide measures for the control of greenhouse gases were likewise sufficient for both construction and operation of allowed uses on the site. The MND further found that there are no substantial odor-producers in the vicinity, and the probable uses on the site would not produce substantial odors. An operational-level analysis of primary pollutants other than greenhouse gases was not performed, but is not necessary for this particular Project in any case. The self-storage units will not be air conditioned, so will result in very little energy-related emissions, and also generate very little traffic, so will result in very little vehicle emissions. Though the project is within the jurisdiction of the Placer Air Pollution

Control District (PCAPCD), the Sacramento Metropolitan Air Quality Management District's (SMAQMD) Guide To Air Quality Assessment nonetheless provides relevant information on this topic. That guide includes screening tables indicating how large a project must be before air quality modeling is necessary. These screening tables show that uses generating low trips generally need to involve several hundred thousand square feet before modeling would be required to determine significance. The SMAQMD and PCAPCD significance thresholds are very similar, at 85 pounds per day for ROG and NOx and 82 pounds per day, respectively. Given that the project is approximately 110,000 square feet, which is ½ to 1/3 of the size which would necessitate modeling, it can be concluded that impacts are not significant.

Mitigation Measures: None required for this 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?	Page 17	No	No	No	MM2
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	None
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	MM1
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: The MND included a Wetland Delineation and Special Status Species Assessment, and Biological Opinion. It was determined that wetlands were present, and the US Fish and Wildlife Services determined the grading plan included the potential to affect listed vernal pool crustaceans. Subsequent to approval of the grading plan, both Section 404 and Section 401 permits were issued permitting fill of the wetlands. However, none of the delineated wetlands are located on the current Project site; they were located on surrounding properties. Thus, the proposed Project does not have the potential to affect wetlands, nor does it have the potential to affect the special status species which rely on wetlands, such as vernal pool crustaceans. Thus, neither Mitigation Measure MM1 (wetland compensation) nor MM2 (special status species surveys/mitigation) apply to this Project. Mitigation Measures: None required for this Project.					

V. Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	Page 18	No	No	No	MM3
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Same	No	No	No	MM3
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Same	No	No	No	MM3
d) Disturb any human remains, including those interred outside of formal cemeteries?	Same	No	No	No	MM3

Discussion: The MND discussed the potential for subsurface remains or deposits to be found on the site, and included a mitigation measure requiring a cessation of work should any item of cultural interest be found. The mitigation was found to render potential impacts less than significant. This mitigation remains applicable to the proposed Project.

Mitigation Measures: MM3—In the event of the discovery of buried paleontological, archaeological, or historic deposits, project activities in the vicinity of the find shall be temporarily halted and a qualified archaeologist consulted to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. If human remains are found, the Placer County Coroner's Office shall be contacted immediately. The Coroner shall contact the Native American Heritage Commission, which shall notify the appropriate descendant.

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:	Page 19	No	No	No	None
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	Same	No	No	No	None
ii) Strong seismic ground shaking?	Same	No	No	No	None
iii) Seismic-related ground failure, including liquefaction?	Same	No	No	No	None
iv) Landslides?	Same	No	No	No	None
b) Result in substantial soil erosion or the loss of topsoil?	Same	No	No	No	None
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Same	No	No	No	None
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Same	No	No	No	None

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Same	No	No	No	None
Discussion: The MND indicated that compliance with existing regulations and permit requirements would be sufficient to avoid impacts related to these issues. This conclusion remains appropriate for this Project. Mitigation Measures: None required for this 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?	Page 21	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 MND concluded that existing regulations and permits would prevent significant impacts as it relates to construction activities on the site, but did not discuss operations because the impact is highly dependent on the specific type of use. Though land designated for industrial uses could house operations which use or handle large quantities of hazardous materials, a self-storage facility is not such a use. The office and caretaker's residence would have only those materials commonly found in households. Self-storage facilities also have rules prohibiting the personal storage of hazardous or noxious materials within the storage units. Thus, the operational Project would not result in significant impacts related to this topic. Mitigation Measures: None required for this Project.					

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?	Page 23	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	None
f) Otherwise substantially degrade water quality?	Same	No	No	No	None

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 seiches, tsunami, or mudflow?	Same	No	No	No	None

Discussion: The MND indicated that there would be no impact with respect to flooding, and that existing regulations and permits would ensure that water quality and stormwater impacts would be less than significant. This conclusion remains appropriate for this Project.

Mitigation Measures: None required for this Project.

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?	Page 24	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 MND concluded that developing the property consistent with its land use designations would not result in significant impacts. This conclusion remains appropriate for this Project. Mitigation Measures: None required for this Project.					

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?	Page 24	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 MND indicated that there were no significant mineral resources in the area. This conclusion remains appropriate for this Project. Mitigation Measures: None required for this Project.					

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?	Page 25	No	No	No	None

b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	Same	No	No	No	None
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: The MND addressed construction noise, and found the impact to be less than significant. In terms of operational noise, a self-storage facility is not a noise-generating use and there are no sensitive noise receptors (such as homes) near the site; there will be no significant impacts which result from its operation.

Mitigation Measures: None required for this Project.

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)?	Page 26	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 MND concluded that site development was not housing-related, was consistent with land use designations and thus would not induce unplanned growth, and would not displace housing. This conclusion remains appropriate for this Project. Mitigation Measures: None required for this Project.					

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?	Page 26	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 MND indicates that the City's General Plan examined Citywide service needs based on land use designations, so any project consistent with existing land use designations would not negatively impact services. This conclusion remains appropriate for this Project. Mitigation Measures: None required for this Project.					

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?	Page 27	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: As indicated in the MND, development of an industrial property does not result in any additional recreational facility demand. Mitigation Measures: None required for this Project.					

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?	Page 28	No	No	No	None
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: As stated in the MND, the Citywide traffic analysis of the General Plan was based on the existing land use designations. Projects consistent with the existing land use designations will not result in any new impacts. The developer will be required to pay Citywide fees that support the Capital Improvement Plan. This conclusion remains appropriate for this Project. Mitigation Measures: None required for this 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?	Page 28	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	None
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 MND addressed only the grading impacts. However, as described in the MND, the City's General Plan EIR analysis was based on development consistent with existing land use designations. The analysis discussed water, sewer, and landfill demand. The Project is consistent with existing land use designations, and will not result in significant impacts.

Mitigation Measures: None required for this Project.

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?	Page 30	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 MND indicated that because development of the site would be consistent with existing land use designations, that any cumulative impacts had already been addressed via the City’s General Plan. This conclusion remains appropriate for this Project.

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 NIPA PCL 50–Foothills Corporate Center Grading Plan Mitigated Negative Declaration (SCH # 2012092002, certified October 11, 2012), 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 negative declaration.

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

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

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

Addendum Prepared by:

Lauren Hocker, Associate Planner
City of Roseville, Planning Division

Attachments:

1. October 11, 2012 adopted Mitigated Negative Declaration and Initial Study

**Traffic Impact Technical Analysis for:
Lantech Business Center**

**Submitted to:
City of Roseville**

February 17, 1992



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**Traffic Impact Technical Analysis for
Lantech Business Center**

**February 17, 1992
922-202**



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I. INTRODUCTION

A. Purpose

This report identifies the traffic impacts from the proposed Lantech Business Center located on the east side of Foothill Boulevard about half a mile south of Blue Oaks Boulevard (see Figure 1). Currently the Business Center is zoned entirely for light industrial. The project proponent wishes to rezone of 7.4 acres of the 50.1 acre site from light industrial to commercial.

Because the proposed rezoning will result in more than 50 p.m. peak hour trips, the City is requiring that a traffic impact study be prepared addressing both short-term and long-term project impacts at selected study intersections.

The short-term analysis focused on potential traffic impacts of the entire proposed development on existing traffic conditions in the immediate area. The long-term analysis focused on the impact of the rezone of the 7.4 acres from light industrial to commercial. The study also evaluated access to the site and driveway throat depth.

B. Scope

The City of Roseville's engineering staff identified the following intersections for analysis:

- | | |
|------------|--|
| Short Term | <ul style="list-style-type: none">• Foothill Boulevard/main access to Hewlett-Packard• Foothill Boulevard/secondary access to Hewlett-Packard• Foothill Boulevard/Blue Oaks Boulevard |
| Long Term | <ul style="list-style-type: none">• Roseville Parkway/Foothill Boulevard• Foothill Boulevard/Techcenter Drive• Foothill Boulevard/Blue Oaks Boulevard• Roseville Boulevard/Washington Boulevard• Roseville Parkway/Pleasant Grove Boulevard• Washington Boulevard/Blue Oaks Boulevard• Foothill Boulevard/Pleasant Grove Boulevard• Roseville Parkway/Harding Boulevard |

Our study focused on the impacts during the p.m. peak hour, which is when the roadways experience the heaviest traffic conditions.

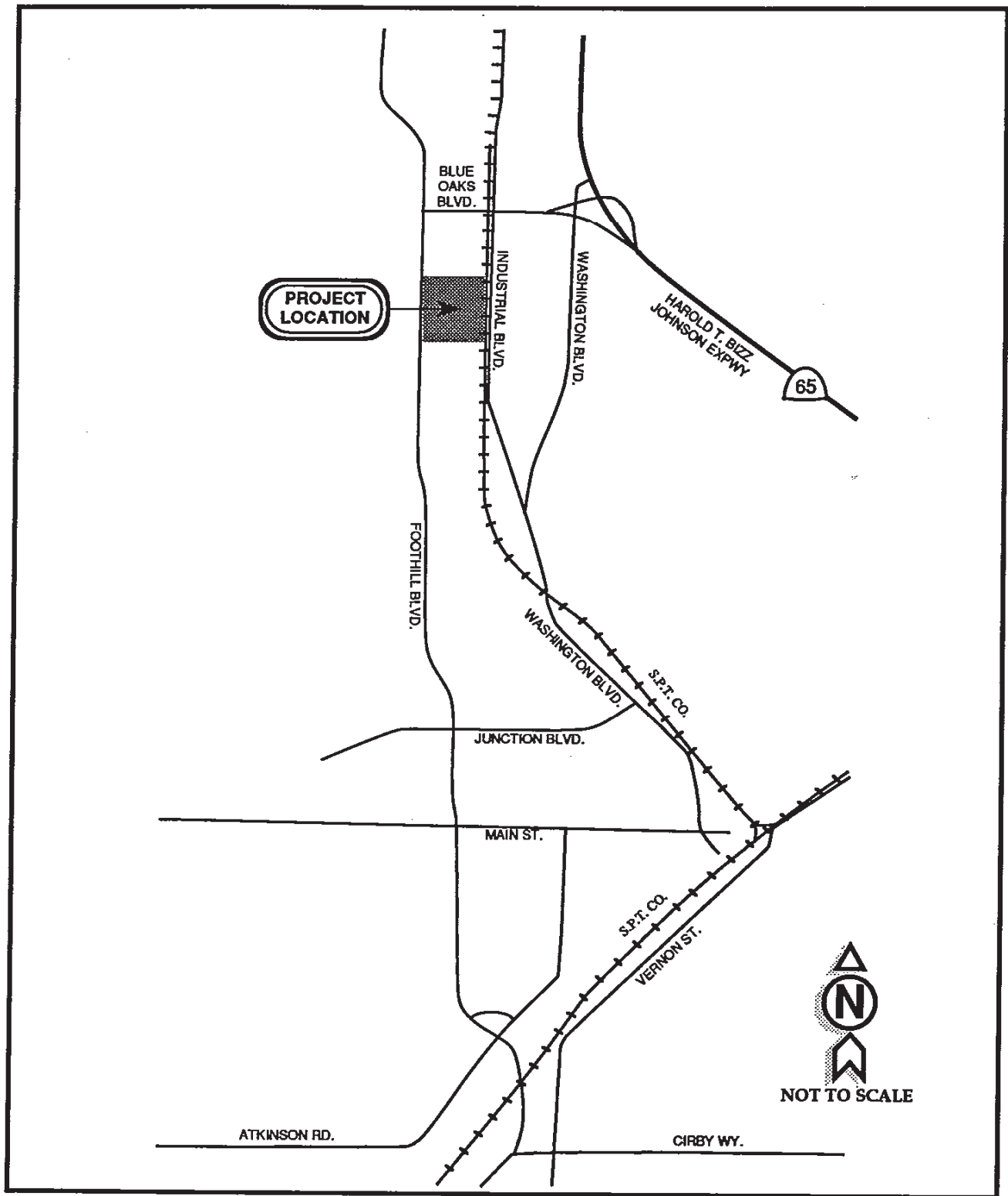


FIGURE 1

PROJECT LOCATION

fp Fehr & Peers Associates, Inc.
Transportation Consultants

II. EXISTING CONDITIONS

The current major roadway circulation system near the proposed project consists of Foothill Boulevard, Blue Oaks Boulevard and the Highway 65 Expressway (see Figure 1). Foothill Boulevard is a major north-south multi-lane arterial traversing almost the entire length of the City. Blue Oaks Boulevard is a east-west roadway that connects Foothill Boulevard with the Highway 65 Expressway. The Highway 65 Expressway connects Interstate 80 with Highway 65.

A. Traffic Volumes

Fehr & Peers Associates conducted p.m. peak period traffic counts on Wednesday, January 29, 1992 at the intersections of Foothill Boulevard/main access to Hewlett-Packard, Foothill Boulevard/secondary access to Hewlett-Packard, and Foothill Boulevard/Blue Oaks Boulevard. Figure 2 shows the p.m. peak hour traffic volumes at the study intersections.

B. Level of Service

We calculated the Level of Service at each study intersection. Level of Service is term used to describe the level of congestion experienced by an intersection. Service levels range from A (representing uncongested conditions) to F (representing congested conditions). Table 1 describes the breakdown in service levels. The methods for calculating service levels are:

Signalized Intersections - We calculated the Level of Service at the signalized intersections using the Transportation Research Board's Circular 212 planning methodology. The service level for a signalized intersection represents the average for the entire intersection. The City has adopted a policy to maintain or achieve Level of Service C at all signalized intersections.

Unsignalized Intersections - We calculated the Level of Service at the unsignalized intersections using the 1985 Highway Capacity Manual methodology. The service levels at unsignalized intersections are computed for each turning movement. We reported the turning movement with the worst Level of Service, which is usually the left-turns from a minor street to a major street. Also, we checked the unsignalized intersections to see if they warrant a traffic signal.

The current service levels at the study intersections are:

<u>Intersection</u>	<u>Control Type</u>	<u>V/C</u>	<u>LOS</u>
Foothill Blvd/Hewlett-Packard main access	Signalized	0.19	A
Foothill Blvd/Hewlett-Packard secondary access	Signalized	0.21	A
Foothill Boulevard/Blue Oaks Boulevard	Unsignalized	n/a ¹	B

As shown by the service levels, the three study intersection currently experience very little delay. The unsignalized intersection of Foothill Boulevard/Blue Oaks Boulevard does not have sufficient traffic volume to warrant a signal.

¹ The volume-to-capacity ratio is not applicable to unsignalized intersections

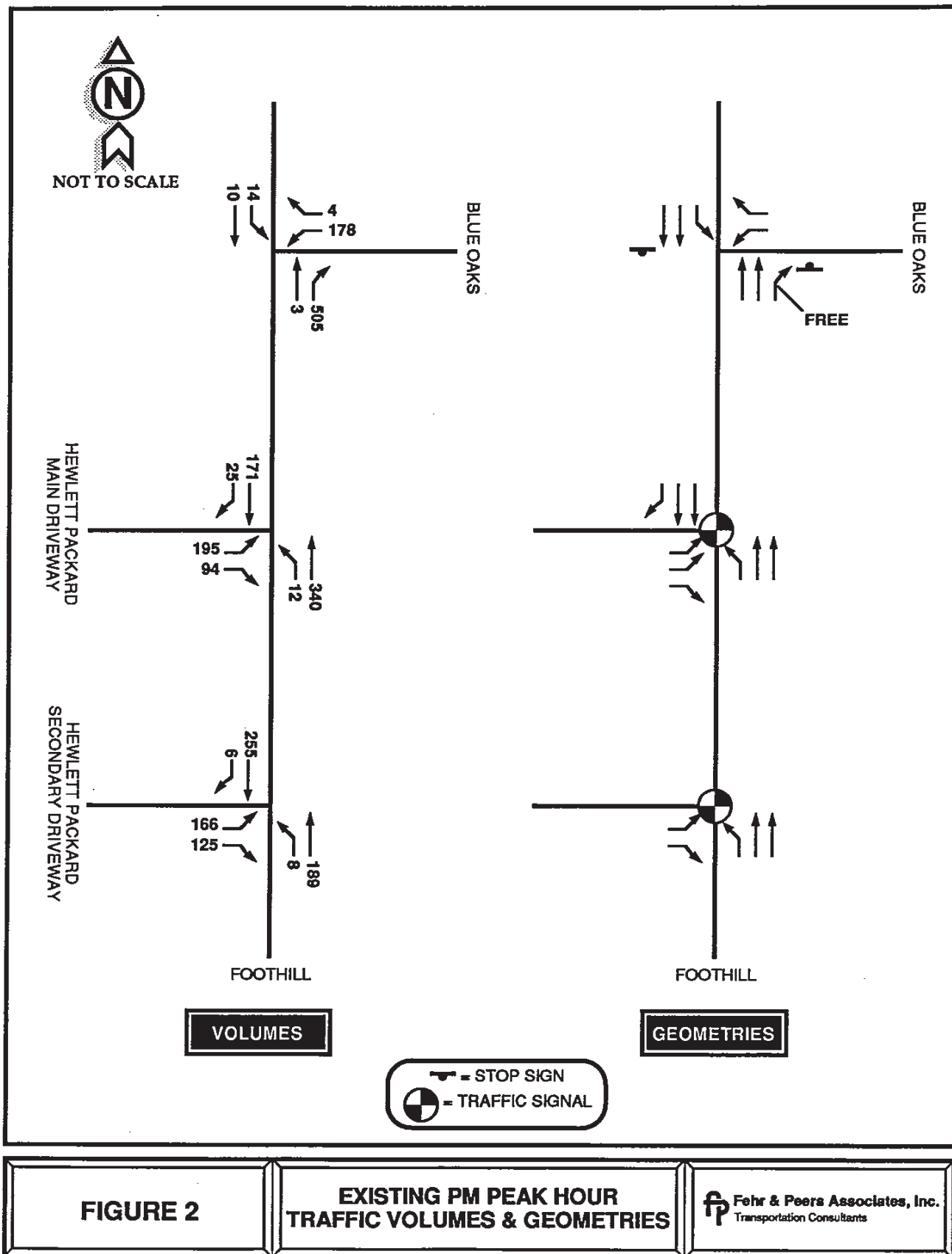


Table 1

LEVEL OF SERVICE DEFINITIONS FOR SIGNALIZED INTERSECTIONS

<u>Level of Service</u>	<u>Description</u>	<u>Range of Volume Capacity Ratio</u>
A	Free Flow/Insignificant Delays: No approach phase is fully utilized by traffic and no vehicle waits through more than one red indication; excellent traffic operation.	0.00 - 0.59
B	Stable Operation/Minimum Delays: An occasional approach phase is fully utilized; platoons of vehicles are formed; very good traffic operation.	0.60 - 0.69
C	Stable Operation/Acceptable Delays: Major approach phase may become fully utilized; driver may occasionally have to wait through more than one indication; good traffic operation.	0.70 - 0.79
D	Approaching Unstable/Tolerable Delays: queues may develop but dissipate rapidly without excessive delays; fair traffic operation.	0.80 - 0.89
E	Unstable Operation/Significant Delays: Volumes at or near capacity; vehicles may wait through several signal cycles, long queues form upstream from intersection; poor traffic operation	0.90 - 0.99
F	Forced Flow/Excessive Delays: Represents jammed conditions; intersection operates below capacity with low volumes; queues may block upstream intersections.	1.00 - over

LEVEL OF SERVICE DEFINITIONS FOR STOP CONTROLLED INTERSECTIONS

<u>Reserve Capacity (PCPH)</u>	<u>Level of Service</u>	<u>Expected Delay</u>
≥ 400	A	Little or no delay
300-399	B	Short traffic delays
200-299	C	Average traffic delays
100-199	D	Long traffic delays
0-99	E	Very long traffic delays
*	F	*

* When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing which may cause severe congestion affecting other traffic movements in the intersection. This condition usually warrants improvement to the intersection.

Source: 1985 Highway Capacity Manual

III. PROJECT IMPACTS

The proposed Lantech Business Center consists of 50.1 acres located on the east side of Foothill Boulevard across the street from the Hewlett-Packard complex about a half mile south of Blue Oaks Boulevard (see Figure 3). The proposed Business Center is comprised of two land uses, 7.4 acres of commercial and 42.7 acres of light industrial.

A. Trip Generation

According to information published by the Institute of Transportation Engineers (ITE), the light industrial part of the Business Center averages 11,060 square feet of gross leasable floor area for every acre. The commercial portion of the site was assumed to average 10,000 square feet of gross leasable floor area for every acre. Using the above square footages and trip generation rates published by ITE, the Business Center will generate approximately 5,790 daily, 470 a.m. and 730 p.m. peak hour trips (see Table 2).

The 7.4 acres of commercial includes a 40% reduction for pass-by traffic. Pass-by traffic is existing traffic on the adjacent roadways that uses the commercial facility. The pass-by traffic does not change the amount of traffic on the adjacent roadways but it does add traffic to the driveways of the commercial facility.

B. Traffic Distribution

We estimated the distribution of the Business Center's traffic by examining current traffic patterns and the traffic distribution from the Roseville 2005 traffic model. The following is a summary of the project's traffic distribution:

40% North on Foothill Boulevard
60% South on Foothill Boulevard

C. Traffic Volumes

Figure 4 shows the p.m. peak hour traffic volumes with the addition of the Business Center's traffic. The largest increase in traffic is on Foothill Boulevard just south of Lantech Drive, which increases by about 50%.

D. Level of Service

Table 3 shows that with the addition of the Business Center's traffic, three study intersections will continue to operate at their current service levels. The two signalized intersections at Foothill Boulevard/Hewlett-Packard's main entrance and Foothill Boulevard/Hewlett-Packard's secondary entrance will continue to operate at Level of Service A. The unsignalized intersection of Foothill Boulevard/Blue Oaks Boulevard will continue to operate at Level of Service B.

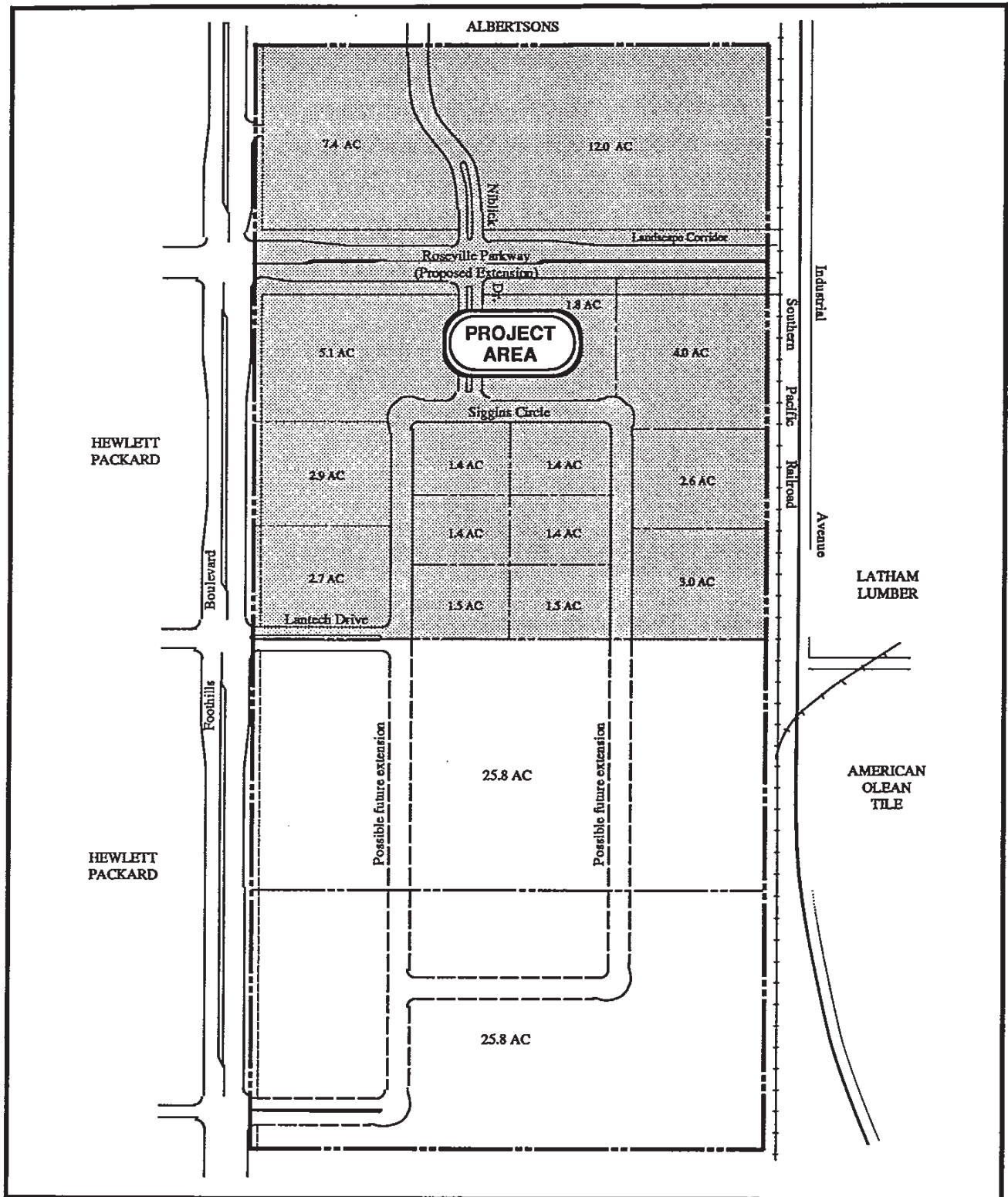


FIGURE 3

PROJECT AREA

fp Fehr & Peers Associates, Inc.
Transportation Consultants

Table 2
Trip Generation

Land Use	Acres	Square Feet	Daily	A.M. Peak Hour		P.M. Peak Hour	
				In	Out	In	Out
Light Industrial	42.7	472,260	3,103	318	70	85	319
Commercial ¹	<u>7.4</u>	74,000	<u>2,689</u>	<u>51</u>	<u>31</u>	<u>163</u>	<u>162</u>
Total	50.1		5,792	369	101	248	481

ITE Trip Generation Rates:

	Daily	A.M.	P.M.
Industrial Park ²	$T = 4.949 (x) + 765.587$	$\ln (T) = 0.818 \ln (x) + 0.916$	$T = [(1.027/x) + 0.00064]^{-1}$
Commercial ³	$\ln(T) = 0.625 \ln (x) + 5.985$	$\ln (T) = 0.589 \ln (x) + 2.378$	$\ln(T) = 0.637 \ln(x) + 3.553$

T = Total trips
Ln = Natural Log
X = 1,000 square feet

- ¹ Assumes a 40% reduction for pass-by traffic.
² Assumes 11,060 square feet of gross leasable area per acre.
³ Assumes 10,000 square feet of gross leasable area per acre.

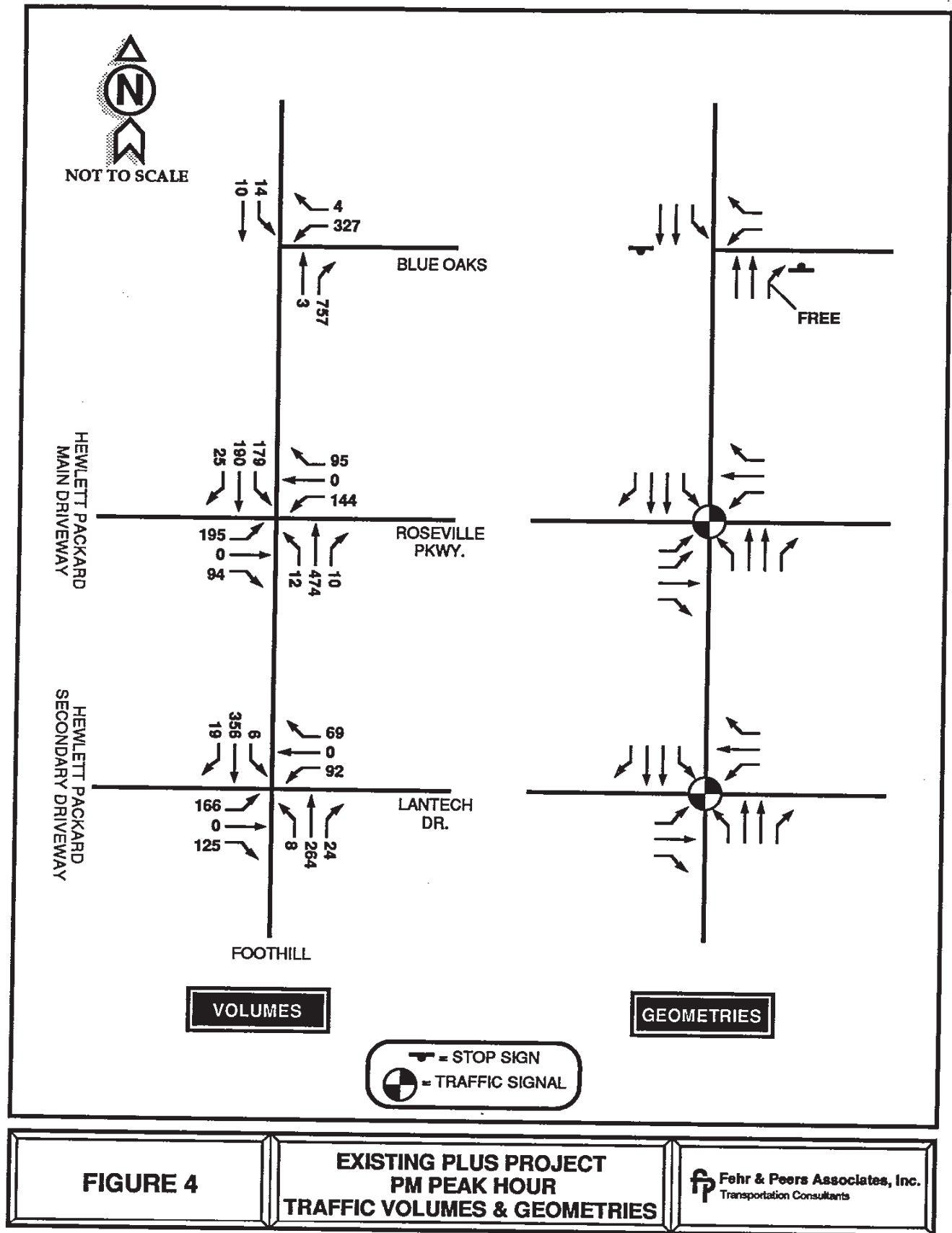


Table 3
P.M. Peak Hour Level of Service
Short-Term Conditions

<u>Intersection</u>	<u>Existing</u>		<u>Existing + Project</u>	
	<u>V/C</u>	<u>LOS</u>	<u>V/C</u>	<u>LOS</u>
SIGNALIZED				
Foothill Blvd./Hewlett-Packard Main Entrance	0.19	A	0.38	A
Foothill Blvd./Hewlett-Packard Secondary Entrance	0.21	A	0.26	A
UNSIGNALIZED¹				
Foothill Blvd./Blue Oaks Blvd.	N/A	B	N/A	B

¹ Volume-to-capacity ratio not applicable to unsignalized intersections.

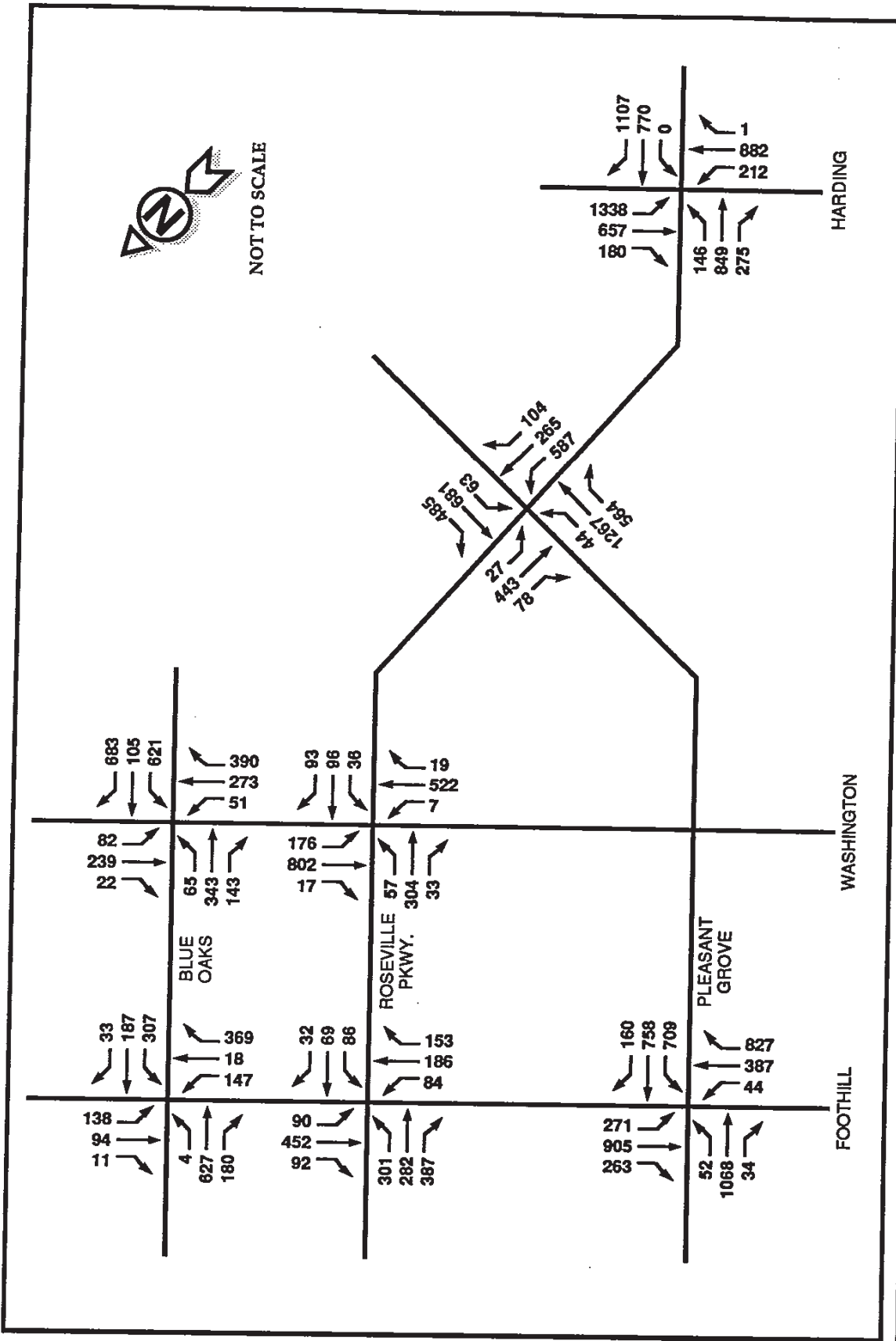
IV. FUTURE CONDITIONS

City staff provided Fehr & Peers Associates year 2010 traffic volumes for eight intersections. The traffic model from which the volumes are based assumed that the 50.1 acre site develops entirely with light industrial uses (see Figure 3). Our analysis identifies the impacts of rezoning 7.4 acres to commercial. The study intersections are:

- Roseville Parkway/Foothill Boulevard
- Foothill Boulevard/Blue Oaks Boulevard
- Roseville Boulevard/Washington Boulevard
- Roseville Parkway/Pleasant Grove Boulevard
- Washington Boulevard/Blue Oaks Boulevard
- Foothill Boulevard/Pleasant Grove Boulevard
- Roseville Parkway/Harding Boulevard

Figure 5 shows the future 2010 traffic volumes at the study intersections. The City also provided us with the intersection geometries from which we determined the intersection service levels (see Figure 6). Table 4 shows that all the intersections operate at Level of Service C or better.

The proposed Lantech Business Center is included in the future 2010 traffic conditions as 50.1 acres of light industrial. However, the proposed rezone of the 7.4 acres from light industrial to commercial is not represented in the future conditions. The next section identifies the impacts resulting from rezoning the 7.4 acre site.



**FUTURE BASE
PM PEAK HOUR TRAFFIC VOLUMES**

FIGURE 5

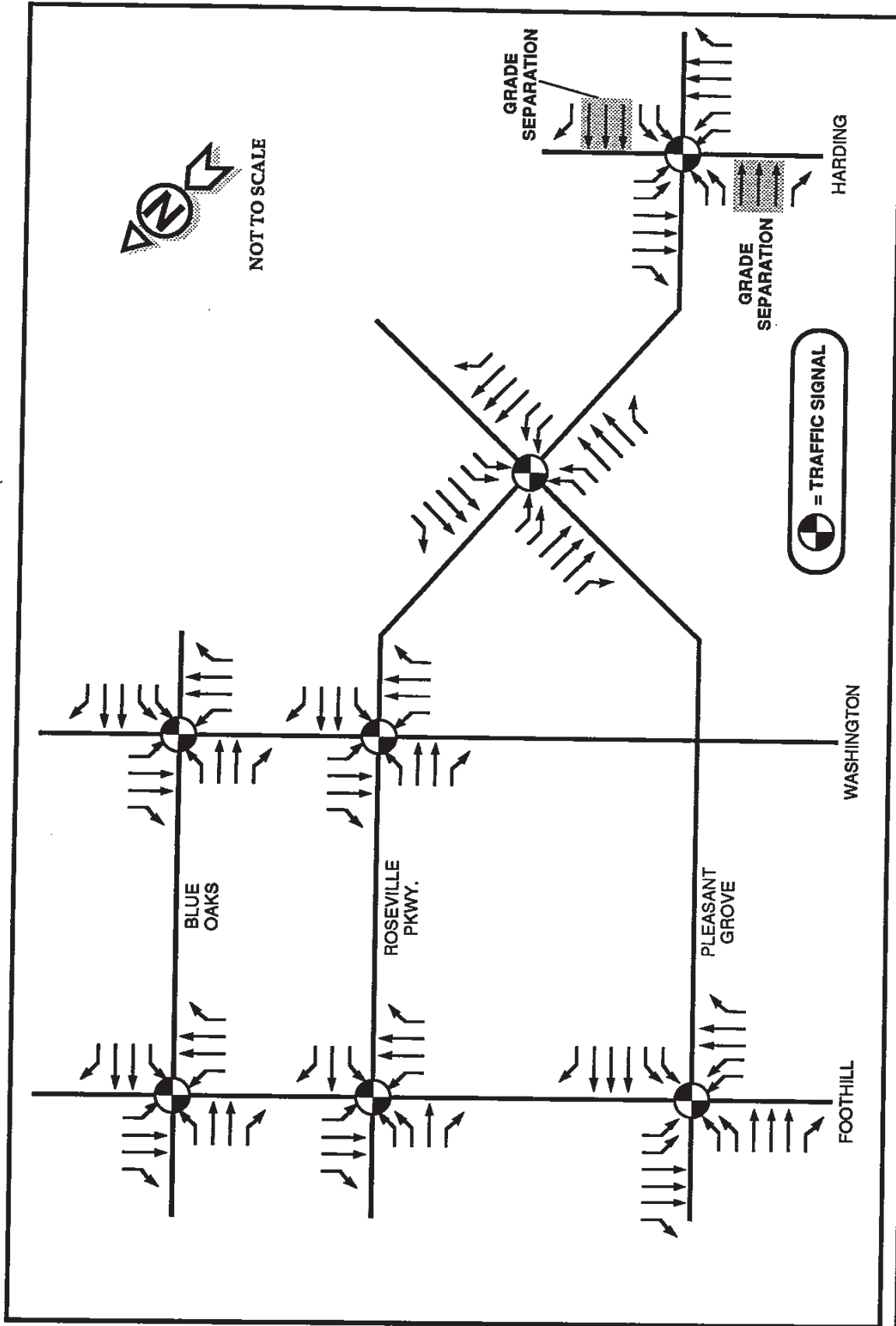


FIGURE 6

FUTURE LANE GEOMETRIES

fp Fehr & Peera Associates, Inc.
Transportation Consultants

Table 4
P.M. Peak Hour Level of Service
Long-Term Conditions

<u>Intersection</u>	<u>Future Base</u>	
	<u>V/C</u>	<u>LOS</u>
Foothill Blvd./Blue Oaks Blvd.	0.59	A
Blue Oaks Blvd./Washington Blvd.	0.51	A
Roseville Pkwy./Foothill Blvd.	0.48	A
Foothill Blvd./Pleasant Grove Blvd.	0.76	C
Roseville Pkwy./Washington Blvd.	0.45	A
Roseville Pkwy./Pleasant Grove Blvd.	0.65	B
Roseville Pkwy./Harding Blvd. ¹	0.76	C

¹ Assumes grade separation improvements.

V. IMPACTS OF 7.4 ACRE REZONE ON FUTURE CONDITIONS

This section describes the impacts from replacing the 7.4 acres of light industrial with commercial under future conditions. The 7.4 acre site is located at the northeast corner of the Foothill Boulevard/Roseville Parkway intersection (see Figure 7). Access to the site will be from a driveway on Foothill Boulevard and at Niblick Drive. The driveway on Foothill Boulevard will prohibit left-turns out. The intersection of Roseville Parkway/Niblick Drive will permit all turning movements except for northbound and southbound left-turns from Niblick Drive.

Table 5 compares the trip generation of the 7.4 acre site for light industrial versus commercial uses. The commercial uses will result in a net increase of 2,284 daily trips, 28 a.m. peak hour trips, and 266 p.m. peak hour trips. We assigned the commercial trips to the roadway network using a spatial distribution derived from the traffic model:

2%	North on Foothill Boulevard
52%	East on Roseville Parkway and North on Washington Blvd. to Highway 65
25%	East on Roseville Parkway
21%	South on Foothill Boulevard

Figure 8 shows the traffic volumes, with the 7.4 acres of commercial at the study intersections. As shown in Table 6 the service levels do not change as a result of the 7.4 acre commercial rezone. All of the intersections will operate at Level of Service C or better.

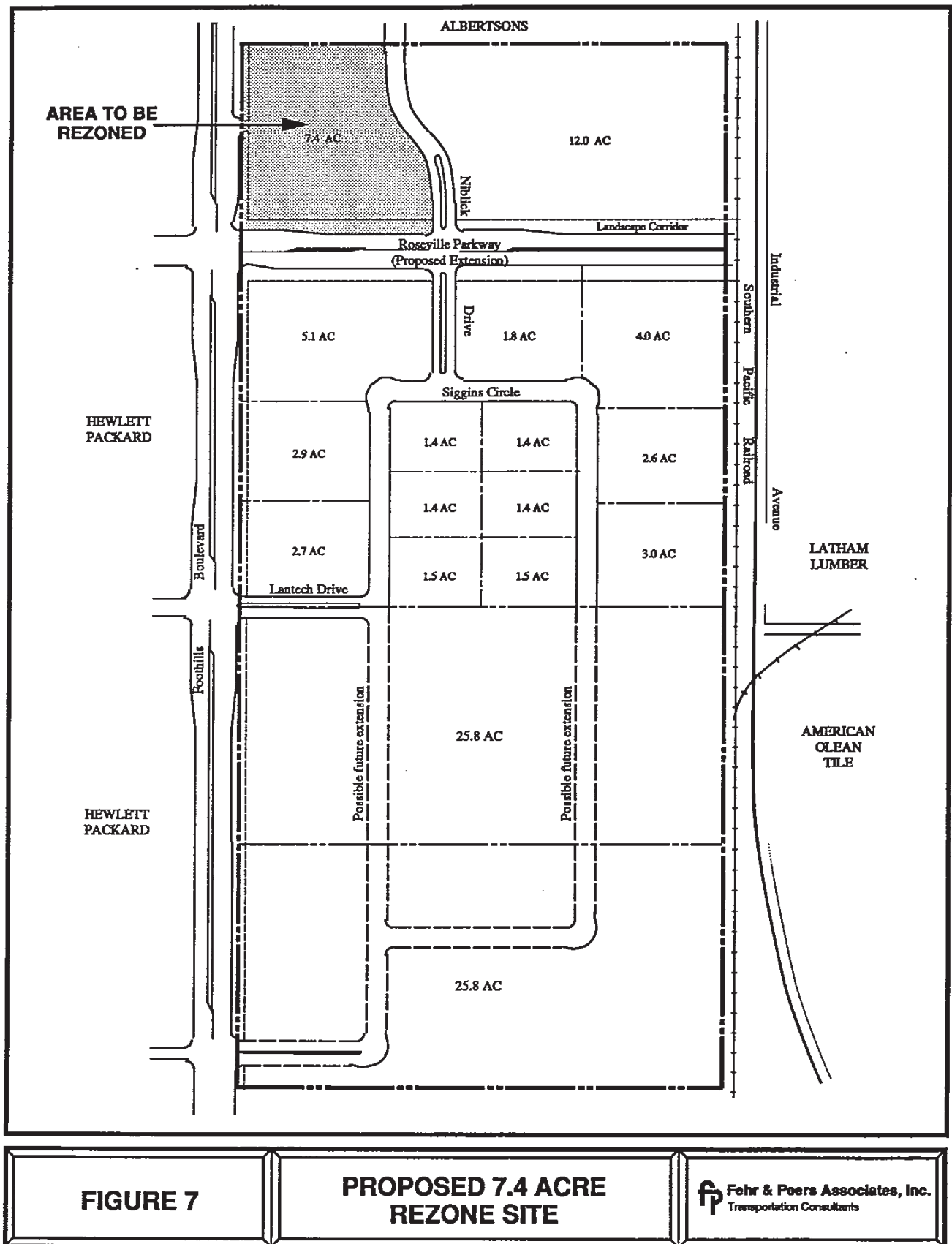


FIGURE 7

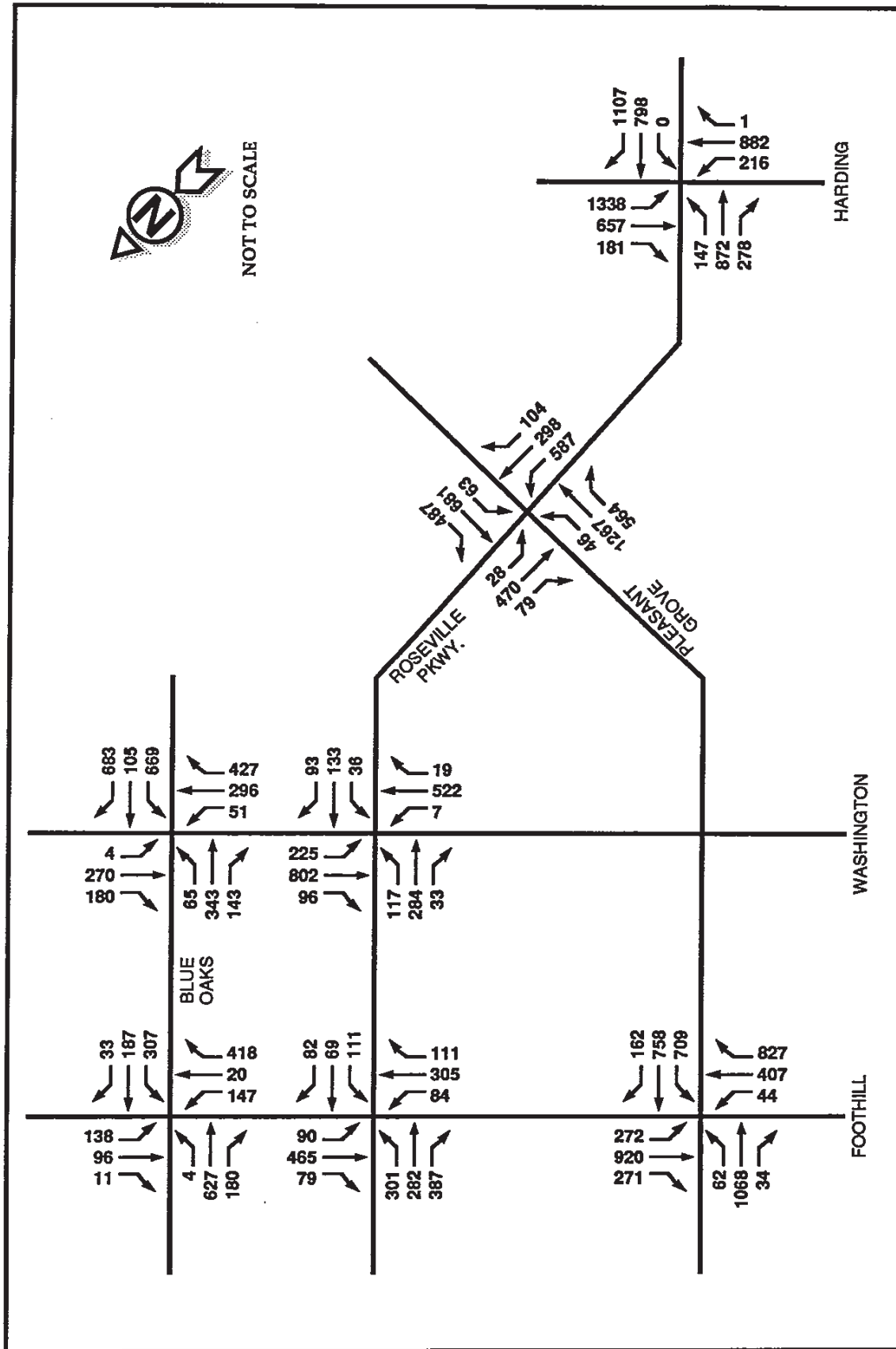
**PROPOSED 7.4 ACRE
REZONE SITE**

fp Fehr & Peers Associates, Inc.
Transportation Consultants

Table 5
Trip Generation Comparison
Proposed Versus Approved

<u>Scenario</u>	<u>Land Use</u>	<u>Acres</u>	<u>Square Feet</u>	<u>Trips</u>		
				<u>Daily</u>	<u>A.M. Peak Hour</u>	<u>P.M. Peak Hour</u>
Approved	Light Industrial	50.1	554,110	3,508	442	464
Proposed	Light Industrial	42.7	472,260	3,103	388	404
	Commercial ¹	<u>7.4</u>	<u>74,000</u>	<u>2,689</u>	<u>82</u>	<u>326</u>
	Proposed total	50.1	546,260	5,792	470	730
	Net Increase			2,284	28	266

¹ Assumes 40% reduction for pass-by traffic.



**FUTURE WITH 7.4 ACRE COMMERCIAL REZONE
PM PEAK HOUR TRAFFIC VOLUMES**

FIGURE 8

fp Fehr & Peers Associates, Inc.
Transportation Consultants

Table 6
P.M. Peak Hour Level of Service
Long Term Conditions

<u>Intersection</u>	<u>Future Base</u>		<u>Future W/Commercial</u>	
	<u>V/C</u>	<u>LOS</u>	<u>V/C</u>	<u>LOS</u>
Foothill Blvd./Blue Oaks Blvd.	0.59	A	0.59	A
Blue Oaks Blvd./Washington Blvd.	0.51	A	0.50	A
Roseville Pkwy./Foothill Blvd.	0.48	A	0.52	A
Foothill Blvd./Pleasant Grove Blvd.	0.76	C	0.76	C
Roseville Pkwy./Washington Blvd.	0.45	A	0.49	A
Roseville Pkwy./Pleasant Grove Blvd.	0.65	B	0.66	B
Roseville Pkwy./Harding Blvd. ¹	0.76	C	0.76	C

¹ Assumes grade separation improvements.

VI. PROJECT ACCESS

Fehr & Peers Associates evaluated project access under both short- and long-term conditions.

A. Short-Term Conditions

Under short-term conditions, Lantech Drive crosses the southern portion of the project and intersects Foothill Boulevard across from Hewlett-Packard's secondary access road (see Figure 3). Another road, which will become Roseville Parkway in the future, traverses the middle of the project site and intersects Foothill Boulevard across from Hewlett-Packard's main access road. As described under project impacts, both intersections will operate at Level of Service A with the addition of the Business Center's traffic. The proposed throat depths at the two intersections are within the City's standards. The westbound left-turn storage lane at the Roseville Parkway/Foothill Boulevard intersection should be extended to a minimum of 200'.

A third driveway at Foothill Boulevard, north of Roseville Parkway, accesses the proposed commercial site and permits all turning movements except for left-turns out. The southbound left-turn storage lane to the commercial site should be a minimum of 50'. A throat depth of 25' is adequate for this driveway.

B. Long-Term Conditions

For year 2010 conditions, Fehr & Peers Associates evaluated site access at Lantech Drive, Niblick Drive, and the commercial site's driveway to Foothill Boulevard (see Figure 7). With the traffic from the Business Center, the three intersections will continue to operate at Level of Service A:

<u>Intersection</u>	<u>2010 Base</u>		<u>2010 Base</u>	
	<u>v/c</u>	<u>LOS</u>	<u>with Rezone</u>	<u>LOS</u>
Roseville Parkway/Niblick Drive	0.22	A	0.27	A
Foothill Boulevard/Lantech Drive	0.45	A	0.47	A
Foothill Boulevard/Commercial Site Driveway	N/A	A	N/A	A

The proposed throat depths at Lantech Drive and Niblick Drive are adequate. Also the recommended 50' southbound left-turn storage lane and 25' throat depth for the commercial site's driveway to Foothill Boulevard are adequate.

VII. PROPOSED REZONE ALTERNATIVE

The project proponent asked us to describe the impacts resulting from rezoning 12.5 acres of the project site from light industrial to commercial uses. The 12.5 acres are the 7.4 acre site located at the northeast corner of Foothill Boulevard/Roseville Parkway intersection (the proposed rezone) and a second 5.1 acre site located on the southeast corner of the Foothill Boulevard/Roseville Parkway intersection (see Figure 9).

With 12.5 acres of commercial, the proposed project site will generate about 7,700 daily trips, 460 a.m. peak hour trips, and 780 p.m. peak hour trips. Table 7 compares the trip generation of the project site with 12.5 acres of commercial with the approved zoning and proposed rezoning. The proposed alternative uses will generate 46 more p.m. peak hour trips than the proposed rezoning, and 311 more p.m. peak hour trips than the approved zoning.

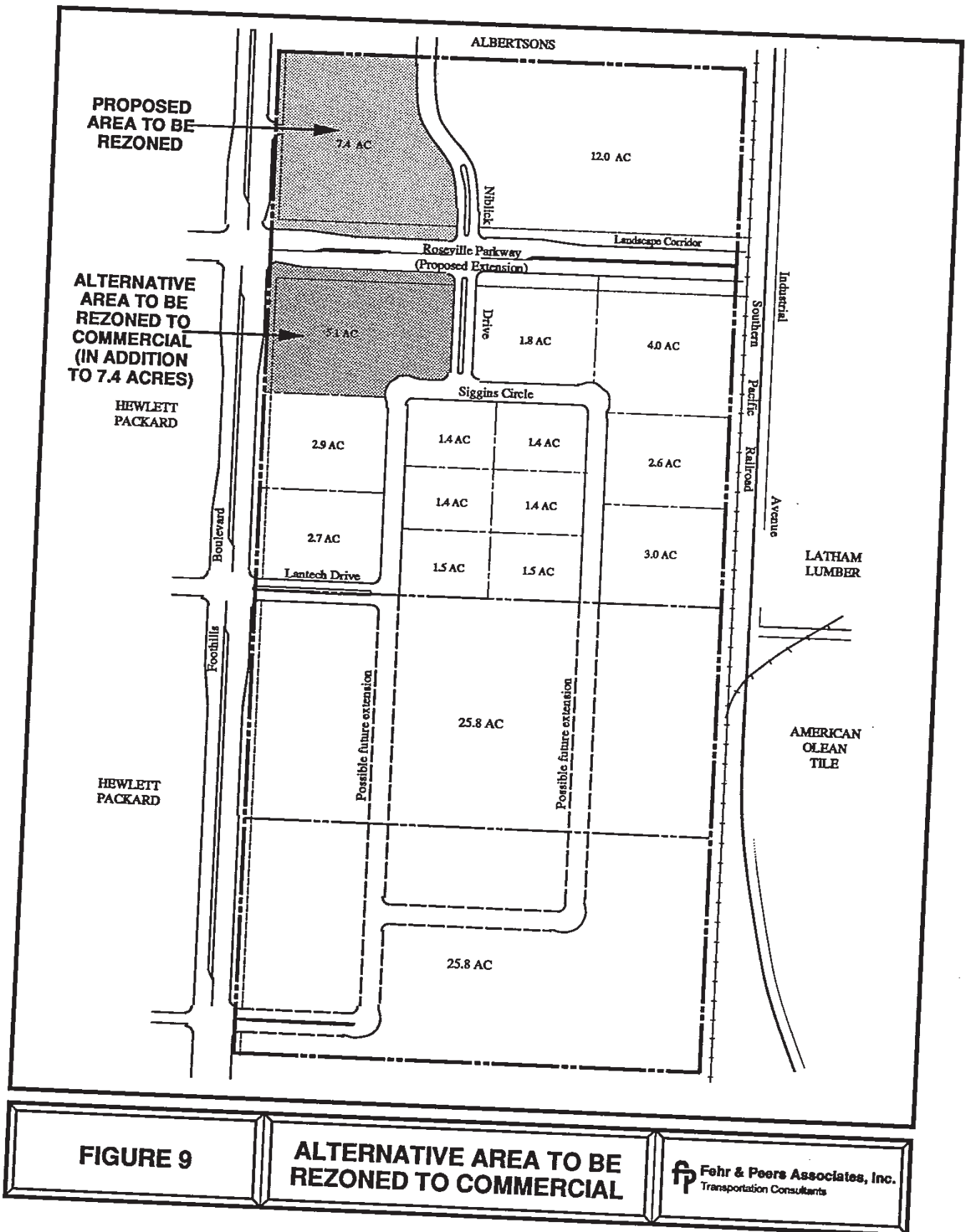
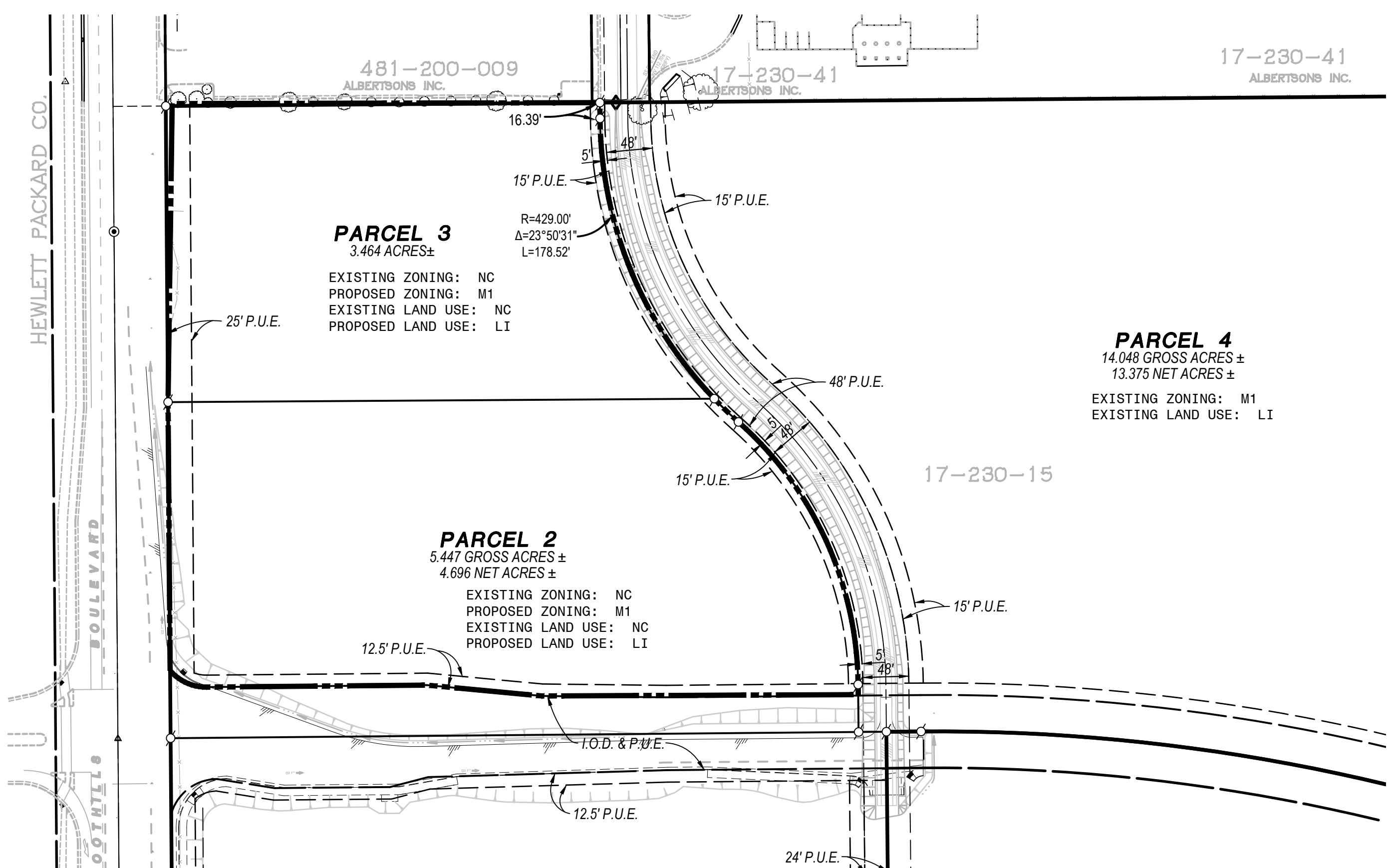


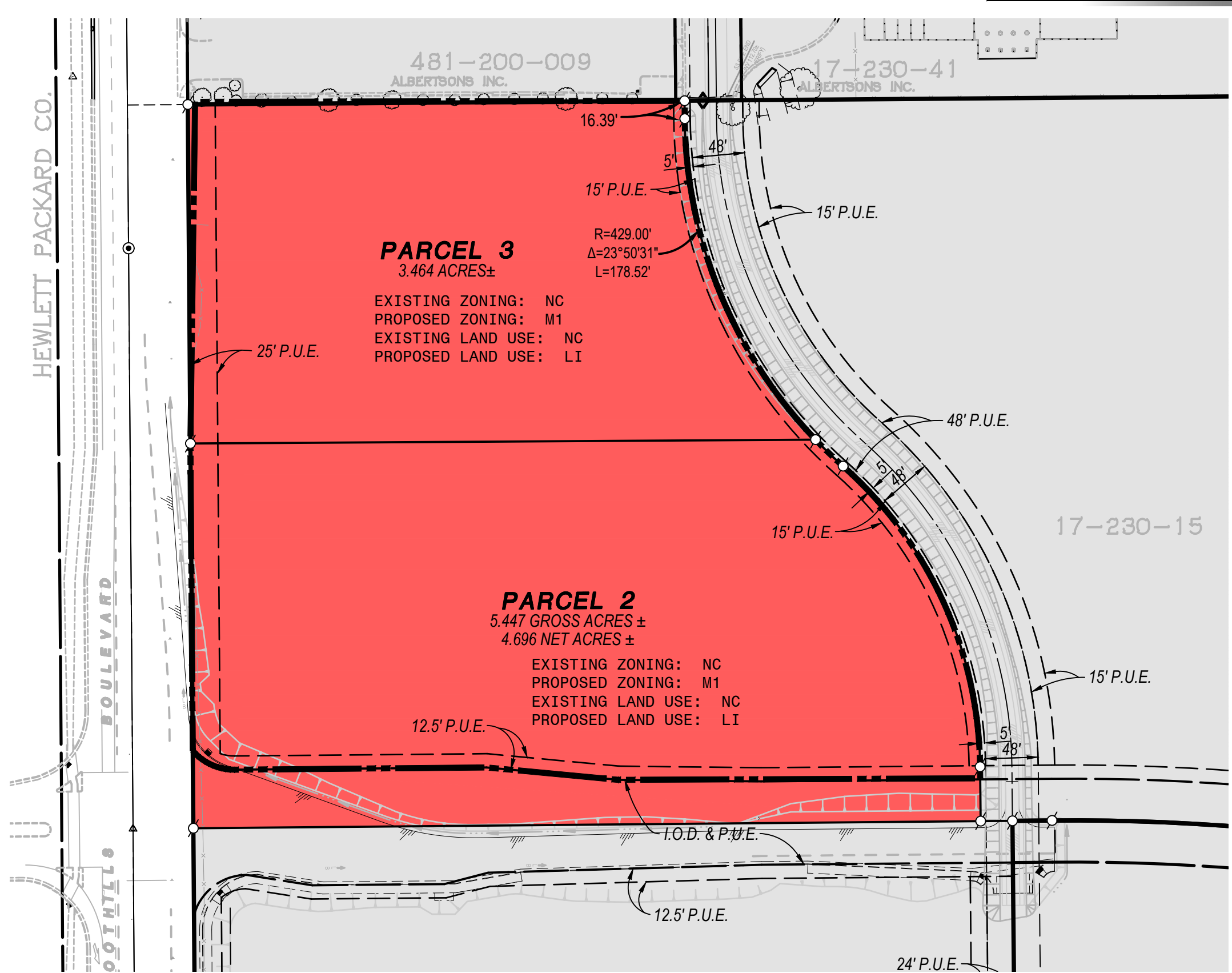
Table 7
Trip Generation Comparison
Proposed Rezone Alternative

<u>Scenario</u>	<u>Land Use</u>	<u>Acres</u>	<u>Square Feet</u>	<u>Daily Trips</u>	<u>A.M. Peak Hour Trips</u>			<u>P.M. Peak Hour Trips</u>		
					<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Approved	Light Industrial	50.1	554,110	3,508	362	80	442	98	366	464
Proposed	Light Industrial	42.7	472,260	3,103	318	70	388	85	319	404
	Commercial	<u>7.4</u>	<u>74,000</u>	<u>2,689</u>	<u>51</u>	<u>31</u>	<u>82</u>	<u>163</u>	<u>162</u>	<u>325</u>
	Proposed Subtotal	<u>50.1</u>		<u>5,792</u>	<u>369</u>	<u>101</u>	<u>470</u>	<u>248</u>	<u>481</u>	<u>729</u>
Alternative	Light Industrial	37.6	415,856	2,824	284	63	347	68	253	321
	Commercial	<u>12.5</u>	<u>125,000</u>	<u>4,875</u>	<u>70</u>	<u>41</u>	<u>111</u>	<u>227</u>	<u>227</u>	<u>454</u>
	Alternative Subtotal	<u>50.1</u>		<u>7,699</u>	<u>354</u>	<u>104</u>	<u>458</u>	<u>295</u>	<u>480</u>	<u>775</u>

EXISTING ZONING

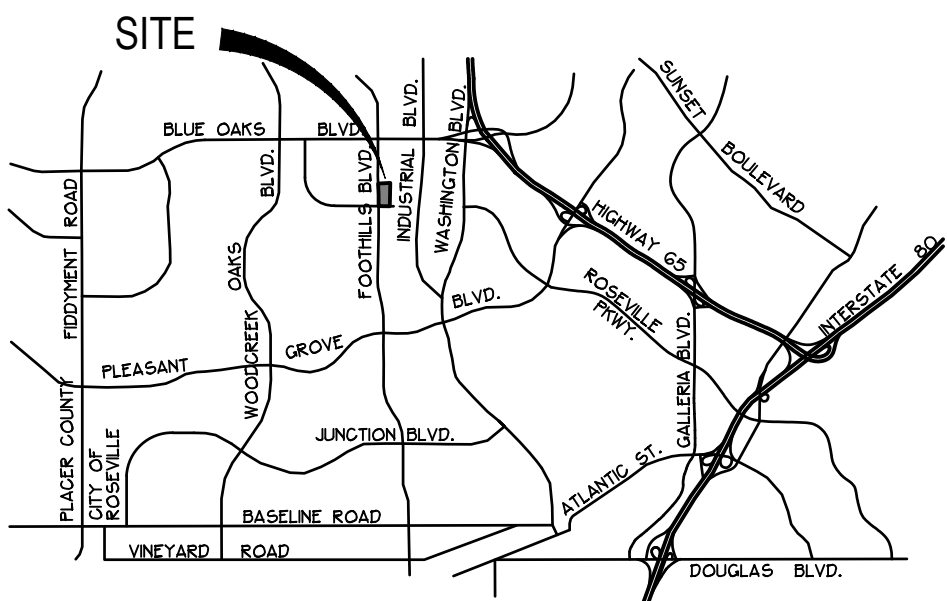


EXISTING LAND USE



PUE PUBLIC UTILITY EASEMENT
PE PEDESTRIAN EASEMENT
DE DRAINAGE EASEMENT (PRIVATE)

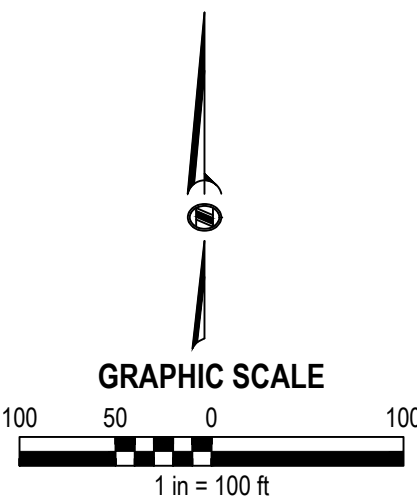
ABBREVIATIONS



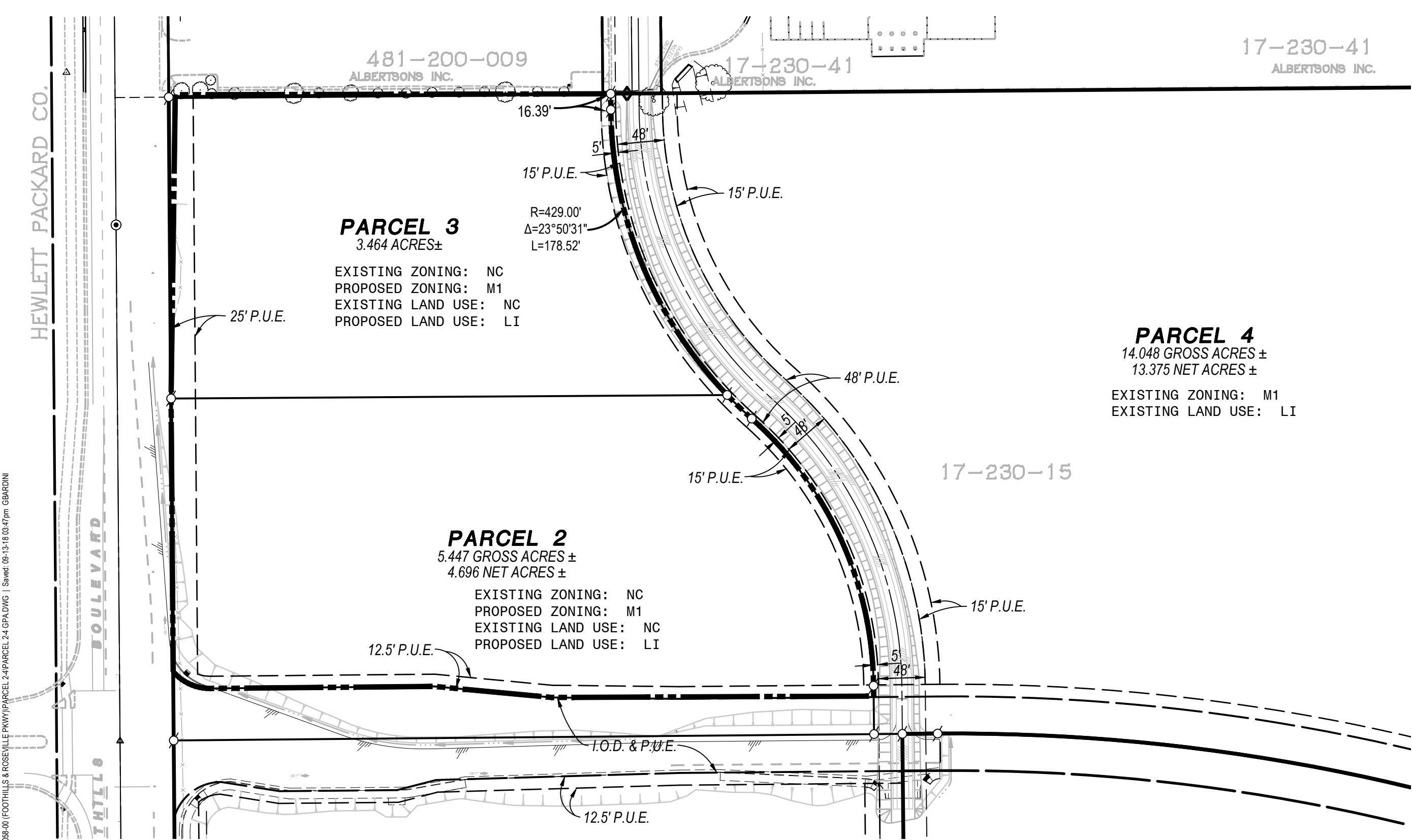
VICINITY MAP

FOOTHILL COMMERCE CENTER
GENERAL PLAN AMENDMENT
& REZONE

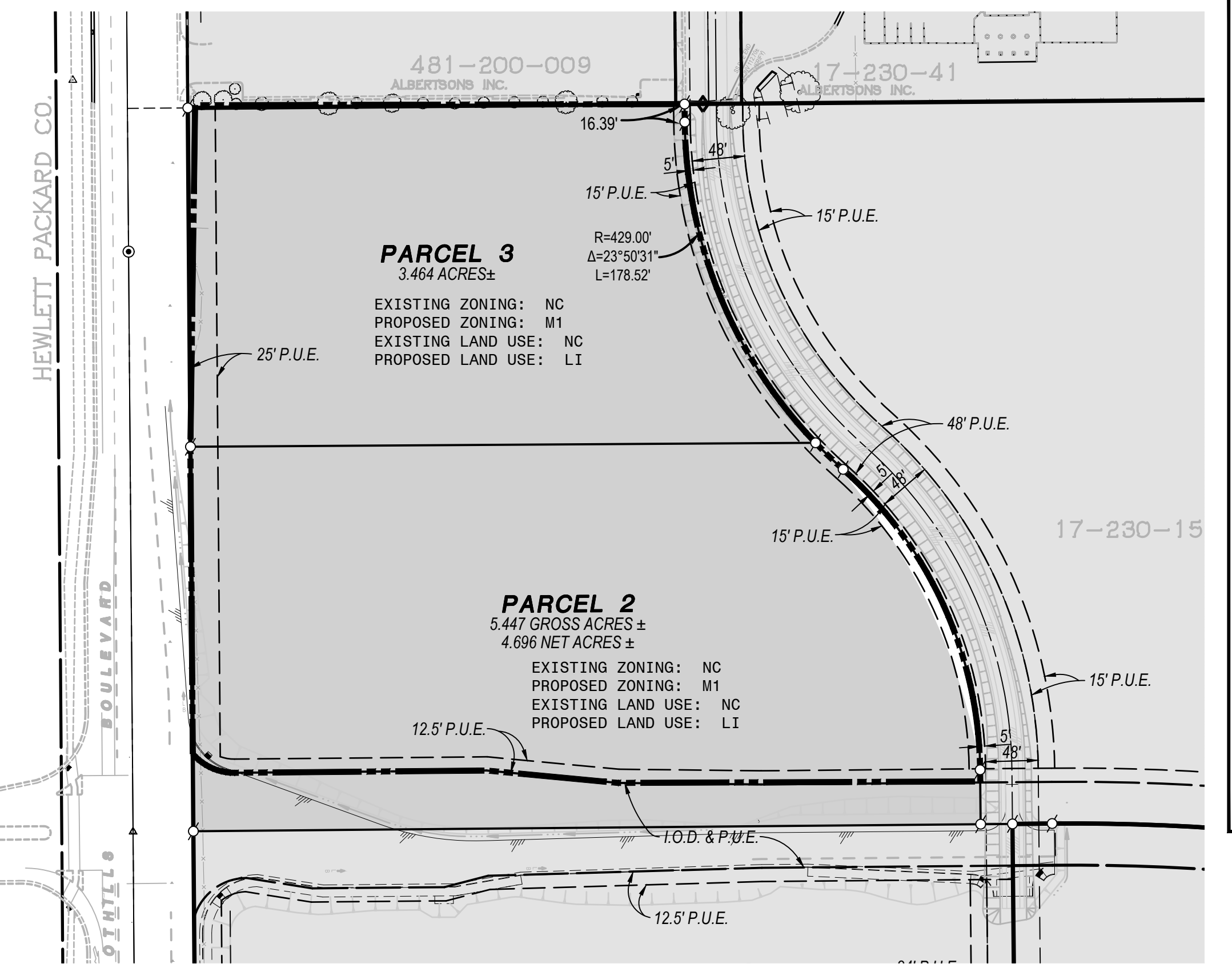
SHEET 1 OF 1



PROPOSED ZONING



PROPOSED LAND USE



OWNER / APPLICANT

CLEARVIEW 8035 FOOTHILLS BLVD., LLC.
CONTACT: BRETT BAUMGARTEN
3500 CINCINNATI AVE., #325
ROCKLIN, CA 95765
PHONE: (916) 773-0550
EMAIL: BBAUMGARTEN@GMAIL.COM

ENGINEER / PLANNER

MORTON PITALO
2870 GATEWAY OAKS DR., SUITE #120
SACRAMENTO, CA 95833
CONTACT: GREG BARDINI
PHONE: (916) 496-8763
EMAIL: GBARDINI@MPENGR.COM

UTILITY PROVIDERS

WATER:	CITY OF ROSEVILLE
WATES:	CITY OF ROSEVILLE
GAS:	PG&E
ELECTRIC:	ROSEVILLE ELECTRIC
TELEPHONE:	ROSEVILLE TELEPHONE
CABLE TV:	COMCAST

SERVICE PROVIDERS

SCHOOL DISTRICT:	ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT
FIRE PROTECTION :	ROSEVILLE ELEMENTARY SCHOOL DISTRICT
POLICE PROTECTION:	CITY OF ROSEVILLE
STORM DRAINAGE:	CITY OF ROSEVILLE
SOLID WASTE:	CITY OF ROSEVILLE

PROJECT INFORMATION

ASSESSOR PARCEL NUMBERS	017-232-005 & 006	
USE:	VACANT	
EXISTING ZONING:	NC	
PROPOSED ZONING:	M1	
EXISTING GENERAL PLAN:	NC	
PROPOSED GENERAL PLAN:	LI	
EXISTING	#	ACRES
EXISTING NUMBER OF PARCELS	2	8.92 ± AC

PROJECT INFORMATION



2,267
2,378

**TABLE II-2
TOTAL LAND USE ALLOCATION**

USE CATEGORY	GROSS ¹ ACRES	% OF TOTAL ACRES
Residential (RES)	12,854	45%
Commercial (COM)	2,276	8%
Business Professional (BP)	792	3%
Industrial (IND)	2,369	8%
Open Space (OS)	3,151	11%
Park & Recreation (PR)	2,136	8%
Public/Quasi Public (P/QP)	2,719	10%
Right of Way (ROW)	1,978	7%
TOTAL	28,274	100%

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

**TABLE II-3
LAND USE ALLOCATION BY INCORPORATED SUBAREA (in acres)**

1,296

59

SUBAREA	RES	COM ²	BP	IND ³	OS ⁴	PR ⁵	P/QP ⁶	ROW	TOTAL ACRES
INEILL	3,349	571	201	914	479	465	2,109	426	8,514
SERSP	559	83	99	0	74	111	20	78	1,024
NERSP	132	300	308	0	94	13	10	97	954
NWRSP	1,759	119	11	0	155	353	107	159	2,663
NCRSP	656	339	162	78	183	100	75	232	1,825
NIPA	307	68	6	1,287	173	53	9	129	2,031
DWSP	659	13	0	0	98	378	4	51	1,203
HRNSP	294	162	0	0	37	37	48	99	677
NRSP	998	81	0	0	184	117	68	121	1,569
SRSP	616	35	5	0	270	78	23	90	1,117
WRSP	1,758	55	0	88	705	251	147	190	3,194
RGSP	21	29	0	0	0	0	0	0	50
DTSP	27	110	0	2	0	37	0	0	176
SVSP	1,133	241	0	0	357	105	72	173	2,081
CSP	248	19	0	0	177	16	10	32	502
ARSP	338	51	0	0	165	22	17	101	694
TOTAL ACRES	12,854	2,276	792	2,369	3,151	2,136	2,719	1,978	28,274

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

¹ Gross acreage includes road and highway rights-of-way, easements, etc.

² Commercial includes neighborhood commercial, community commercial, regional commercial and central business district.

³ Industrial includes general industrial, light industrial, and transfer station.

⁴ Open Space includes open space, floodway open space, paseos, wildlife/vernal pool preserves, and 80 acres of Urban Reserve.

⁵ Parks and Recreation includes developed park and recreation areas and golf courses.

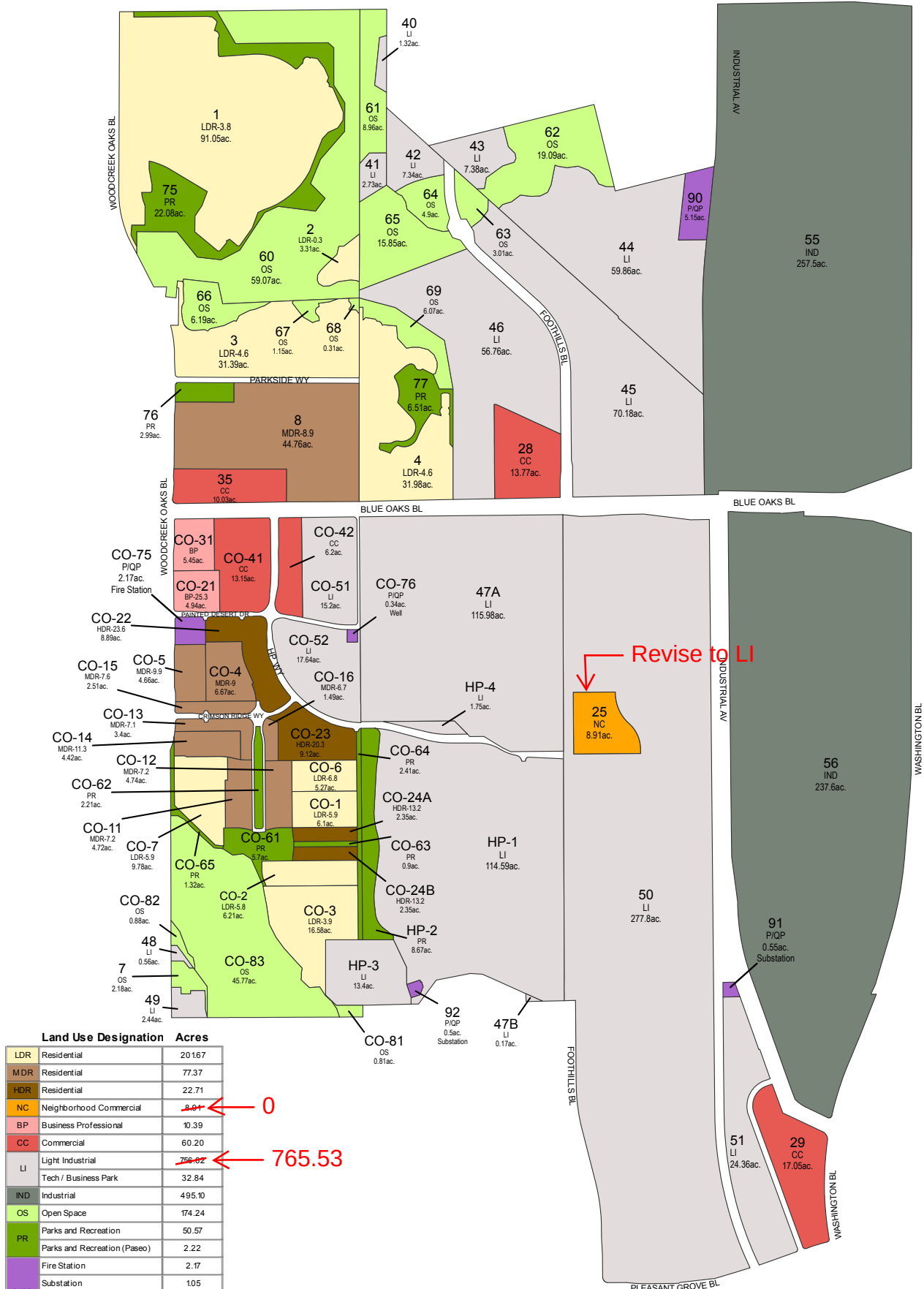
⁶ Public/Quasi Public includes: schools, churches, fire stations, electrical substations, corporation yards, well sites, tank and pump station sites, solid waste recycled drop off and park & ride lots.

North Industrial Land Use Summary

GENERAL PLAN LAND USE	ACRES	% OF TOTAL ACRES	UNITS	% OF TOTAL UNITS
<i>RESIDENTIAL</i>				
LDR (Residential)	204.49	10.07%	885	44.45%
MDR (Residential)	80.36	3.96%	710	35.66%
HDR (Residential)	21.96	1.08%	396	19.89%
<i>Subtotal</i>	306.81	15.11%	1,991	100.00%
<i>SERVICE AND EMPLOYMENT</i>				
NC (Neighborhood Commercial)	7.74 0.0	0.38% 0%	0	0.00%
CC (Community Commercial)	60.14	2.96%	0	0.00%
BP (Business Professional)	5.54	0.27%	0	0.00%
LI (Light Industrial)	791.96 799.7	38.99% 39.38%	0	0.00%
IND (Industrial)	495.08	24.38%	0	0.00%
<i>Subtotal</i>	1,360.46	66.98%	0	0.00%
<i>OPEN SPACE AND PUBLIC</i>				
OS (Open Space)	172.95	8.52%	0	0.00%
PR (Parks and Recreation)	53.27	2.62%	0	0.00%
PQP (Public / Quasi Public)	8.67	0.43%	0	0.00%
ROW (Right of Way)	128.89	6.35%	0	0.00%
<i>Subtotal</i>	363.78	17.91%	0	0.00%
Total	2,030.95	100.0%	1,991	100.0%

Last Updated: August 5, 2015 – Campus Oaks Master Plan

NORTH INDUSTRIAL LAND USE



*See Land Use By Parcel table for Unit totals

Totals: 2,044.60

North Industrial Plan Area
Last Updated: March 6, 2017



North Industrial Land Use by Parcel

NUMBER	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
1	LDR	R1/DS	91.05	350	3.8
2	LDR	R1/SA	3.31	1	0.3
3	LDR	RS/DS	31.39	144	4.6
4	LDR	RS/DS	31.98	148	4.6
8	MDR	RS/DS	44.76	400	8.9
25	NC LI	NC M1	7.74		
28	CC	CC	13.77		
29	CC	GC	17.05		
35	CC	CC/SA	10.03		
40	LI	M1	1.32		
41	LI	M1	2.73		
42	LI	M1	7.34		
43	LI	M1	7.38		
44	LI	M1	59.86		
45	LI	M1	70.18		
46	LI	M1	56.76		
47	LI	M1/SA	116.45		
48	LI	M1	0.70		
49	LI	M1	2.43		
50	LI	M1	280.36		
51	LI	M1	24.36		
55	IND	M2	257.50		
56	IND	M2	237.48		
60	OS	OS	59.07		
61	OS	OS	8.96		
62	OS	OS	19.09		
63	OS	OS	3.01		
64	OS	OS	4.90		
65	OS	OS	15.85		
66	OS	OS	6.19		
67	OS	OS	1.15		
68	OS	OS	0.31		
69	OS	OS	6.07		
70	OS	OS	2.00		
75	P/R	PR	22.08		
76	P/R	PR	2.99		
77	P/R	PR	6.51		
90	P/QP	P/QP	5.15		
91	P/QP	M1	0.55		
92	P/QP (Substation RE-1)	P/QP	0.50		
Subtotal			1,540.31	1,043	



PLANNING COMMISSION COMMUNICATION

Title: Design Review Permit for Residential Subdivision – 7500 Foothills Boulevard –
NWRSP PCL 11B – Liberty Village – File # PL18-0411

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

Meeting Date: 3/14/2019
Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Mitigation Monitoring and Reporting Program for Breton Village

Exhibit A Site Plan

Exhibit B Street and Paseo View

Exhibit C Plan 1 Floor Plan and Elevation

Exhibit D Plan 2 Floor Plan and Elevations

Exhibit E Plan 3 Floor Plan and Elevations

Exhibit F Plan 4 Floor Plan and Elevations

Exhibit G Color Schemes

ITEM 6.2: **Design Review Permit for Residential Subdivision – 7500 Foothills Boulevard – NWRSP PCL 11B – Liberty Village – PL18-0411**

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision (DRRS) to review the architecture and modifications to the landscaping plan for a 53-lot subdivision known as Liberty Village. A DRRS was previously approved for this project (formerly known as Breton Village, File #2007PL-072), but the entitlement has since expired.

Applicant/Owner – Dave Kalembe, Taylor Morrison of California, LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to thirty-two (32) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

Staff received emails in opposition from a neighbor, Mr. David Woodward, due to the proposed two-story homes along the northern property boundary of the project site. Mr. Woodward explained that the developer on the original project, File #2007PL-072, agreed to construct single-story units in that location, as well as enhanced landscaping. Staff confirmed that single-story units were proposed along the northern property boundary in 2007PL-072; however, those entitlements have since expired and the single-story units were not a condition of approval for the prior project. Staff shared Mr. Woodward's concerns about the proposed two-story units with the developer for the current project. Given the larger footprint of the single-story unit and the constraint of the existing tentative map, as well as economic constraints, the developer elected to keep four of the seven units along the northern property boundary as two-story homes. Three of the seven units along the northern property boundary, including one lot (Lot 34) adjacent to Mr. Woodward's property, are shown on the site plan as single-story units. Additional discussion is included in the Public Outreach section of this report.

The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project site is located on the northwest corner of Foothills Boulevard and Pleasant Grove Boulevard in the Northwest Roseville Specific Plan (NWRSP) area. The project is approximately 6.64 acres and is identified as Parcel 11B in the NWRSP. The subject property has an Attached Housing (R3) zoning designation and a land use designation of Medium Density Residential (MDR-8).

The subject parcel, as well as adjacent Parcel 11A, has several previously approved Design Review Permits which are now expired. On May 26, 2005, the Planning Commission approved a request for two Design Review Permits (DRP 04-41 and DRP 04-42) and a Tentative Subdivision Map (SUB04-19) for Parcels 11A and 11B. DRP 04-41 and SUB 04-19 approved development standards and allowed for the subdivision of 53 single-family residential lots on the interior parcel, 11B. DRP 04-42 allowed development of two commercial buildings on Parcel 11A totaling 30,140 square feet, with landscaping,

lighting, and parking. The two projects were designed to complement each other, including pedestrian pathways from the residential portion of Breton Village leading to a plaza in the commercial development, as well as interior drive aisles connecting the two sites. However, due to market conditions, construction was delayed. On May 11, 2007, the applicant requested a one-year extension of time for DRP 04-41, 04-42, and SUB 04-19. The extension request was approved on June 20, 2007, and no further extension was permitted by the Zoning Ordinance.

In November of 2008, following the expiration of the extension, the applicant reapplied for all entitlements required to develop the 53-unit single-family residential development and the commercial development. This request was approved by the Planning Commission on February 26, 2009; however, neither development was ever constructed and the Design Review entitlements for both portions subsequently expired. The subdivision map for the residential portion of the project was extended through several legislative actions, and a final map is currently in review with the City's Engineering Division.

To date, site improvements including underground utilities, curb, sidewalk, and gutter have been constructed for the residential subdivision on Parcel 11B, and the commercial site (Parcel 11A) has been rough graded. All site improvements constructed on Parcel 11B were installed consistent with the previously approved subdivision, vesting the project's previously approved map. A Design Review Permit to allow the construction of a 37,287-square foot senior living facility was approved by the Design Committee on December 20, 2018. That facility (on Parcel 11A) will be completely separated from the proposed residential development, with internal access between the parcels (as shown on the previously approved plan) removed. The current request is for the development of Parcel 11B.

The project proposes new architectural plans for the 53 units within the Liberty Village subdivision. The proposed homes were designed to fit within the existing parcels of the previously approved Breton Village (2007PL-072) project. The homes are rear-loaded, with front doors facing onto landscaped paseos and open space areas. In addition to the new architecture, modifications to the landscaping plan are proposed, including the removal of some concrete roadway that was intended to connect to development on Parcel 11A.

SITE INFORMATION

Location: 7500 Foothills Boulevard

Total Size: 6.64 acres

Topography and Setting: The project site is currently vacant and is adjacent to Parcel 11A. Subject Parcel 11B has been developed with roadways, underground utilities, curb, gutter, and sidewalk, though no residences have been constructed. Two roadways currently provide access to the project site, with entrances from Mistywood Drive and Foothills Boulevard. The site is otherwise characterized by dirt and some non-

Figure 1: Project Site



native annual grasses. There are no natural resources present onsite such as oak trees, vernal pools, or seasonal wetlands.

EVALUATION

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

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

The project is subject to the development standards of the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the NWRSP.

Plan Types: The project includes four plan types, one single-story and three two-story, ranging in size from 1,093 square feet to 1,845 square feet. Table 1 identifies the square footage, number of bedrooms, and the number of each type of unit throughout the subdivision. The proposed homes are rear-loaded, with the front door oriented towards a landscaped walkway and common open space area, and the garages toward a private street or small court. Plan 1 has an open air yard area, and Plans 2, 3, and 4 have a covered patio in addition to the open yard. Each unit has either a one or two car garage (the single-story units have one car garages, consistent with the previously approved project (File #2007PL-072), and a short driveway apron that does not accommodate additional parking.

Table 1: Plan Type Features, Dimensions, and Number of Units

Plan	Area (Square Footage)	Number of Bedrooms	Number of Units in Subdivision
"1"	1,093 square feet	3 bedrooms	5 units
"2"	1,688 square feet	3 bedrooms	11 units
"3"	1,789 square feet	3 bedrooms and loft	18 units
"4"	1,845 square feet	3 or 4 bedroom, loft optional	19 units

Streetscape: Each of the four floor plans will be offered in one of three architectural styles—"Cottage", "Spanish Colonial", and "Farmhouse". Heights range from 18.5 feet (for the one-story Plan 1 units) to approximately 29 feet (Plan 2). Consistent with the CDG for Compact Residential Development, architectural treatment will be applied to all elevations of the buildings. All elevations incorporate enhanced architectural design features, which include exterior shutters, decorative trim, varied roof forms, and building articulation (Figure 2). Overall, the project creates a visually engaging and cohesive streetscape.

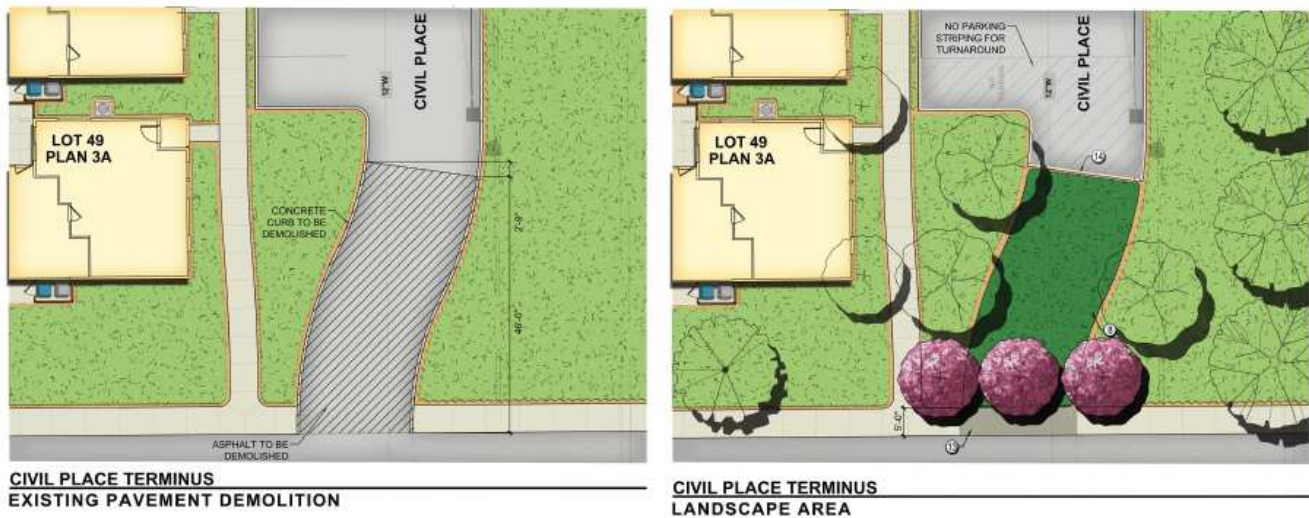
Figure 2: Typical Street and Paseo Views



Colors and Materials: Each of the architectural styles will offer three color schemes consisting primarily of earth tone shades, similar to the color schemes used in the surrounding subdivisions. The unit designs include a range of decorative embellishments (i.e., shutters, decorative tile vents, and gables) and exterior finishes (i.e., stucco, board and batten, and wood finishes), creating a diverse streetscape that provides visual interest. The proposed colors and materials are included as Exhibits B-F.

Landscaping: The project includes some minor modifications to the previously approved landscaping plan, as well as the landscaping plans that were approved as part of the improvement plan process for the project construction. In the prior Breton Village project, the subdivision included driveways to provide internal access to the planned shopping center on Parcel 11A, with entrances on the north and east sides of Parcel 11A. These improvements were constructed to the edge of Parcel 11B. As discussed in the Background section of this report, a senior living facility will be constructed in place of the previously planned commercial development on Parcel 11A. As the senior living facility will be physically separated from the single-family residential neighborhood on Parcel 11B for privacy and security purposes, the constructed roadway connections are no longer necessary for the project. The proposed project plans to demolish the existing concrete in these areas, at the terminus of Civil Place and Iron Side Place. New landscaping will be installed as part of the open space parcel, as shown in Figure 3 below. The preliminary landscape plans also provide planting plans for the typical units, including trees such as Yew pine, Hicks yew, and weeping white spruce. The previously approved landscaping plans, as well as the modifications proposed by this project, are consistent with the NWRSP Landscape Design Guidelines.

Figure 3: Proposed Civil Place Terminus



Parking: Zoning Ordinance Section 19.26.030 requires two parking spaces per single-family dwelling. As mentioned above, the Plan 1 units have a one-car garage, and Plans 2, 3, and 4 are all equipped with a two-car garage. The majority of the lots will have only a short driveway apron of approximately five feet from the court or private street to the garage, therefore there are no individual driveways available for additional parking. The project includes 43 open parking spaces, spread throughout the project site to provide additional parking for the subdivision. The minimum parking requirement for the proposed project is 106 spaces (53 homes, two parking spaces per home). The project as a whole provides 139 parking spaces. Therefore, despite the one-car garages included in the single-story plans, the project as proposed exceeds the minimum parking requirement and provides an additional 33 parking spaces for residents and guests.

PUBLIC OUTREACH

On October 23, 2018, the project proponents attended a meeting of the Pleasant Grove Neighborhood Association at the request of the Association's president. Neighbors had noticed some clean-up and activity on the project site and were interested in development that may be occurring. Although at the time of the neighborhood meeting no application had been submitted, representatives from Taylor Morrison discussed plans to place new home designs on the previously approved map, and explained that few changes would be made to the project as the improvements have already been installed. Approximately 30 neighbors were in attendance.

Following the neighborhood meeting, staff received an email from a neighboring property owner on November 6, 2018. The neighbor, Mr. Woodward, expressed concerns about the possibility of two-story homes along the northern project boundary, adjacent to his home. The neighbor explained that in the previous project (File #2007PL-072), the developer had planned for single-story homes and enhanced landscaping along the northern project boundary to minimize the impact of the proposed homes -- a use which he considers to be less desirable than the commercial development intended for Parcel 11 at the time of Specific Plan adoption. Staff responded to Mr. Woodward's email and explained the entitlement history, including the status of the tentative subdivision map and the expired Design Review Permit. Staff notes that although the previous developer had elected to place single-story units along the northern project boundary, there was no condition of approval included with the prior project that required single-story homes. Additionally, although the Liberty Village lots are configured as "postage stamp" lots within a larger common area parcel, the side of the nearest home to the northern boundary of Parcel 11B (and

adjacent to Mr. Woodward's property) is approximately 15 feet from the property line. This exceeds the standard five-foot interior side yard setback established for all residential zones in the city of Roseville. Although it is the side setback standard that is relevant in this case, staff notes that rear setbacks for both the R1 zone (properties to the north of the subject parcel) and the R3 zone (subject parcel) are 20 feet, which is five feet greater than what is shown on the project site plan. The area between the proposed home and the property boundary also includes a buffer of landscape trees that will be maintained by the Homeowner's Association.

Mr. Woodward's concerns were relayed to the project applicant, and an additional single-story unit was added to the plan along the northern property boundary. However, due to limitations with the parcel sizes (given the existence of an approved map), as well as economic constraints, three of the seven parcels adjacent to the northern project boundary are single-story, rather than all seven. The previously approved landscaping in this area, which includes Silk oak (mature height of 50-65 feet) and sweet bay trees (mature height of 15-40 feet), has not changed. Mr. Woodward sent a follow-up email on February 28, 2019, upon receiving the notice of public hearing, reiterating his concerns.

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations (RCONA). No comments were received from RCONA or the neighborhood association. A public notice of the Planning Commission hearing was published on March 1, 2019, and was distributed to all property owners within 300 feet of the project site. To date, Mr. Woodward's comments are the only ones that have been received by staff.

CONCLUSION

Staff has reviewed the development plans for Parcel 11B and found them to be consistent with the applicable standards and guidelines. In addition, the proposed designs are similar to other housing products located in the surrounding subdivisions, but will incorporate various design elements to create a distinct neighborhood. As discussed above and with the following conditions, staff supports approval of the proposed project.

ENVIRONMENTAL DETERMINATION

Project level CEQA compliance for the Liberty Village project was accomplished with preparation of the Breton Village Mitigated Negative Declaration (Adopted: 02/26/2009). The proposed project is consistent with the previously evaluated project, and no new effects would be expected to occur. Therefore, no additional CEQA action is required at this time.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 7500 FOOTHILLS BOULEVARD – NWRSP PCL 11B – LIBERTY VILLAGE DRRS – PL** subject to thirty-two (32) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION (FILE #PL18-0411)
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1. The development standards, unit designs, and landscape plans for NWRSP PCL 11B – Liberty Village are approved as described in Exhibits A - , except as modified by these conditions of approval. (Planning)

2. This permit shall expire on **March 14, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **March 14, 2022**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. The landscape plan shall comply with the Landscape Guidelines for the Northwest Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
4. The project shall comply with all required environmental mitigation identified in the Northwest Roseville Specific Plan EIR and the Breton Village Mitigation Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

PRIOR TO ISSUANCE OF BUILDING PERMITS

5. Prior to issuance of Building Permits, the developer shall enter into City's current Affordable Purchase Housing Agreement (or other applicable City-approved form) for such residential purchase units affordable to low and middle-income households. (Housing)
6. Prior to final inspection of the 27th unit, the applicant shall construct the bus shelter on Pleasant Grove Boulevard, to the satisfaction of Alternative Transportation. (Alternative Transportation)
7. The project Landscape Plans shall comply with the following:
 - a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
8. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
9. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
10. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
11. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
12. If a homeowner's association is formed, there shall be a clear language regarding maintenance and common easements agreement for servicing all fire protection systems and gates used by the first

responders. A service company shall be obtained to maintain all on-site fire protection systems including all common interior adjoining fire sprinkler-piping penetrations and private fire hydrants. Agreement between owners and tenants shall be made to allow permission to enter the premises to inspect all apparatuses associated with fire protection. Draft documentations shall be provided to the fire department for review. (Fire)

13. The required fire department access with a turning radii of 30 and 50 respectively shall be continuous without interruption similar to our typical driving patterns. This is especially critical at all entry points and interior parking aisles to this complex in which our drivers are expected to maneuver our apparatuses without obstructions. The designated fire lanes shall be for aisles fronting the premises excluding the public right of ways. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)
14. If this project will be phased, the fire department requirements for access and circulation throughout shall be approved by the City for such proposal. Access road shall comply in accordance with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan shall be reviewed and approved by this department. (Fire)
15. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshal, where the project utility lines will serve non-residential uses. Fire hydrants shall not be placed behind vehicle parking stall not viewable from the public street. (Fire)
16. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
17. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
18. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment **shall not** be located behind parking stalls or other obstructions to access. (Fire)
19. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS

20. All electric metering shall be directly outside accessible. (Electric)
21. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL

22. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
23. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The

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

24. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
25. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
26. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)
27. Affordable housing shall be provided as follows:
 - a) 2 units to be sold to low income households at 80% of the Area Median income.
 - b) 3 units to be sold to middle income households at 95% of the Area Median income. (Housing)
28. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
29. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
30. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
31. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire)
32. Dead end alleys do not allow for refuse truck to turn around. Residents shall be required to roll their bins to a designated area along the main streets for pick up. Wording to this effect shall be included in the CC&Rs. (Environmental Utilities)

Attachments

1. Mitigation Monitoring and Reporting Program for Breton Village (2007PL-072)

Exhibits

- A. Site Plan
- B. Street and Paseo View
- C. Plan 1 Floor Plan and Elevation
- D. Plan 2 Floor Plan and Elevations
- E. Plan 3 Floor Plan and Elevations
- F. Plan 4 Floor Plan and Elevations
- G. Color Schemes
- H. Preliminary Landscape Plan Modifications

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



PLANNING & REDEVELOPMENT DEPARTMENT

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

MITIGATION MONITORING PROGRAM

Project Title/File Number:	NWRSP PCL 11 Breton Village / Project# 2008PL-072 (File # DRP-000284, DRP-000285 & SUB-000114)
Project Location:	7500 Foothill Boulevard; Roseville; Placer County; 477-080-007-000
Project Description:	The applicant is requesting an environmental determination for the construction of two commercial buildings totaling 30,140 square feet with associated landscaping, lighting and parking, the construction of a 53 unit single-family cluster development, and a Tentative Subdivision Map to subdivide 25.9 acres into ninety-five (53) single-family residential lots.
Project Applicant/Property Owner:	Paul Bollinger, Breton Village; 540 Fulton Avenue, Sacramento, CA 95825; (916) 489-4600
Lead Agency Contact Person:	Wayne Wiley, Associate Planner – City of Roseville; (916) 774-5276

Section 21081.6 of the California Public Resources Code requires public agencies to "adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." This monitoring program is required for the project as significant adverse impacts have been identified, and mitigation measures have been identified to mitigate those impacts.

MONITORING PROCESS: Existing monitoring mechanisms are in place that assists the City of Roseville in meeting the intent of CEQA. These existing monitoring mechanisms eliminate the need to develop new monitoring processes for each mitigation measure. These mechanisms include grading plan review and approval, improvement/building plan review and approval and on-site inspections by City Departments. Given that these monitoring processes are requirements of the project, they are not included in the mitigation-monitoring program. Therefore, only those mitigation measures that are unique to this project are listed in the following monitoring table. The table indicates the required mitigation, who is the responsible party for monitoring, when the monitoring is to occur, and when the monitoring has been completed.

MITIGATION MONITORING TABLE – BRETON VILLAGE

MITIGATION NUMBER	DESCRIPTION	GRADING PERMIT	IMPROVE/ BUILDING PLANS	DURING CONST	PLAN CHECK CITY DEPT.	MON. CITY DEPT.	DATE COMP.
Air Quality III.1	The applicant shall submit to the District a Construction Emission / Dust Control Plan within thirty (30) days prior to groundbreaking. If the District does not respond within twenty (20) days, the plan shall be considered approved. The plan must address the minimum requirements found in section 300 and 400 of District Rule 228, Fugitive Dust. The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference.	N/A	Public Works / Engineering & Planning & Redevelopment	Public Works / Engineering & Planning & Redevelopment	Public Works / Engineering & Planning & Redevelopment	Public Works / Engineering & Planning & Redevelopment	
Air Quality III.2	The Construction Emission/Dust Control Plan shall include a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The plan shall demonstrate that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent	N/A	Public Works / Engineering & Planning & Redevelopment	Public Works / Engineering & Planning & Redevelopment	Public Works / Engineering & Planning & Redevelopment	Public Works / Engineering & Planning & Redevelopment	

PC ATTACHMENT 1

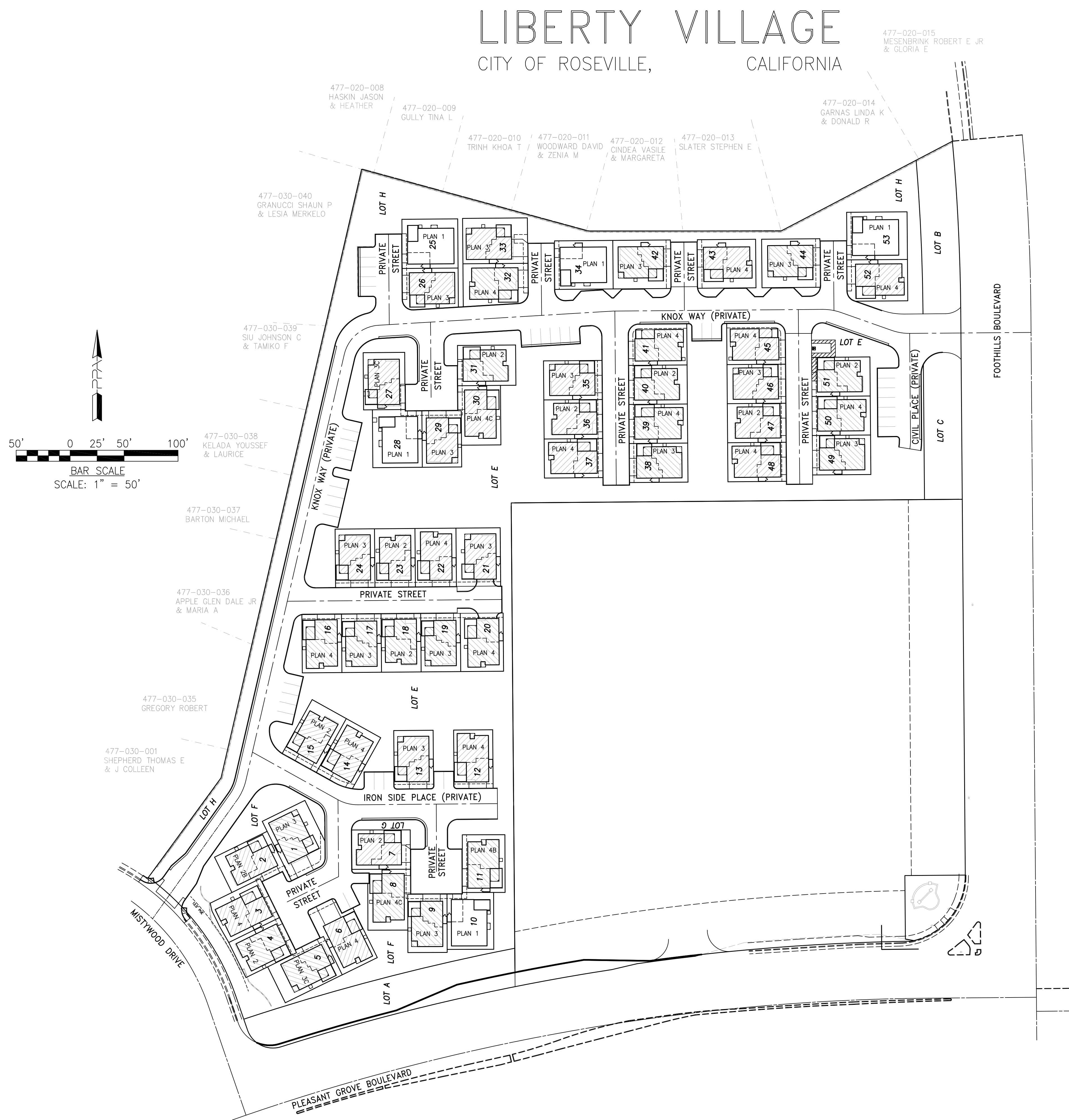
	NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. The District should be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure.						
Air Quality III.3	Clean earth moving construction equipment with water, or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with NPDES BMP's, local ordinances and municipal codes. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall be onsite, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned, as needed, to prevent dust, silt, mud, and dirt from being released or tracked off-site.	N/A	N/A	Planning & Redevelopment	Planning & Redevelopment	N/A	
Air Quality III.4	Spread soil binders on unpaved roads and employee/equipment parking areas. Soil binders shall be non-toxic in accordance with state and local regulations. Apply approved chemical soil stabilizers, or vegetated mats, etc. according to manufacturers	N/A	N/A	Public Works / Engineering & Planning & Redevelopment	Public Works / Engineering & Planning & Redevelopment	N/A	

PC ATTACHMENT 1

	specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).						
Air Quality III.5	Minimize diesel idling time to a maximum of 10 minutes.	N/A	N/A	Planning & Redevelopment	Planning & Redevelopment	N/A	
Air Quality III.6	Use California Air Resources Board (CARB) low-sulfur diesel fuel.	N/A	N/A	N/A	Planning & Redevelopment	N/A	
Air Quality III.7	Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible.	N/A	N/A	N/A	Public Works / Engineering & Planning & Redevelopment	N/A	
Air Quality III.8	All truck loading and unloading docks shall be equipped with one 110/208-volt power outlet for every two-dock door. Diesel trucks shall be prohibited from idling more than five minutes and must be required to connect to the 110/208-volt power to run any auxiliary equipment. Signage shall be provided.	N/A	N/A	N/A	Public Works / Engineering & Planning & Redevelopment	N/A	
Air Quality III.9	Install solar electric generation systems where feasible. Recommend participation in Roseville Electric incentive programs for energy-efficient development.	Public Works / Engineering & Roseville Electric Planning & Redevelopment	Public Works / Engineering & Roseville Electric Planning & Redevelopment	Public Works / Engineering & Roseville Electric Planning & Redevelopment	Public Works / Engineering & Roseville Electric Planning & Redevelopment	N/A	
Noise XI.1	A five (5) foot tall parapet should be constructed along the rear roof line of the commercial buildings adjacent to the proposed residential uses. As an alternative, a detailed HVAC analysis may be performed when the HVAC plan becomes available. If the HVAC analysis indicates that noise levels are within the City standards, the parapet	N/A	Public Works / Engineering & Planning & Redevelopment	Public Works / Engineering & Planning & Redevelopment	Public Works / Engineering & Planning & Redevelopment	Public Works / Engineering & Planning & Redevelopment	

PC ATTACHMENT 1

	height will not need to be raised.						
Noise XI.2	The construction techniques shown in Table 5 of the noise study shall be followed for all first and second floor facades of homes with direct exposure to traffic noise from Pleasant Grove and Foothills Boulevards.	N/A	Public Works / Engineering & Planning & Redevelopment	Public Works / Engineering & Planning & Redevelopment	Public Works / Engineering & Planning & Redevelopment	Public Works / Engineering & Planning & Redevelopment	
Noise XI.3	If Lot 5 provides a patio area facing Pleasant Grove Boulevard a 9-foot tall sound barrier shall be required.	Public Works / Engineering & Planning & Redevelopment	Public Works / Engineering & Planning & Redevelopment	Public Works / Engineering & Planning & Redevelopment	Public Works / Engineering & Planning & Redevelopment	N/A	



PLAN PREPARED BY
Plot Plan Associates

PO Box 4991 Pasco WA 99302
Phone (916) 769-9063 Fax (509) 412-1180
Contact Person: Bruce Benton

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office shall be notified of any variations from the dimensions and conditions shown on these drawings.

PROJECT NAME
Liberty Village

DEVELOPER
Taylor Morrison
81 Blue Ravine Road, Suite 220
Folsom, California 95630
Phone (916) 355-8900
Contact Person: Dave Kalemba
Phone (916) 605-0640

SHEET TITLE
Site Plan

Drawn BEB	Ck'd DK	Sheet No. S-1
Scale 1"=50'	Date 02/22/19	PPA Project No. 001081
		of 1 Sheets



PLAN 1A - EUROPEAN COTTAGE

PLAN 3B - SPANISH COLONIAL

PLAN 2C - FARMHOUSE

PLAN 4A - EUROPEAN COTTAGE

STREET VIEW



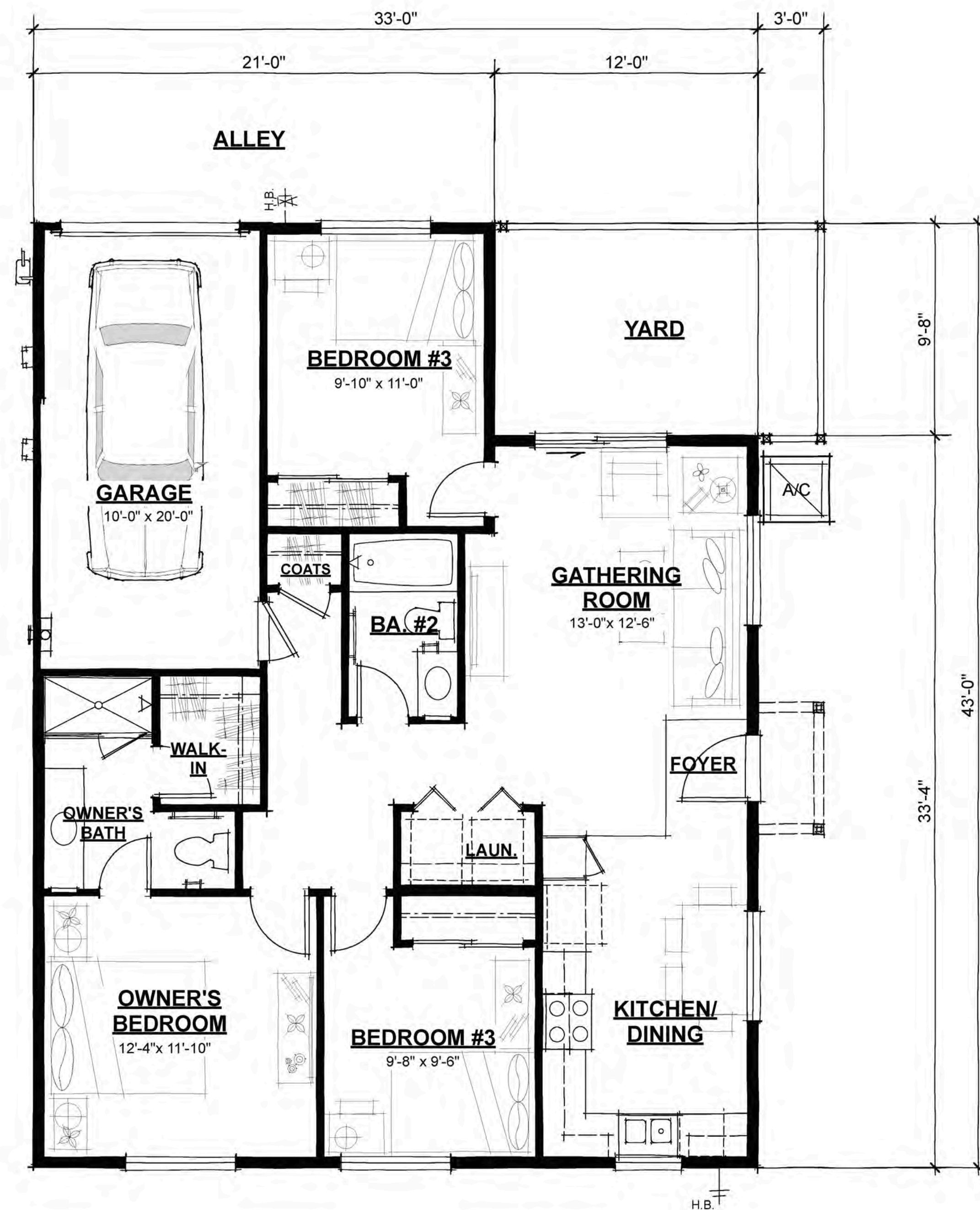
PLAN 1A - EUROPEAN COTTAGE

PLAN 3B - SPANISH COLONIAL

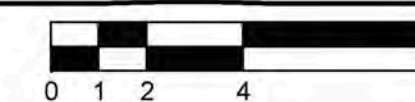
PLAN 2C - FARMHOUSE

PLAN 4A - EUROPEAN COTTAGE

PASEO VIEW

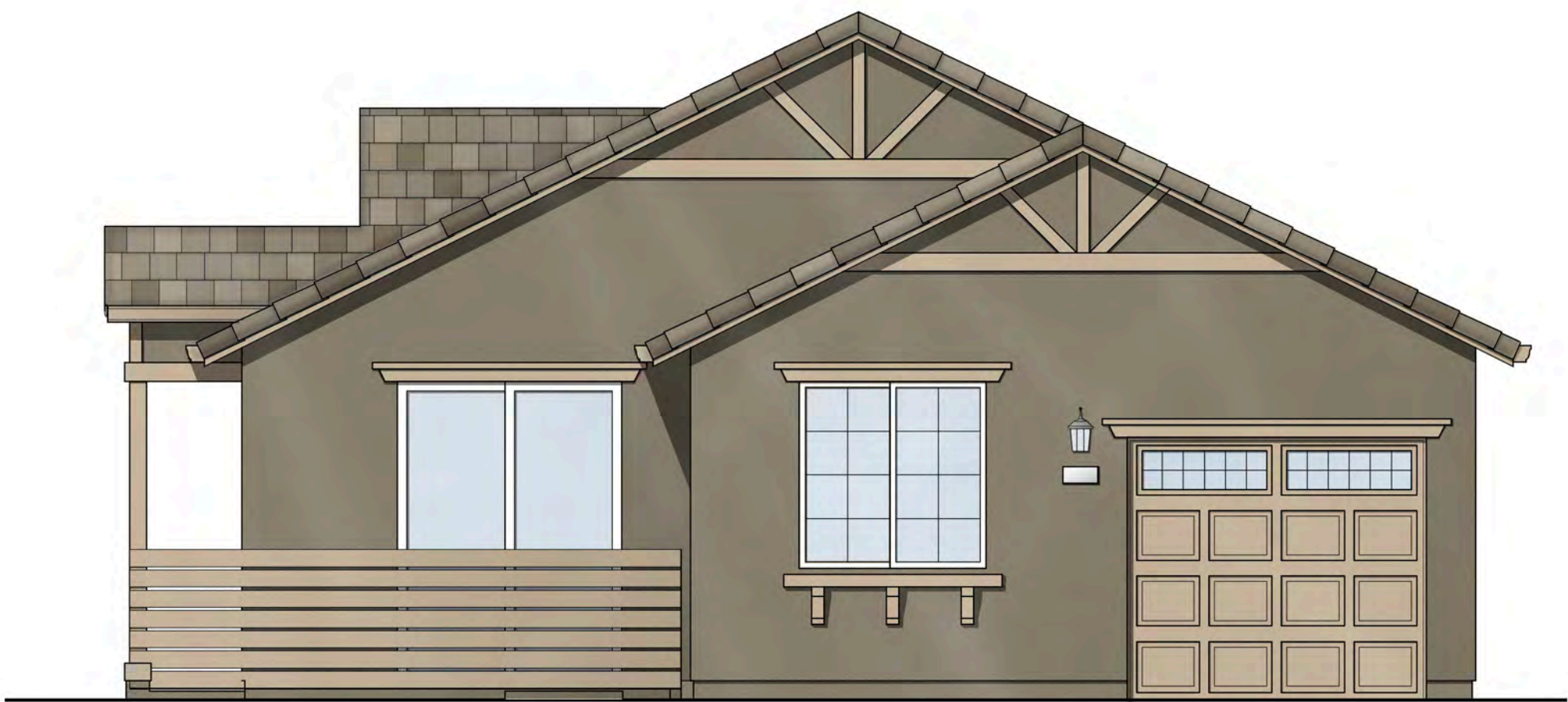


FLOOR PLAN (1093 S.F.)



EUROPEAN COTTAGE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- STUCCO OVER FOAM GABLE ENDS
- RECESSED PANEL SHUTTERS
- WOOD PORCH POST
- WOOD FENCED PATIO ENCLOSURE
- THEME SPECIFIC GARAGE DOOR
- OGEE GUTTER
- CONCRETE TILE ROOFING - "SHAKE" PROFILE



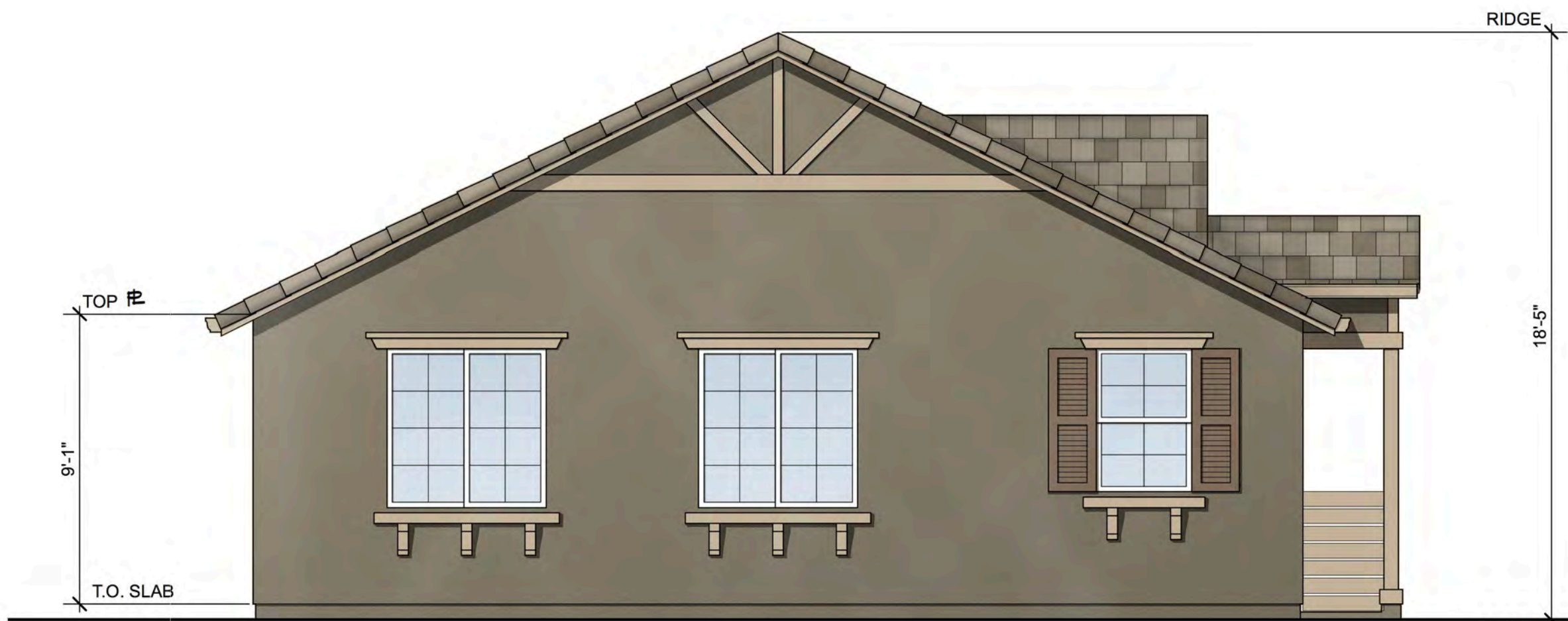
REAR ELEVATION "A"



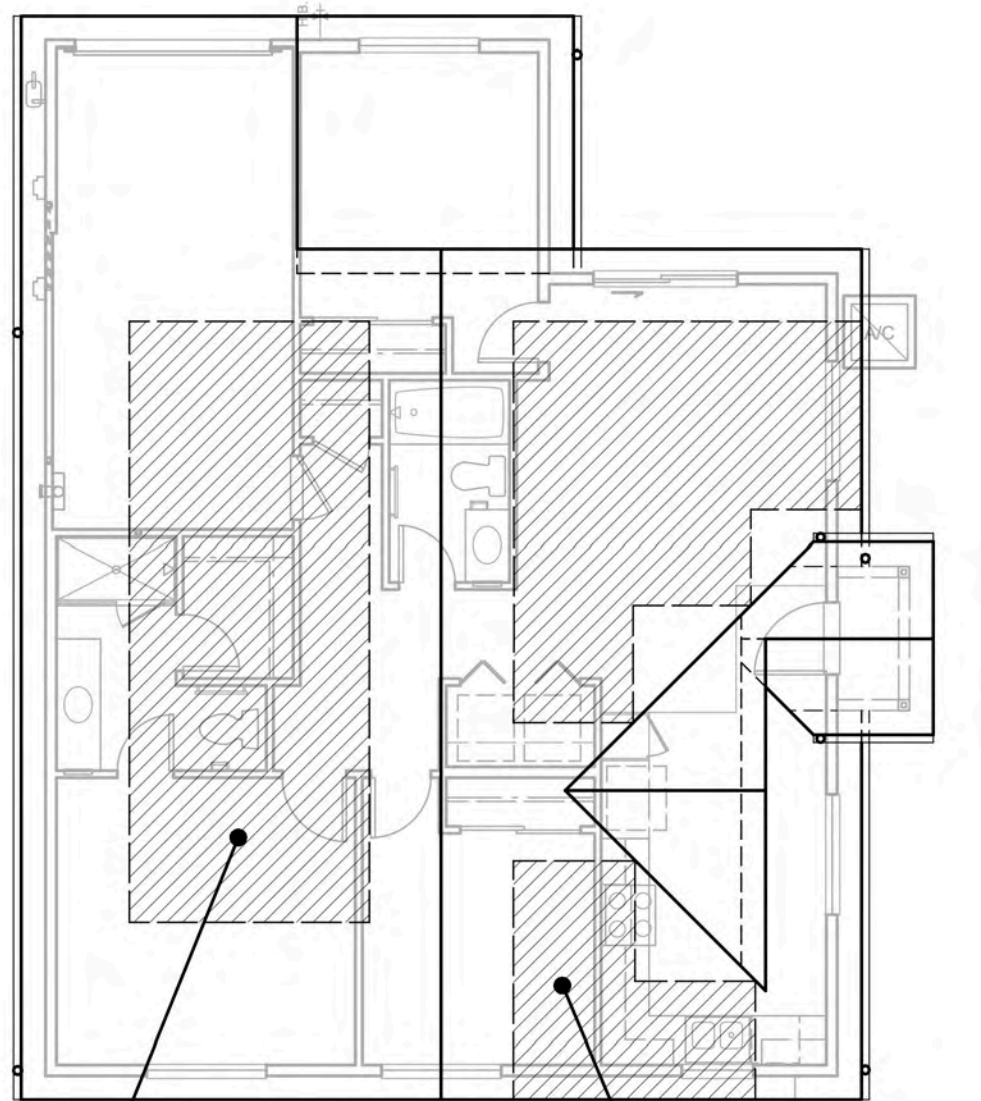
RIGHT SIDE "A"



LEFT SIDE "A"



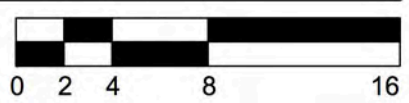
FRONT ELEVATION "A"
(EUROPEAN COTTAGE)

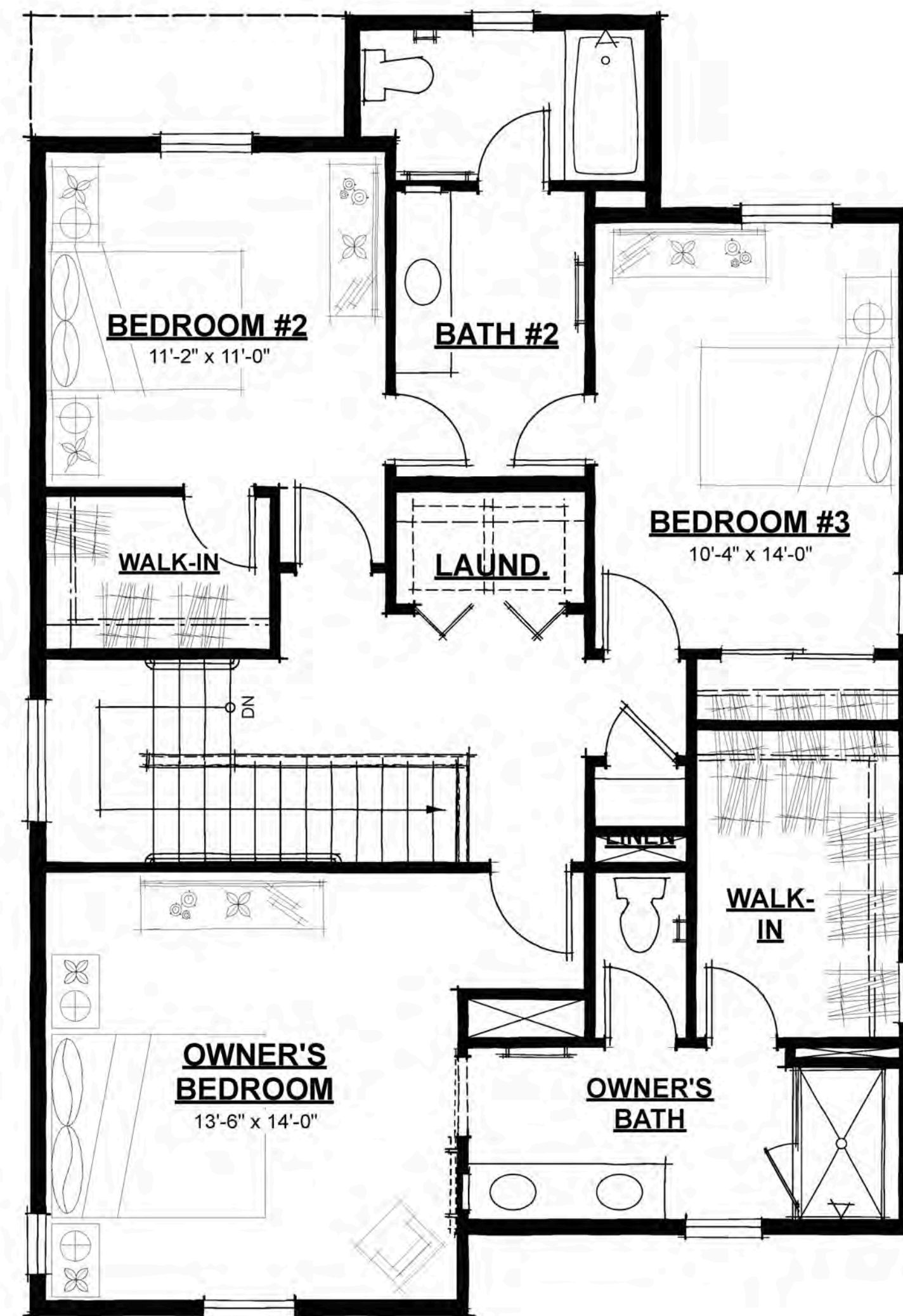


ALT. 250 S.F.
SOLAR ZONE*

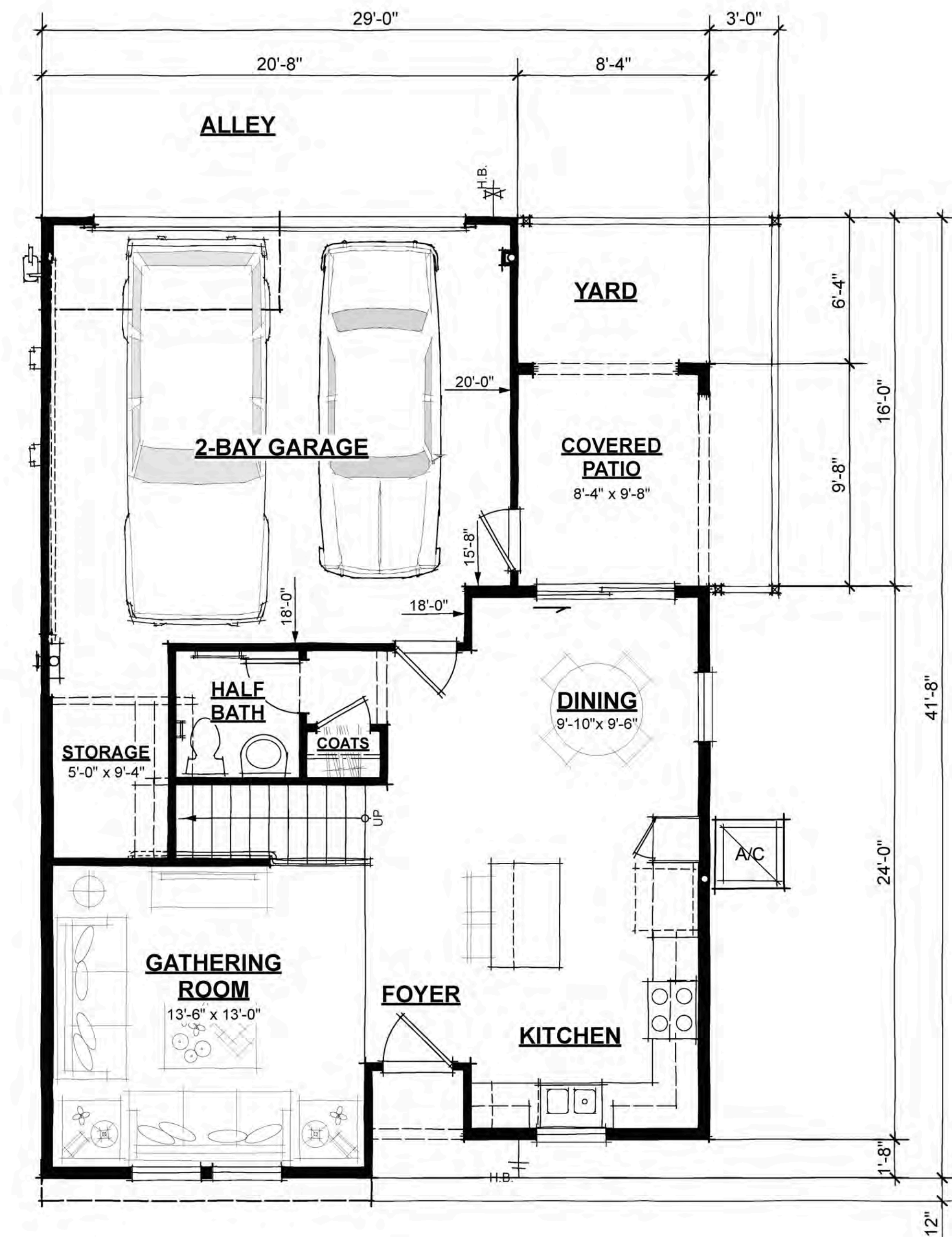
250 S.F.
SOLAR ZONE*

ROOF PLAN "A"

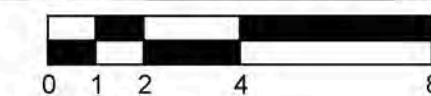


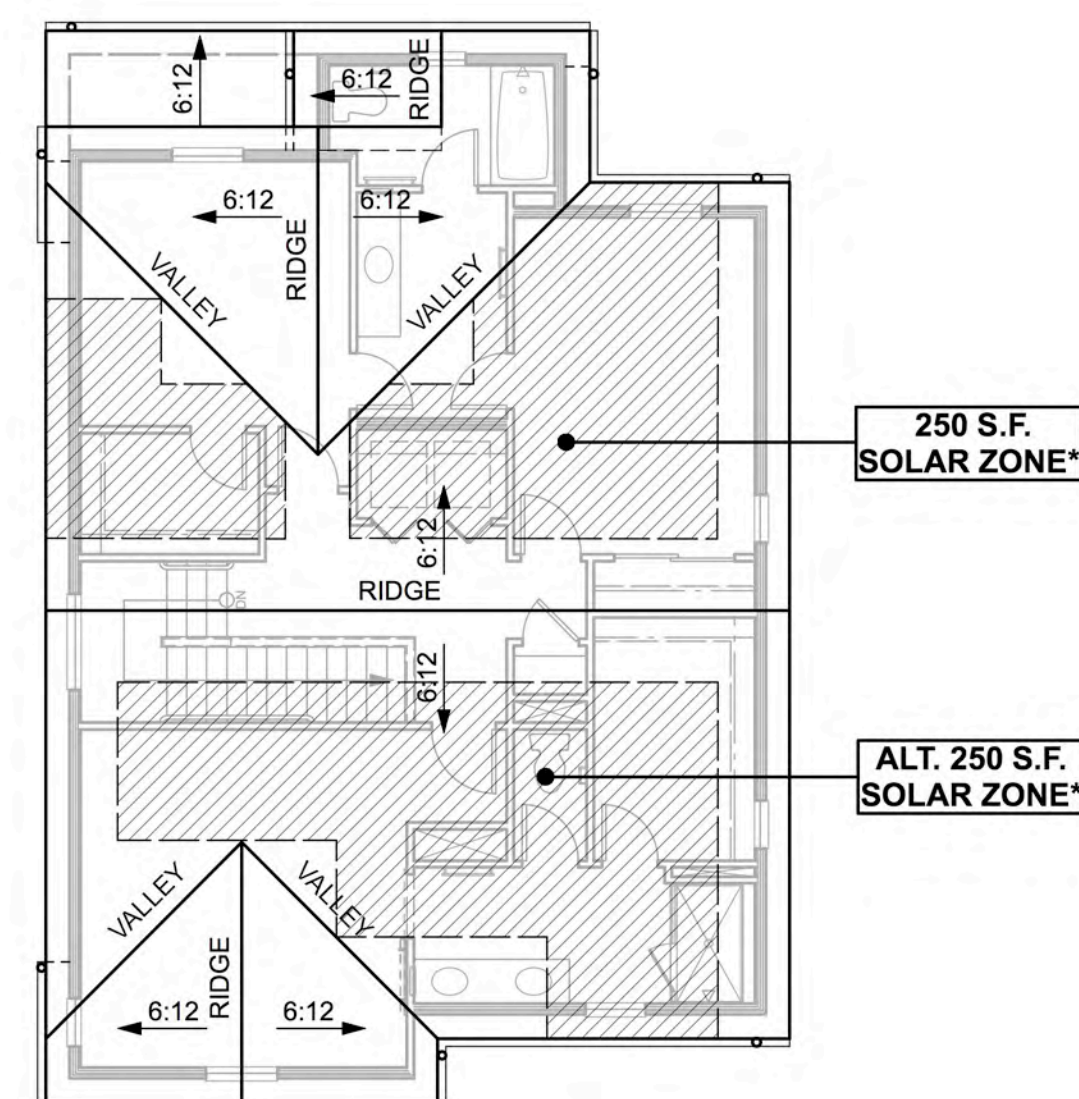


SECOND FLOOR PLAN (1078 S.F.)

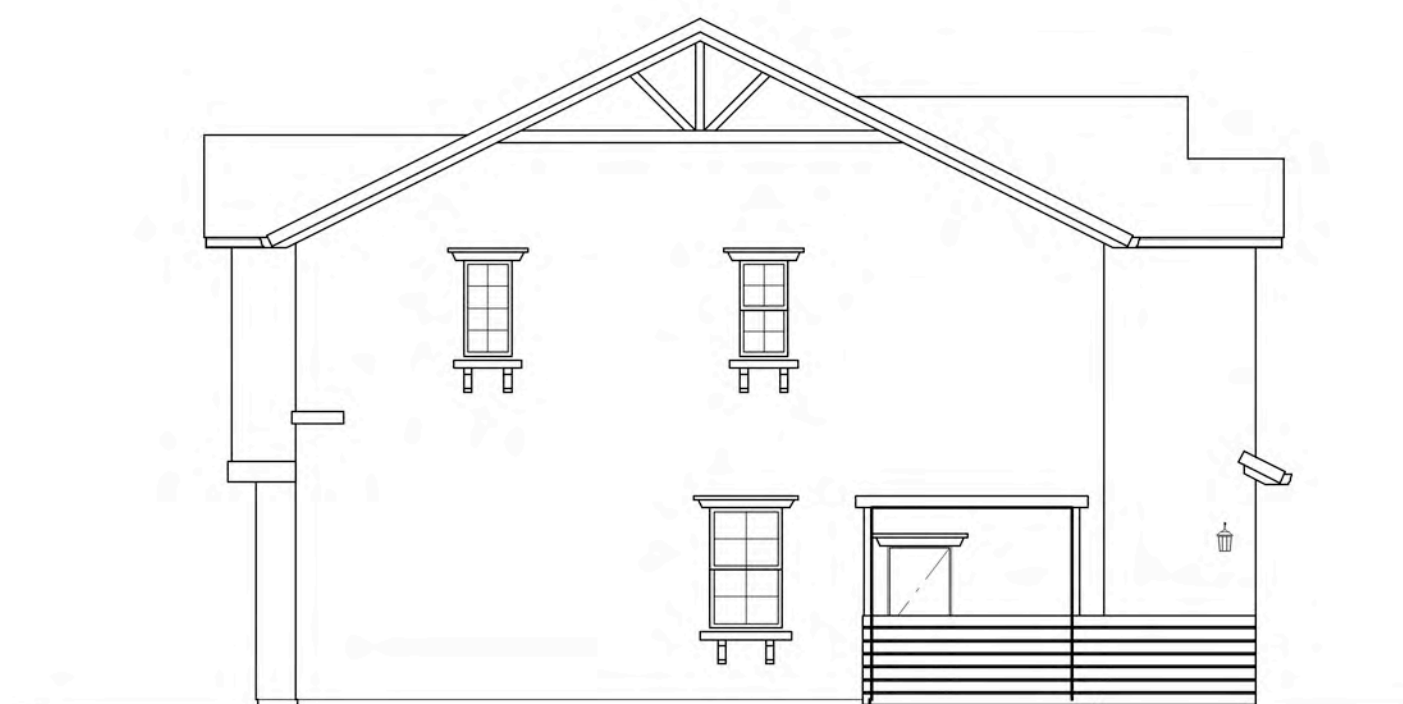


FIRST FLOOR PLAN (610 S.F.; 1688 S.F. TOTAL)

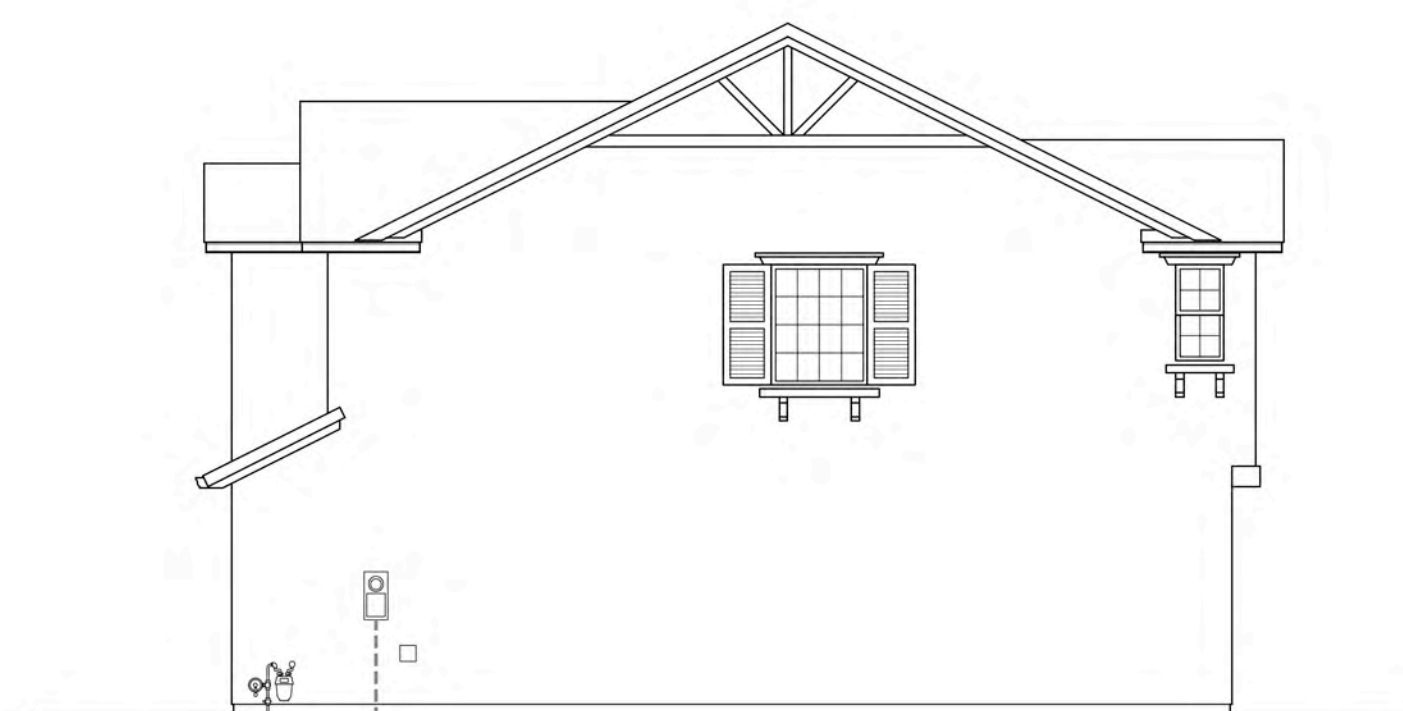




ROOF PLAN "A"



RIGHT SIDE "A"



LEFT SIDE "A"



REAR "A"



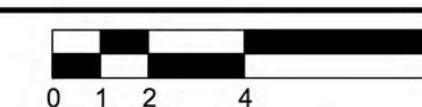
FRONT ELEVATION "A"
(EUROPEAN COTTAGE)



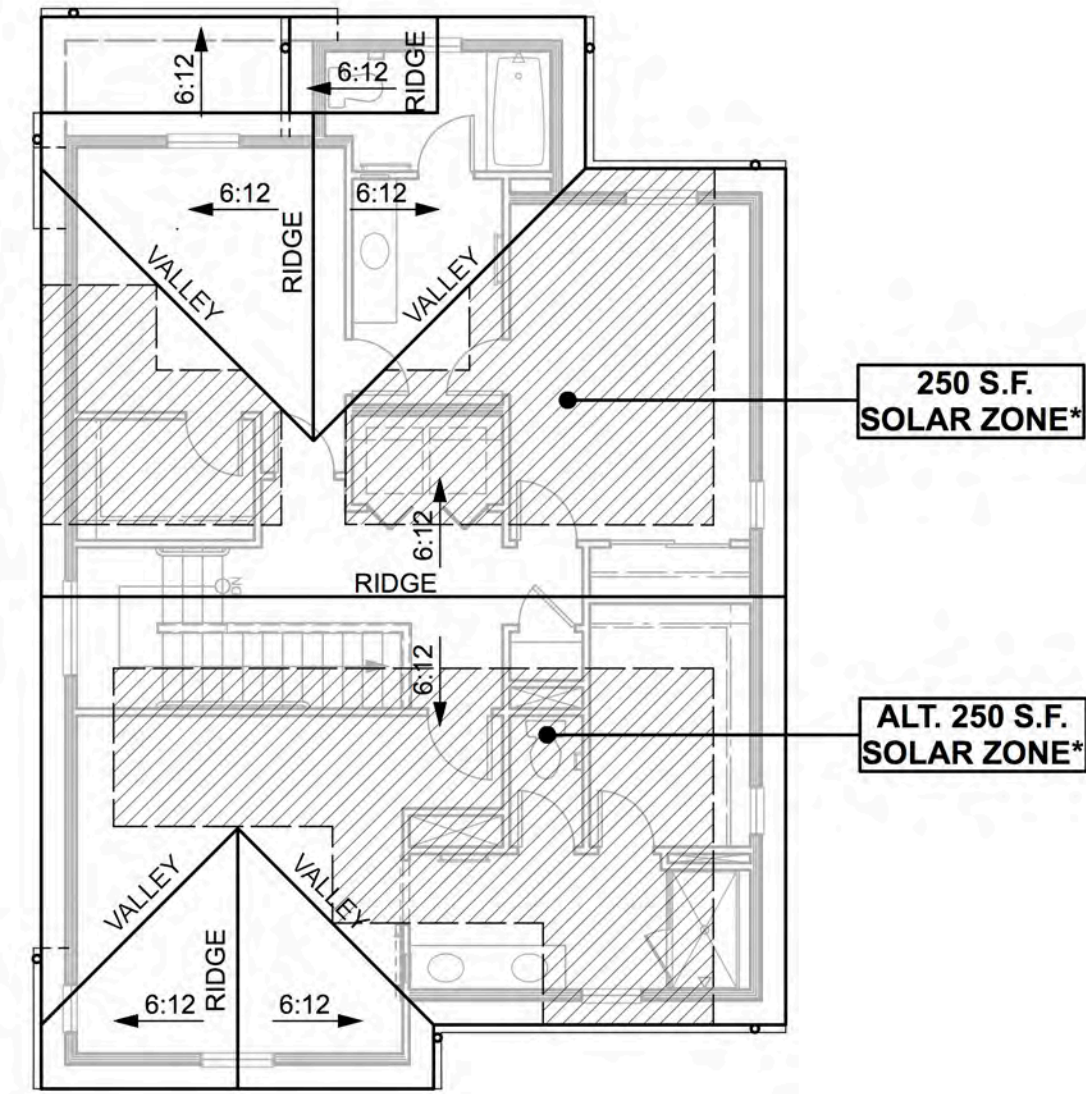
EUROPEAN COTTAGE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- STUCCO OVER FOAM GABLE ENDS
- RECESSED PANEL SHUTTERS
- WOOD FENCED PATIO ENCLOSURE
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

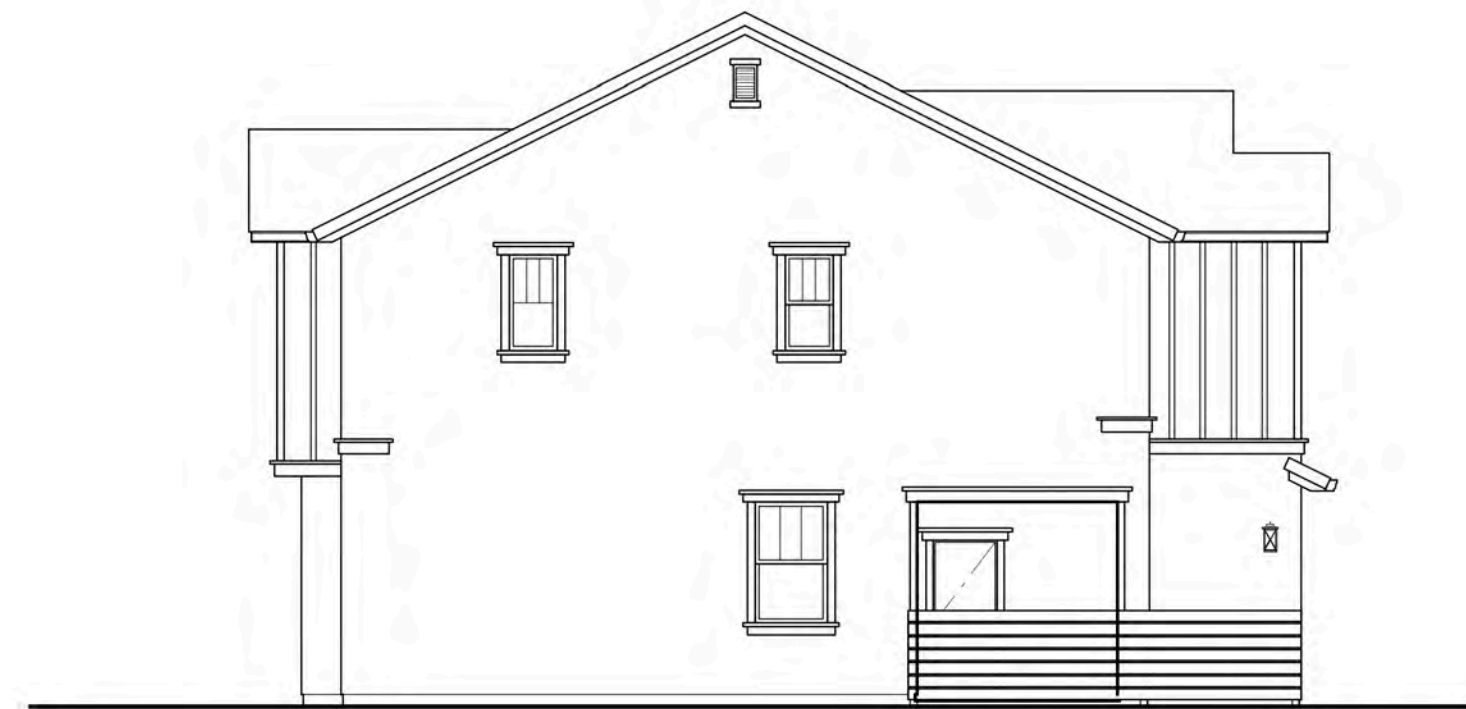
- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE FOAM WINDOW SILLS
- DECORATIVE TILE VENTS
- WOOD FENCED PATIO ENCLOSURE
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING -
"S TILE" PROFILE



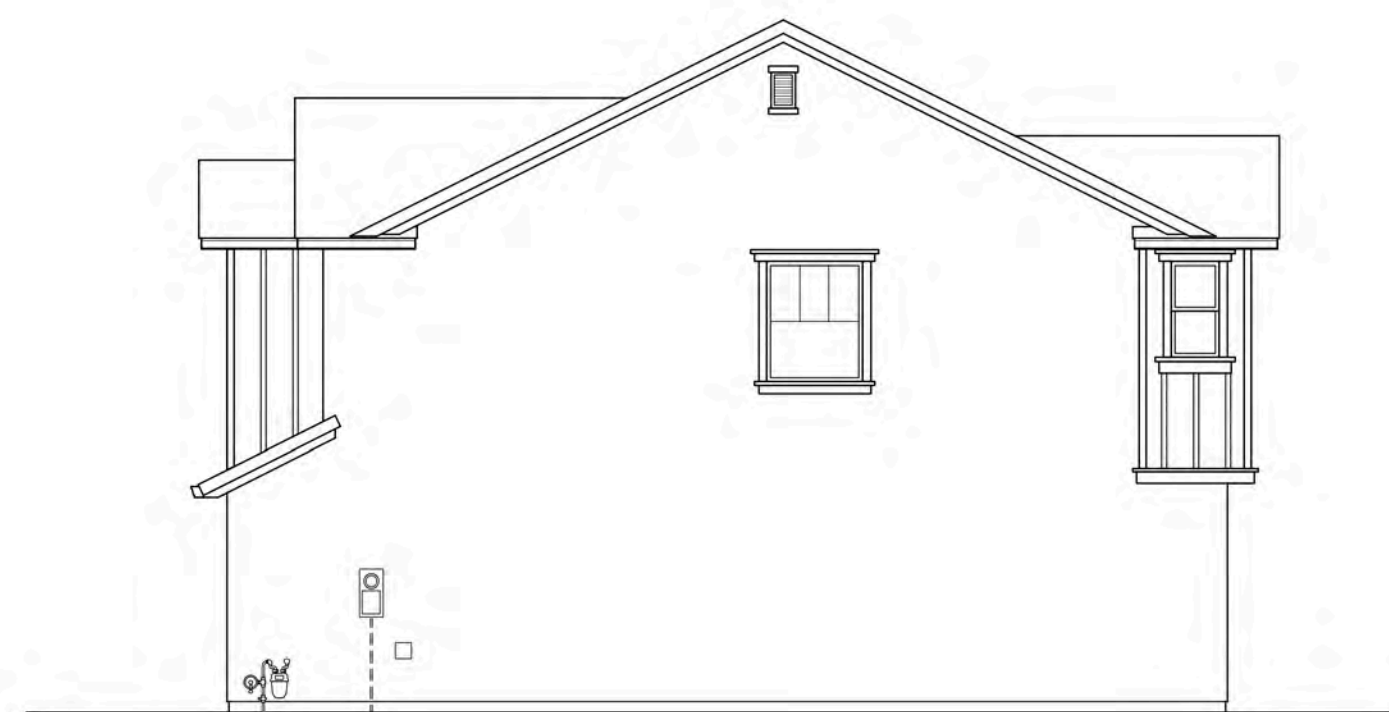
PLAN 2
LIBERTY VILLAGE
Roseville, California



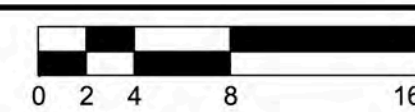
ROOF PLAN "C"



RIGHT SIDE "C"



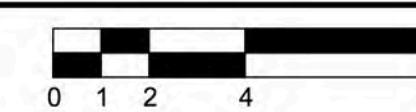
LEFT SIDE "C"



REAR "C"



FRONT ELEVATION "C"
(FARMHOUSE)

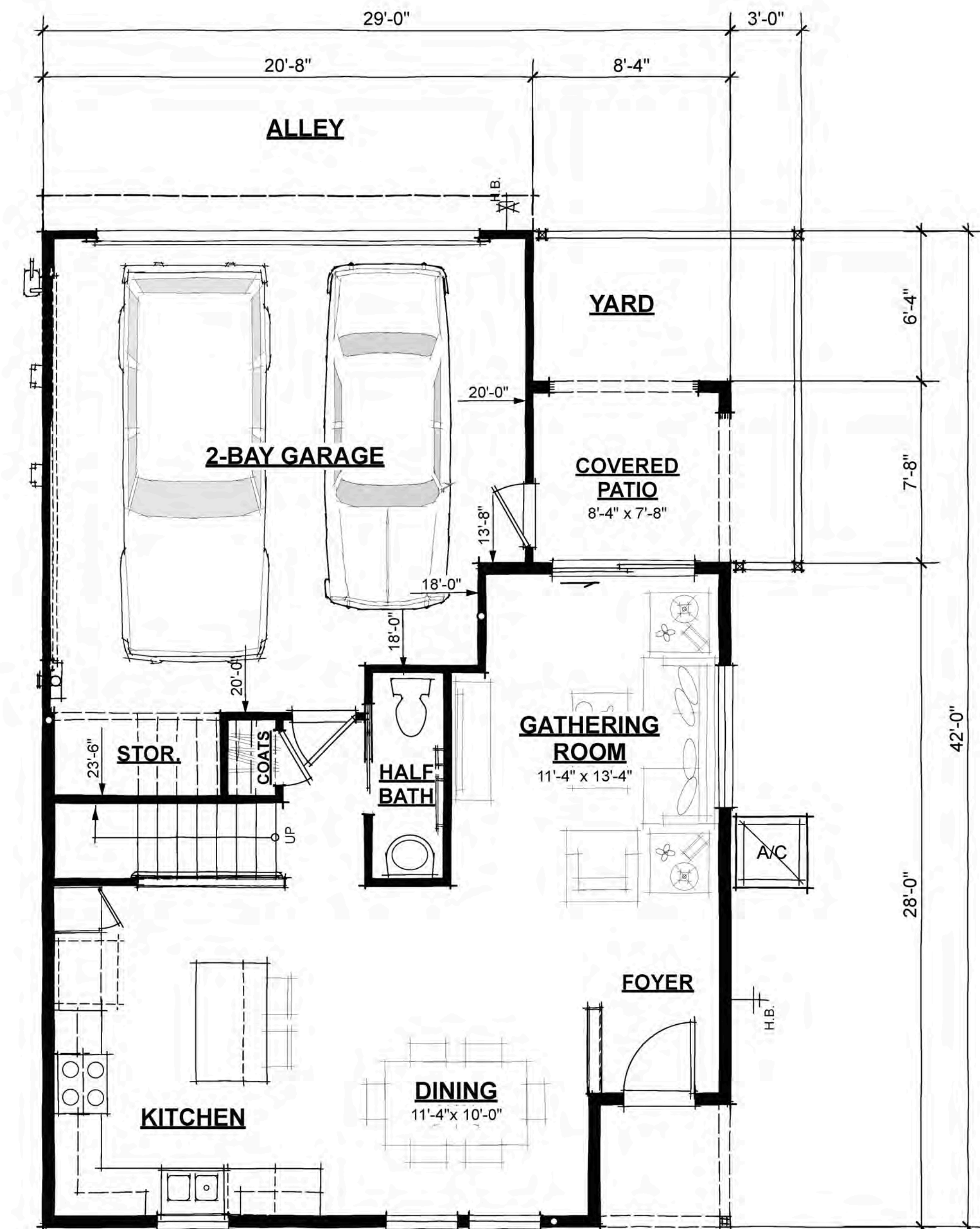


FARMHOUSE

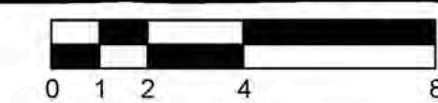
- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- BOARD AND BATTEN SIDING
- FIBER CEMENT TRIM
- DECORATIVE GABLE VENTS
- WOOD FENCED PATIO ENCLOSURE
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - "SLATE" PROFILE

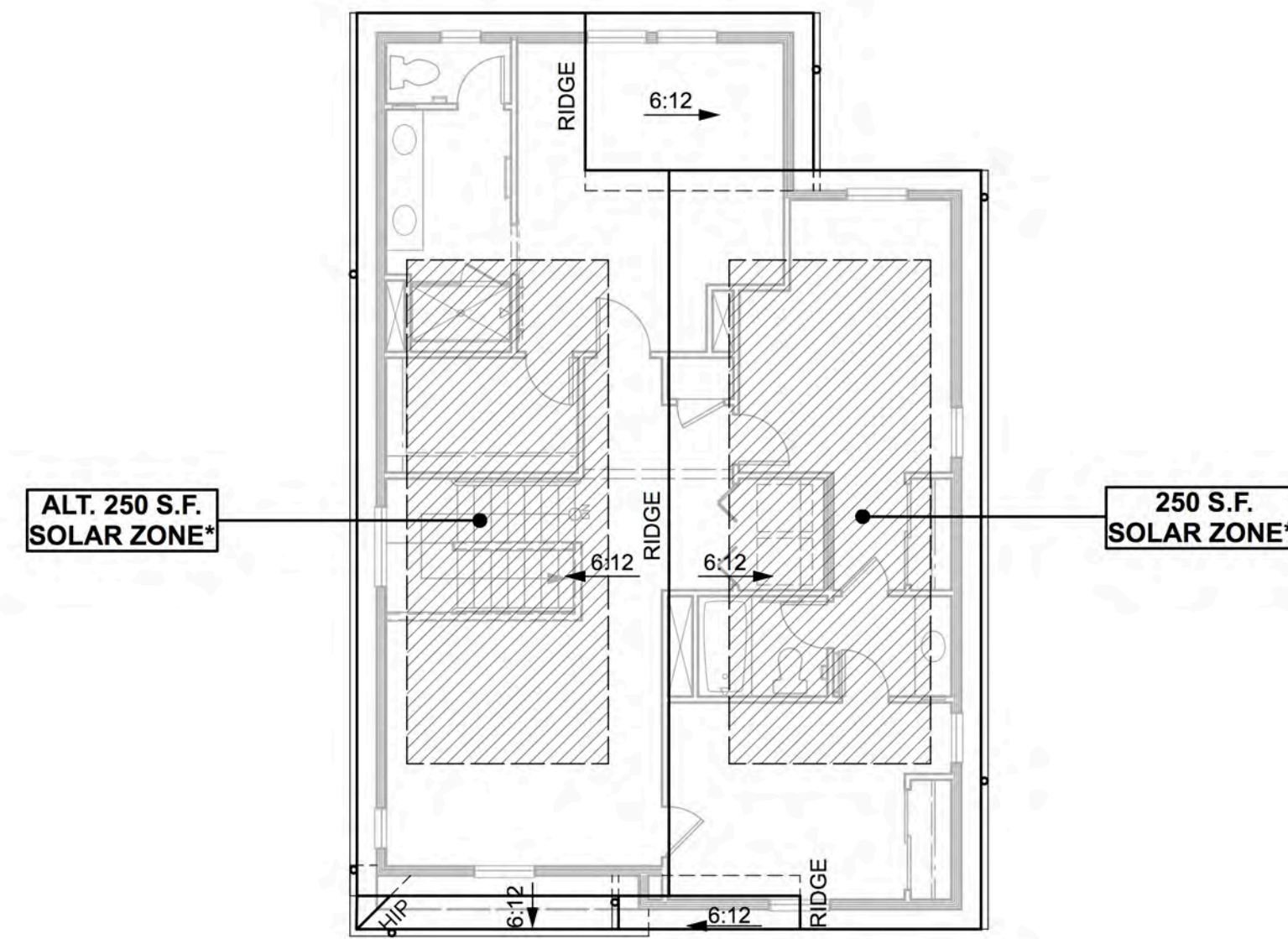


SECOND FLOOR PLAN (1138 S.F.)

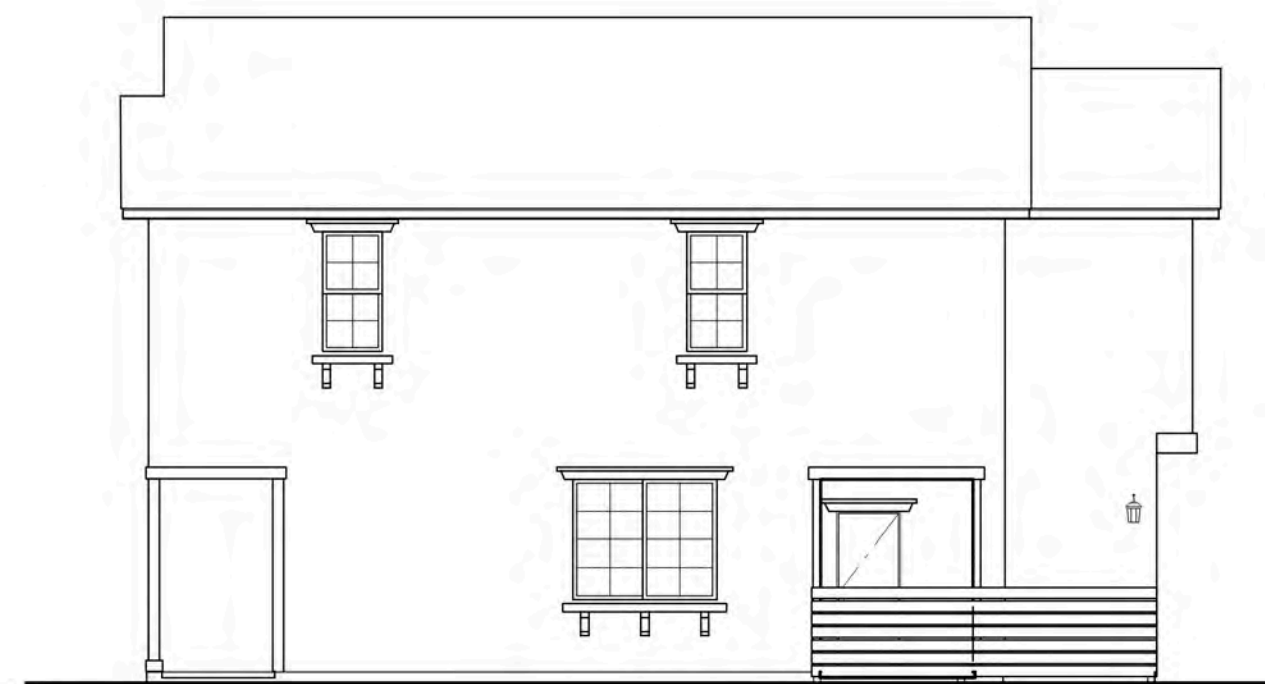


FIRST FLOOR PLAN (651 S.F.; 1789 S.F. TOTAL)

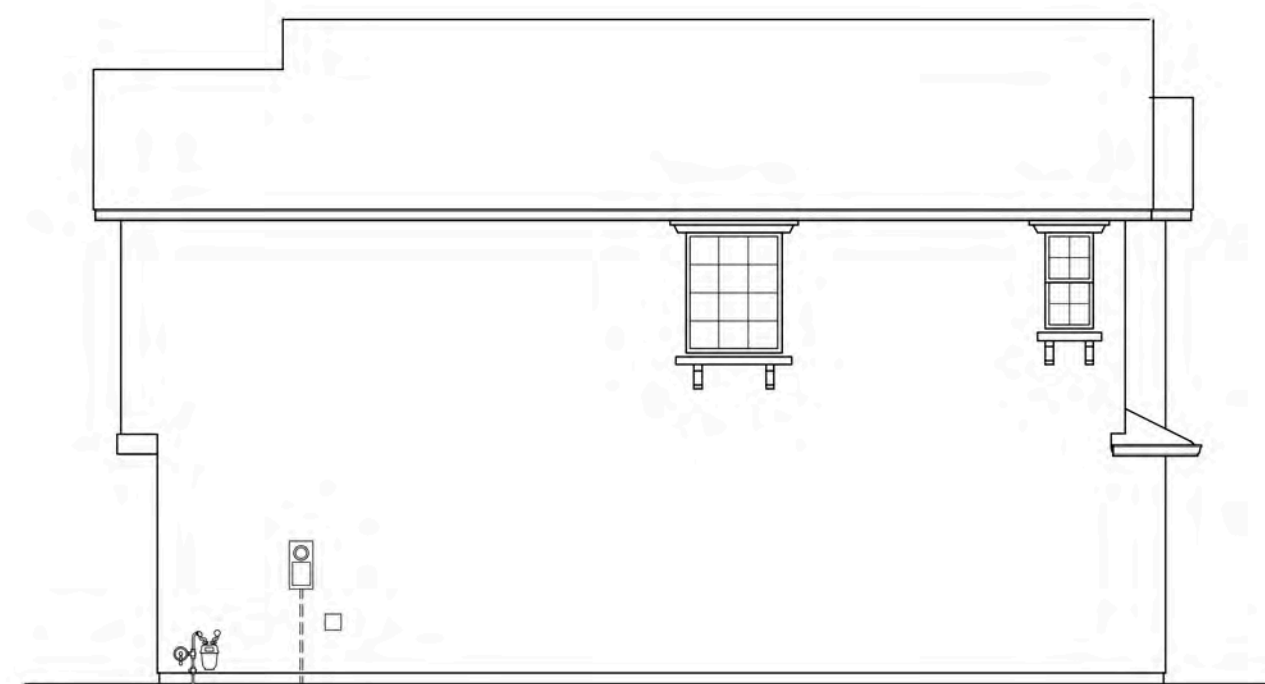




ROOF PLAN "A"



RIGHT SIDE "A"



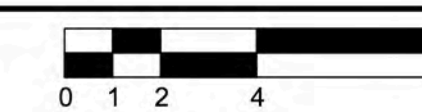
LEFT SIDE "A"



REAR ELEVATION "A"

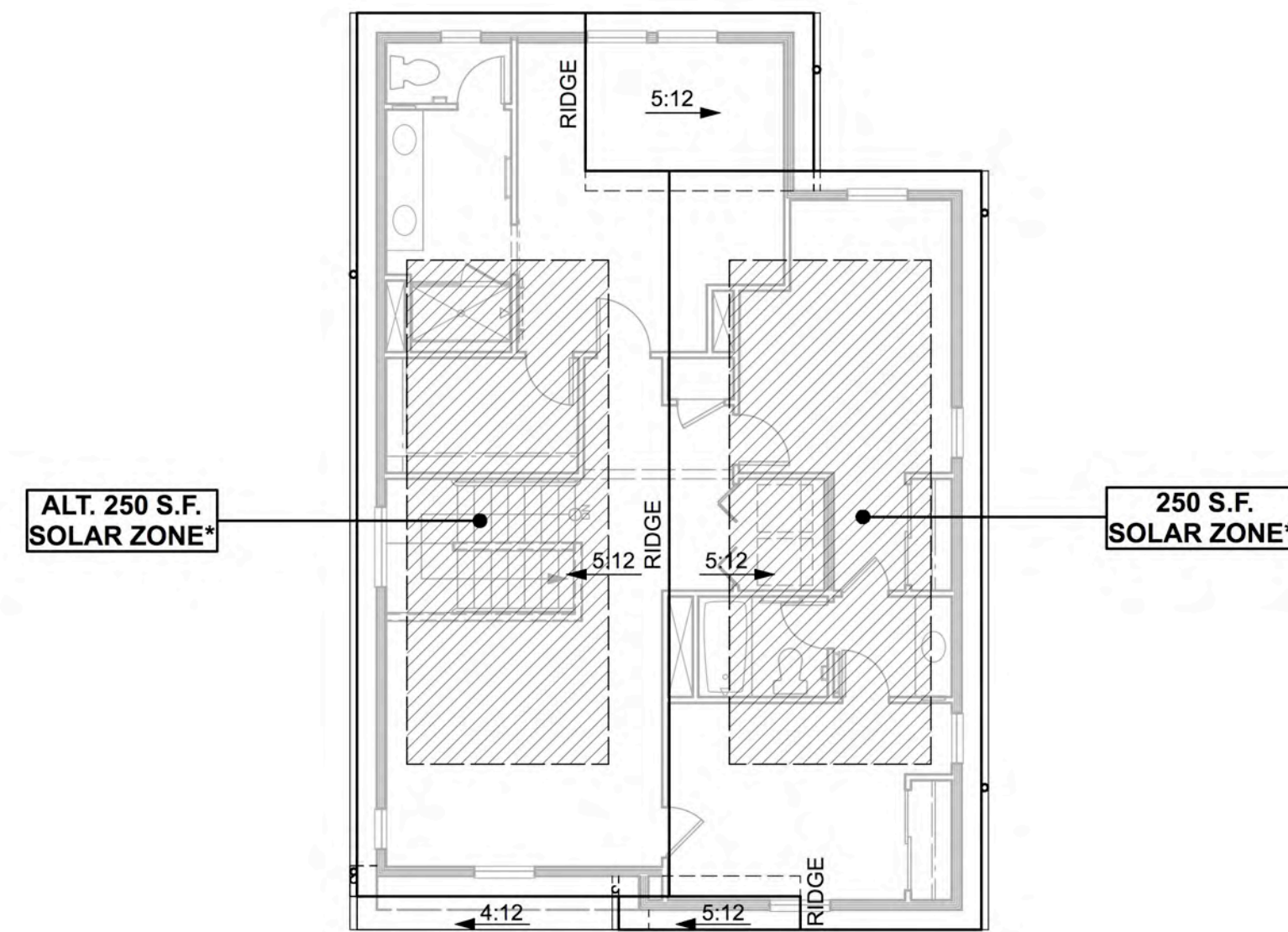


FRONT ELEVATION "A"
(EUROPEAN COTTAGE)

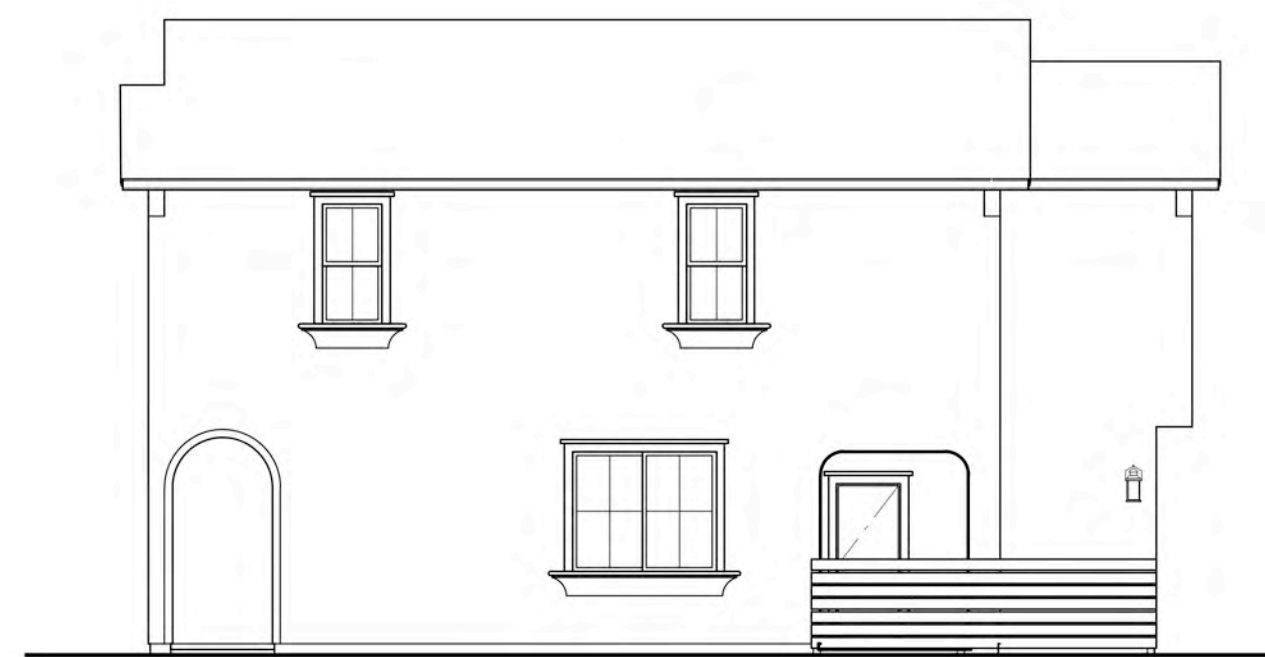


EURPOEAN COTTAGE

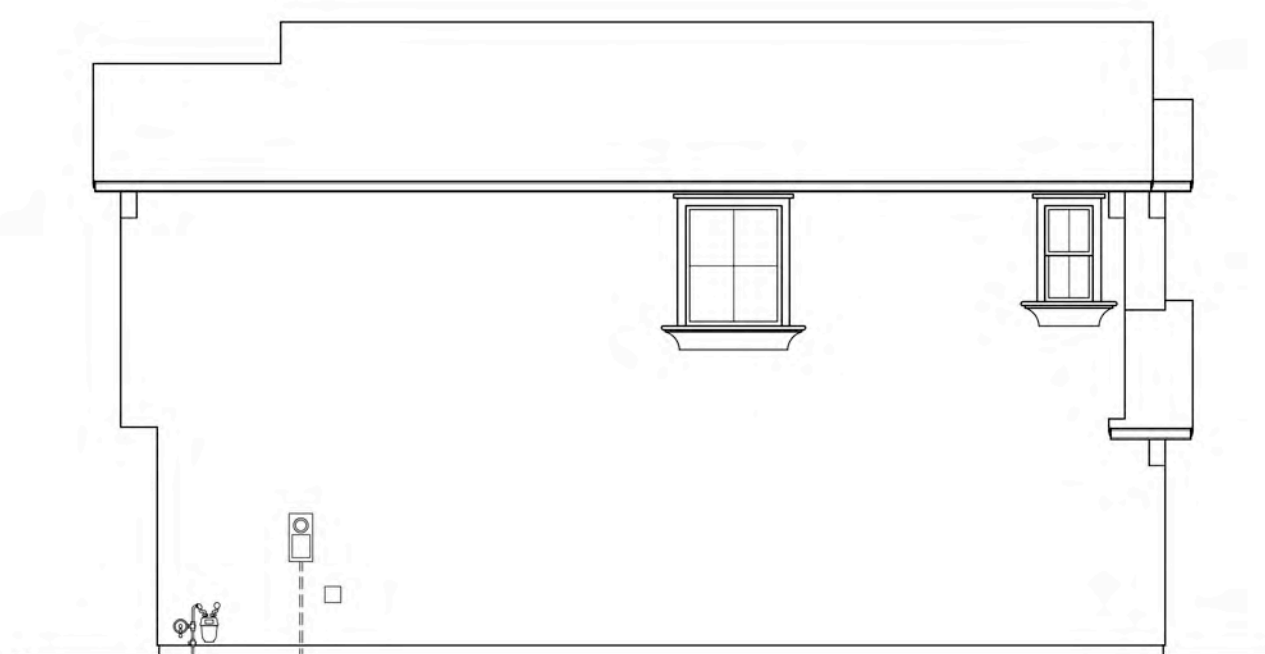
- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- STUCCO OVER FOAM GABLE ENDS
- RECESSED PANEL SHUTTERS
- WOOD PORCH POST
- WOOD FENCED PATIO ENCLOSURE
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - "SHAKE" PROFILE



ROOF PLAN "B"



RIGHT SIDE "B"



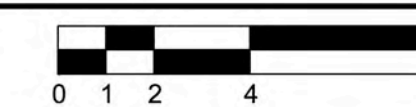
LEFT SIDE "B"



REAR ELEVATION "B"

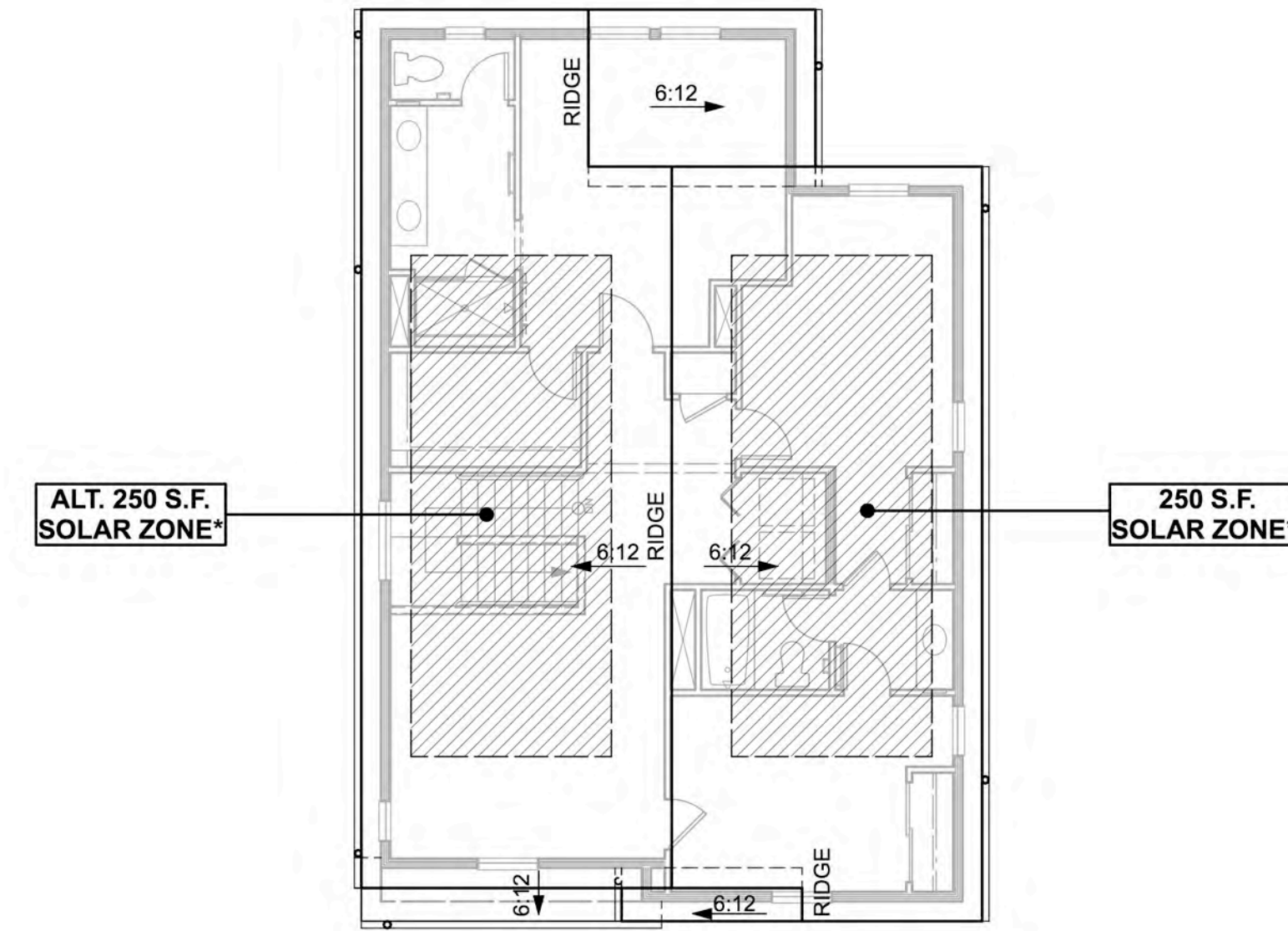


FRONT ELEVATION "B"
(SPANISH COLONIAL)



SPANISH COLONIAL

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE FOAM WINDOW SILLS
- DECORATIVE TILE VENTS
- WOOD FENCED PATIO ENCLOSURE
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - "S TILE" PROFILE



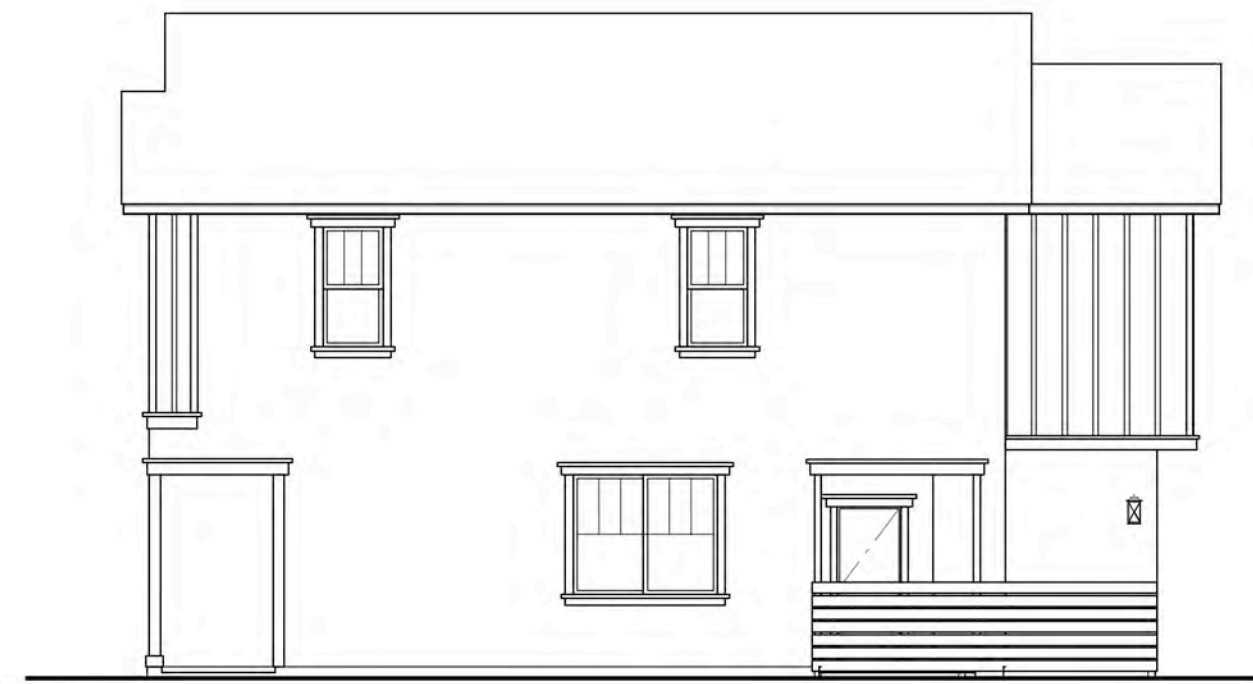
ROOF PLAN "C"



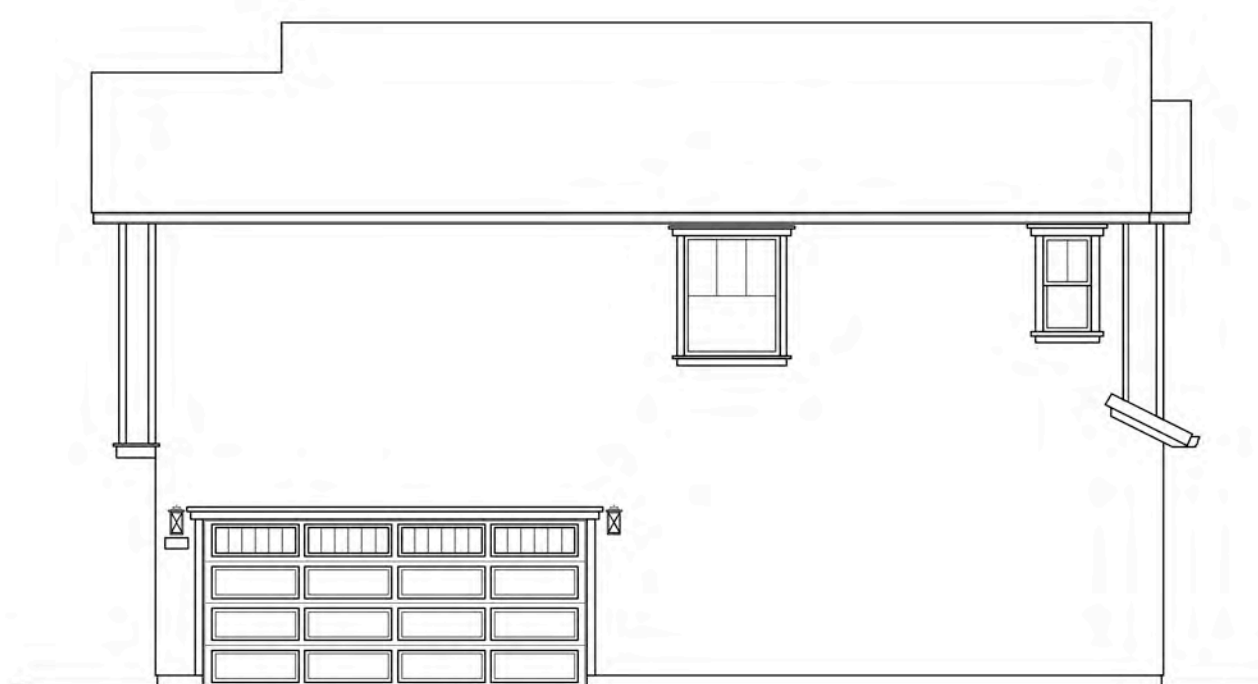
REAR ELEVATION "C"



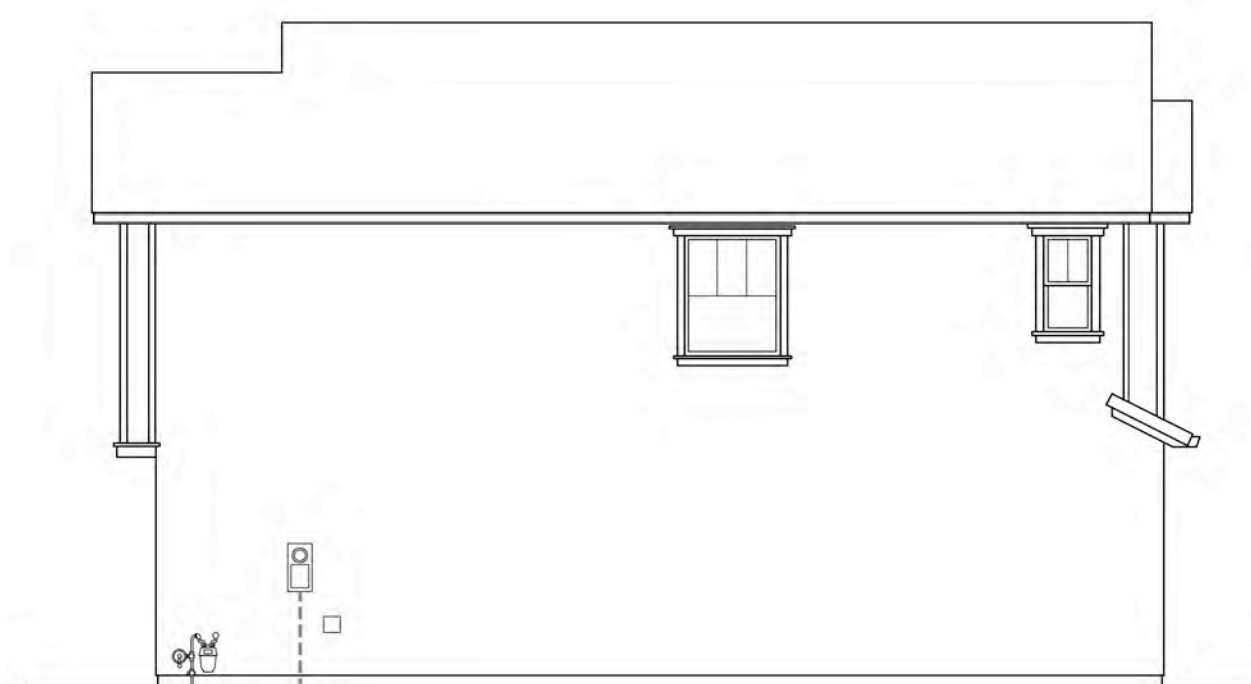
REAR ELEVATION "C"
(SIDE ENTRY GARAGE- LOT 5 & 27)



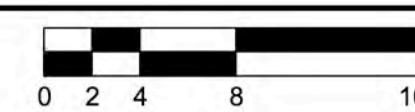
RIGHT SIDE "C"



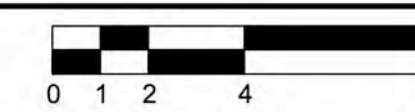
LEFT SIDE "C"
(SIDE ENTRY GARAGE- LOT 5 & 27)



LEFT SIDE "C"

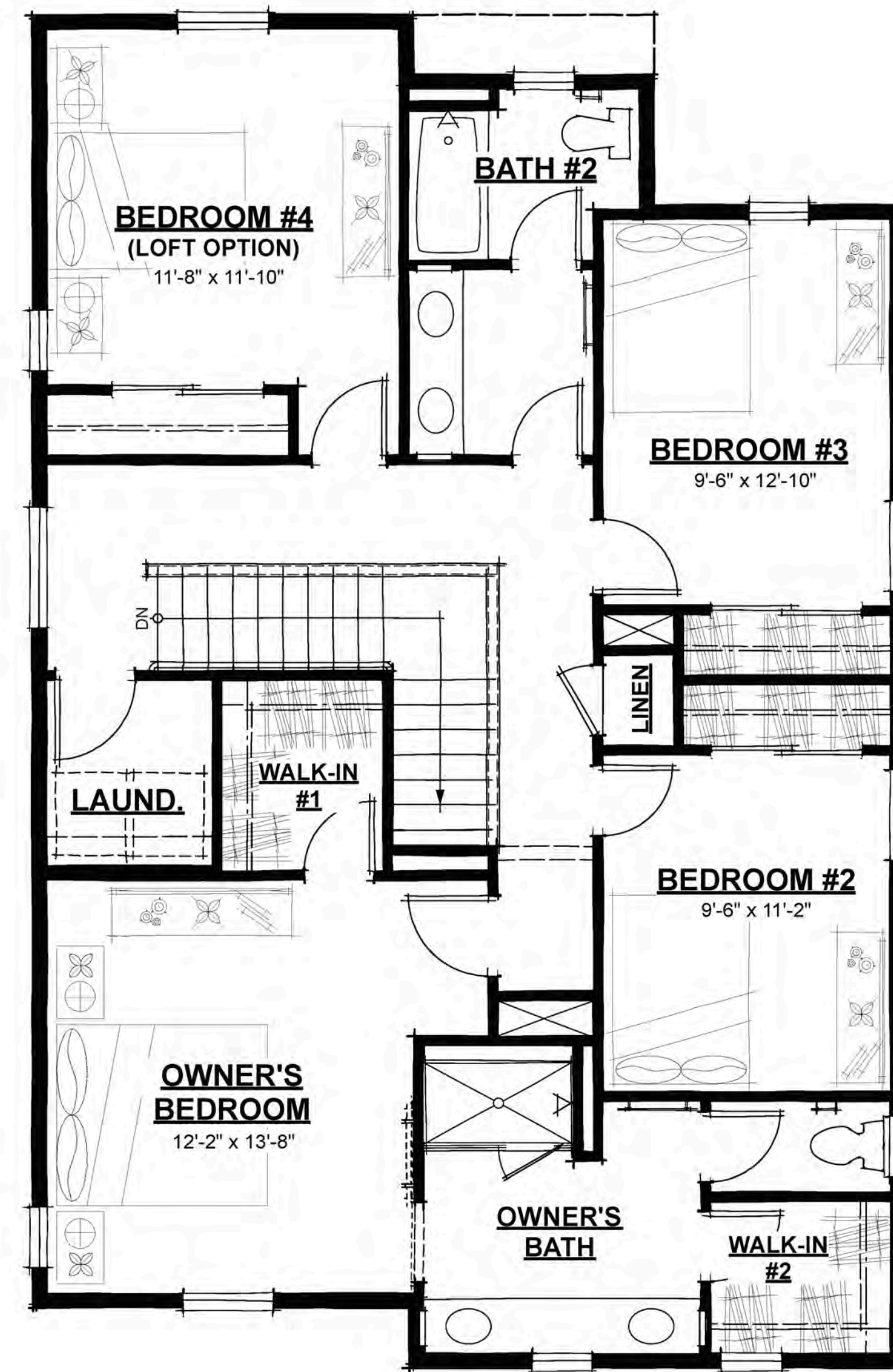
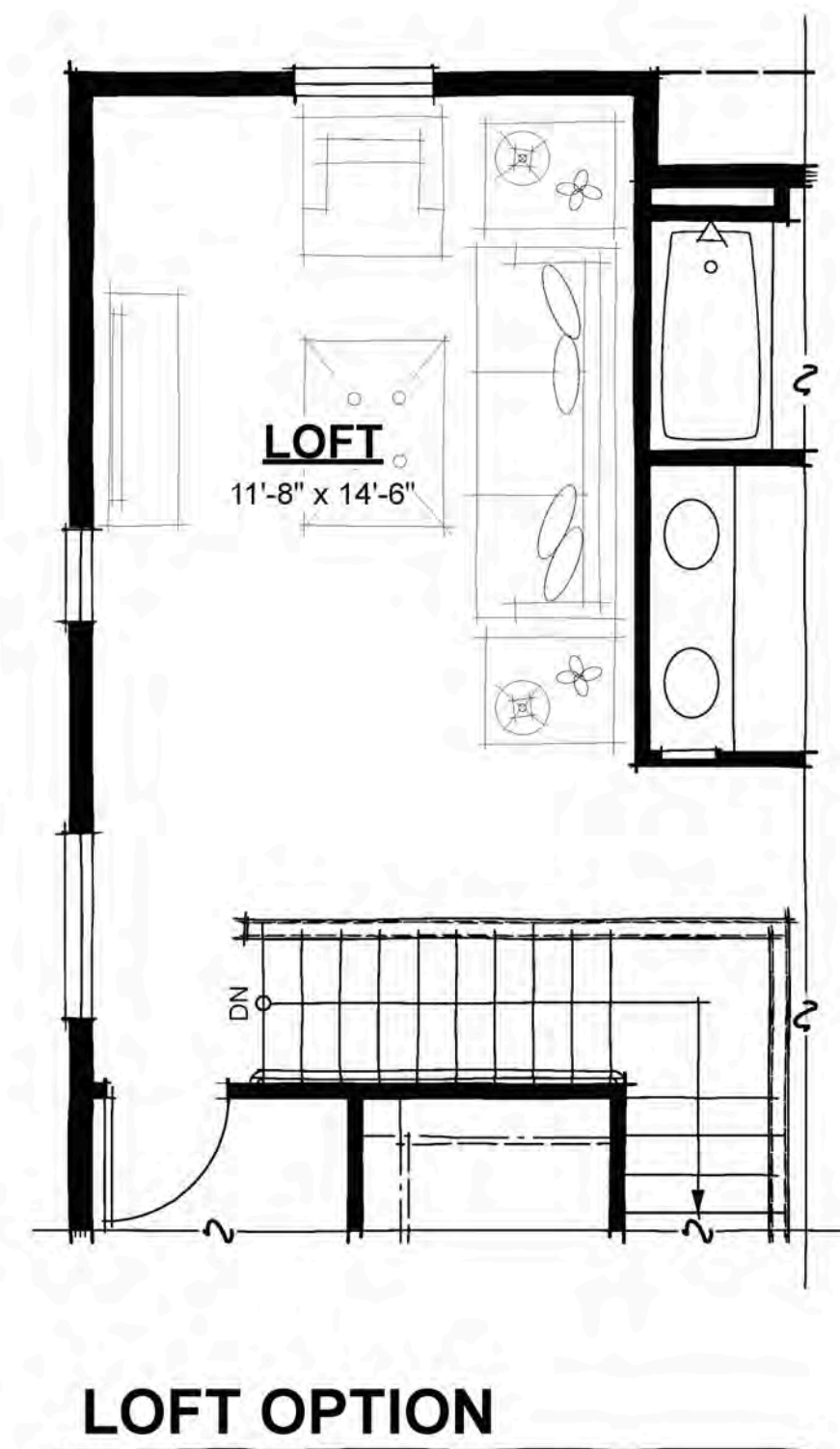


FRONT ELEVATION "C"
(FARMHOUSE)

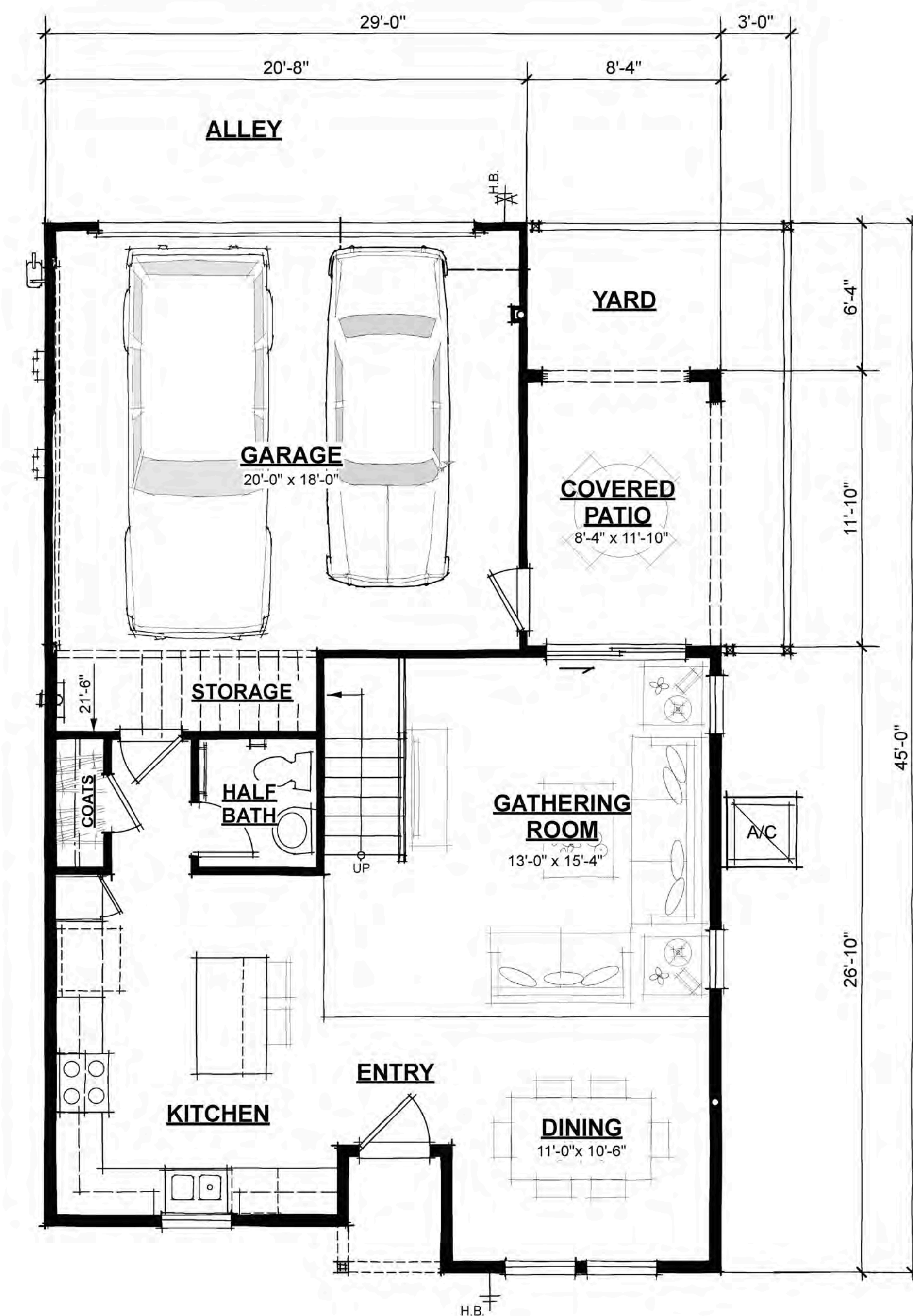


FARMHOUSE

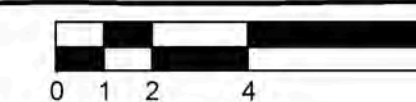
- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- BOARD AND BATTEN SIDING
- FIBER CEMENT TRIM
- DECORATIVE GABLE VENTS
- WOOD PORCH POST
- WOOD FENCED PATIO ENCLOSURE
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - "SLATE" PROFILE

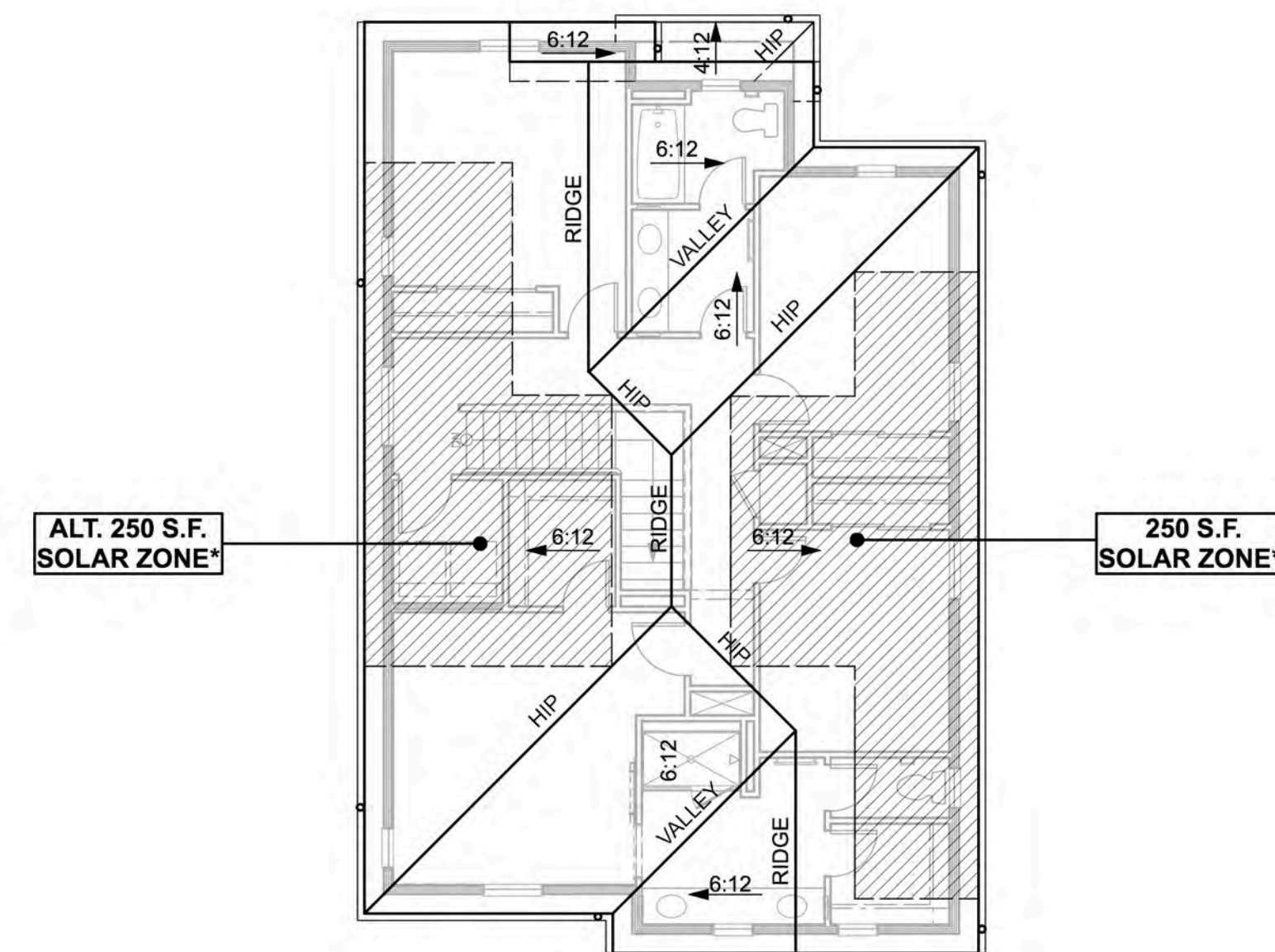


SECOND FLOOR PLAN (1157 S.F.)



FIRST FLOOR PLAN (688 S.F.; 1845 S.F. TOTAL)

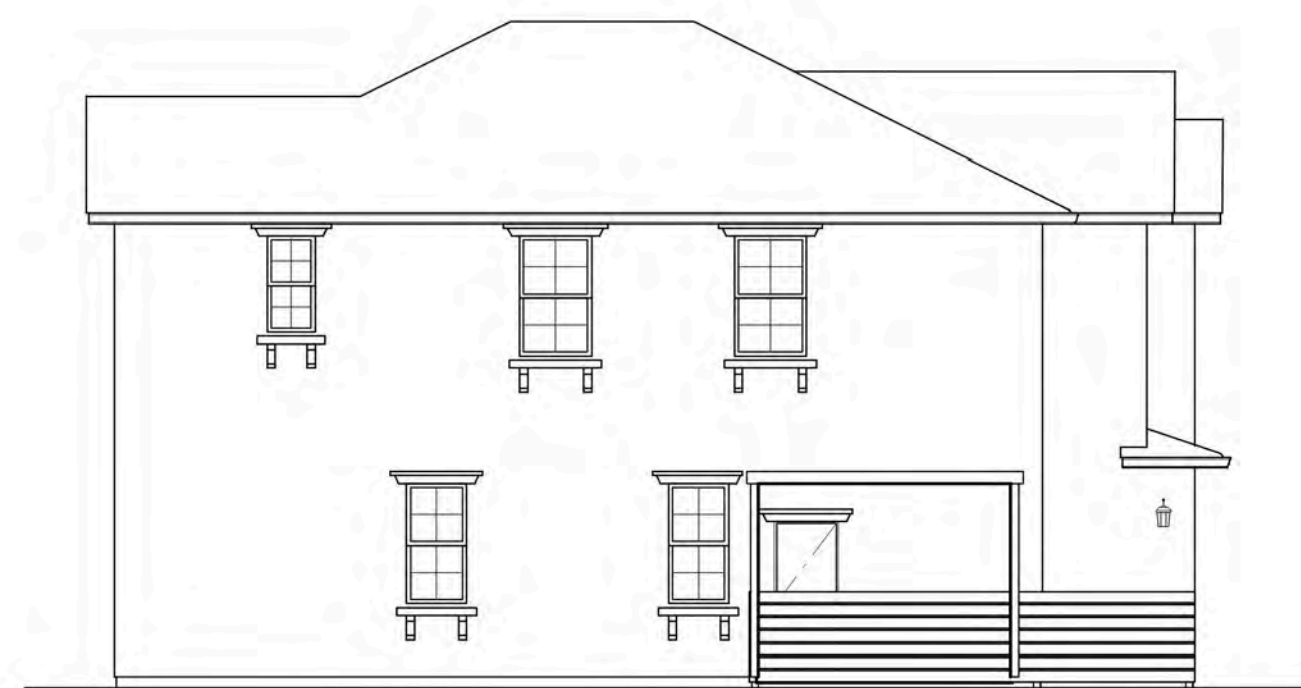
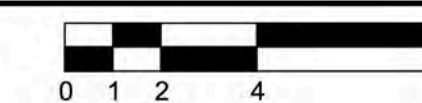




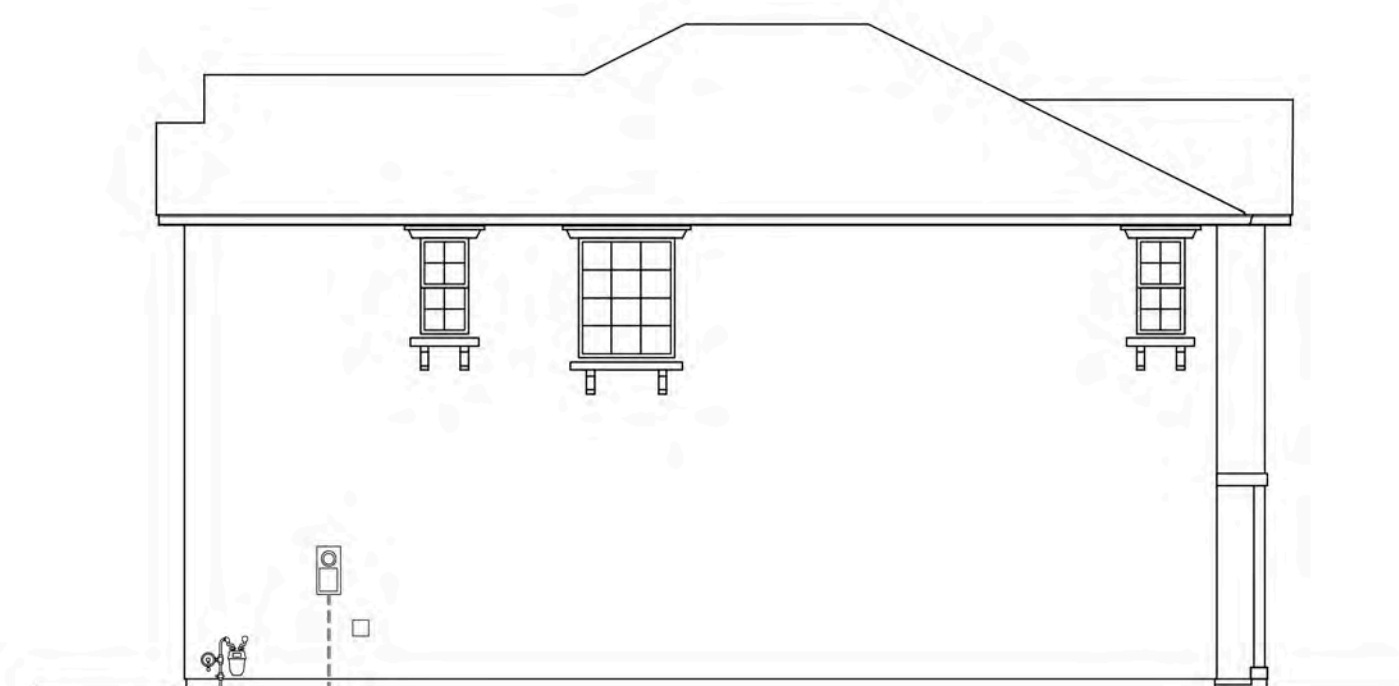
ROOF PLAN "A"



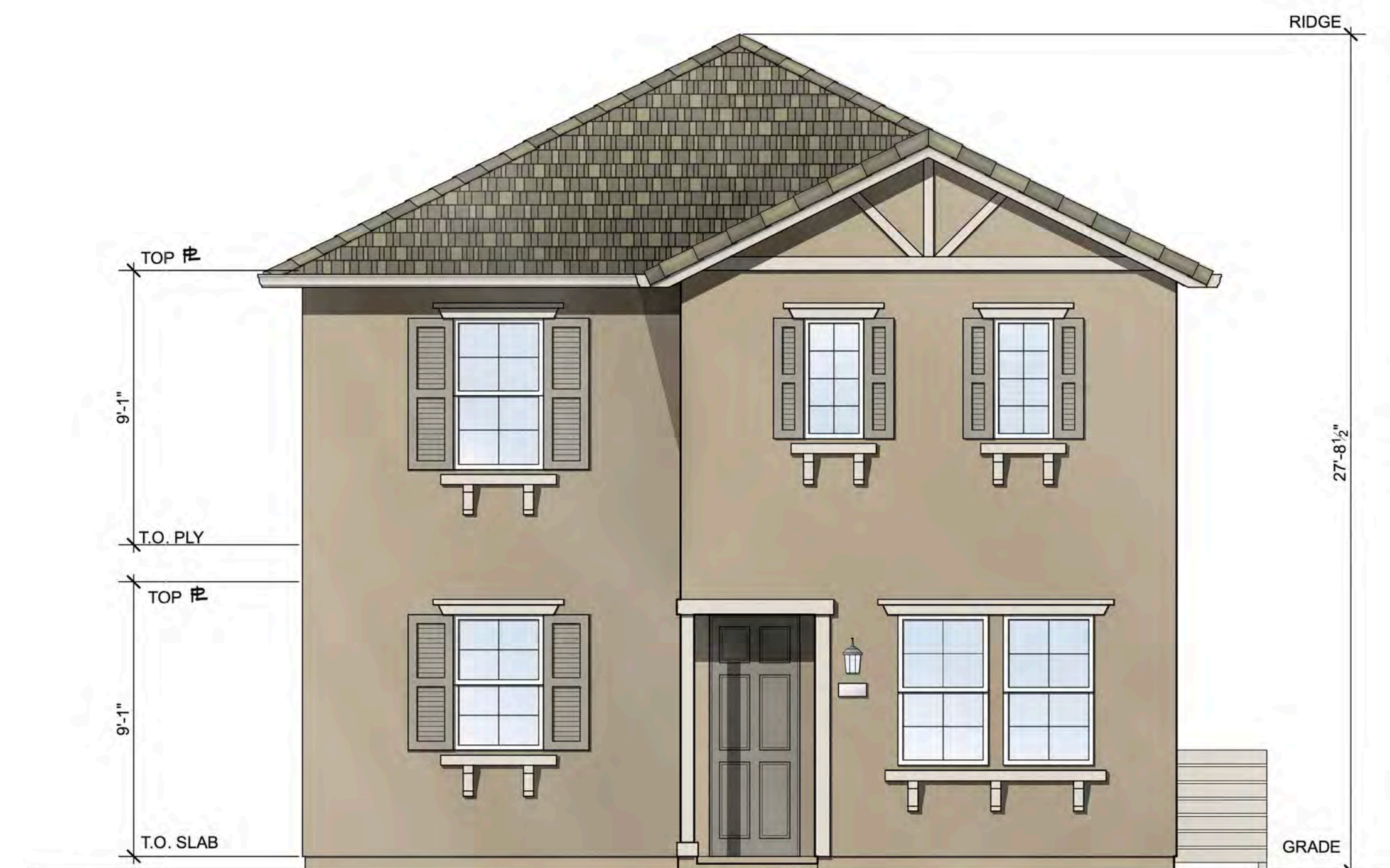
REAR "A"



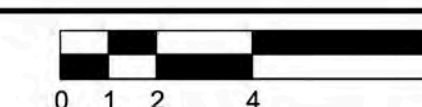
RIGHT SIDE "A"



LEFT SIDE "A"



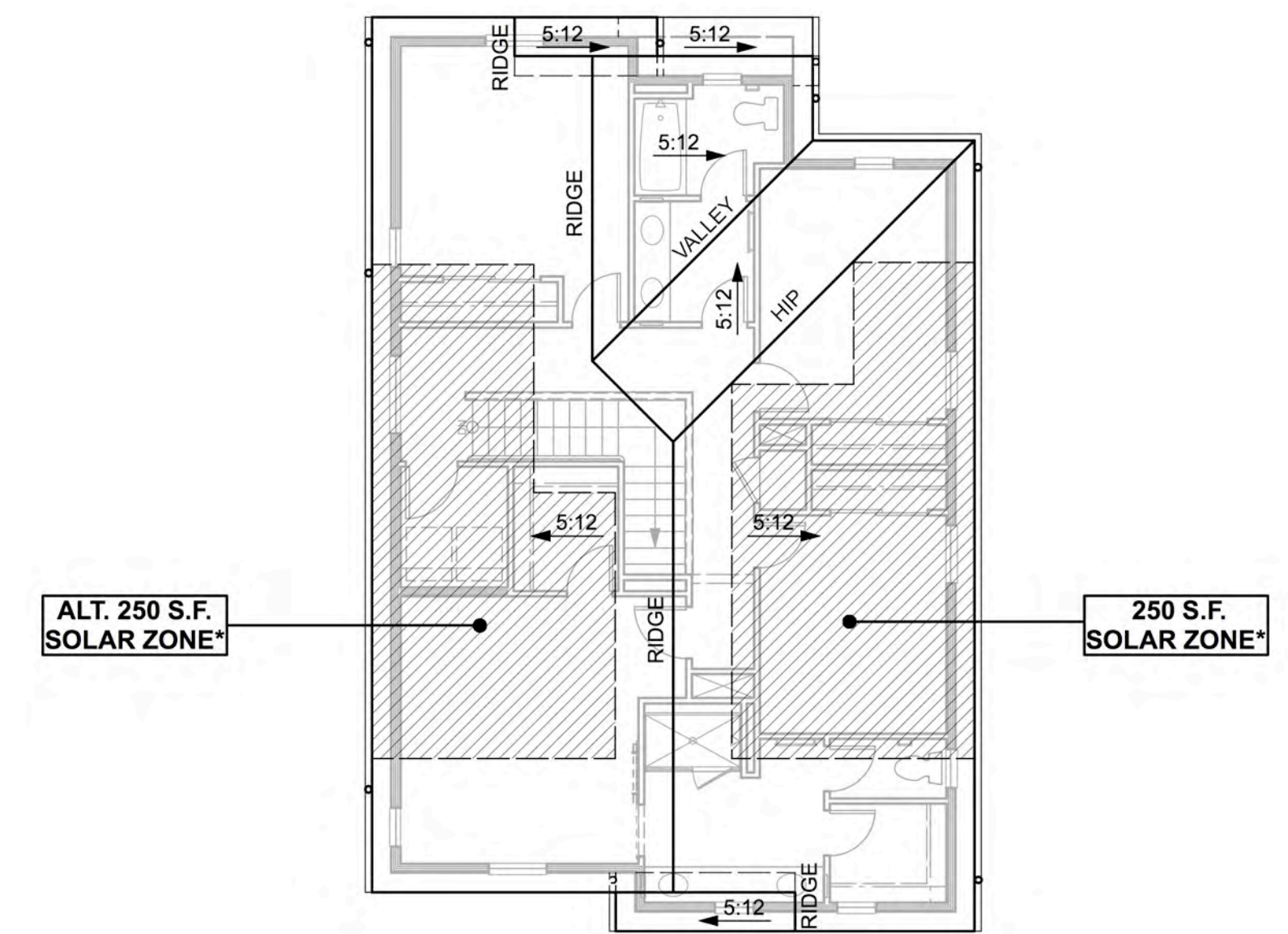
FRONT ELEVATION "A"
(EUROPEAN COTTAGE)



EUROPEAN COTTAGE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- STUCCO OVER FOAM GABLE ENDS
- RECESSED PANEL SHUTTERS
- WOOD PORCH POST
- WOOD FENCED PATIO ENCLOSURE
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - "SHAKE" PROFILE





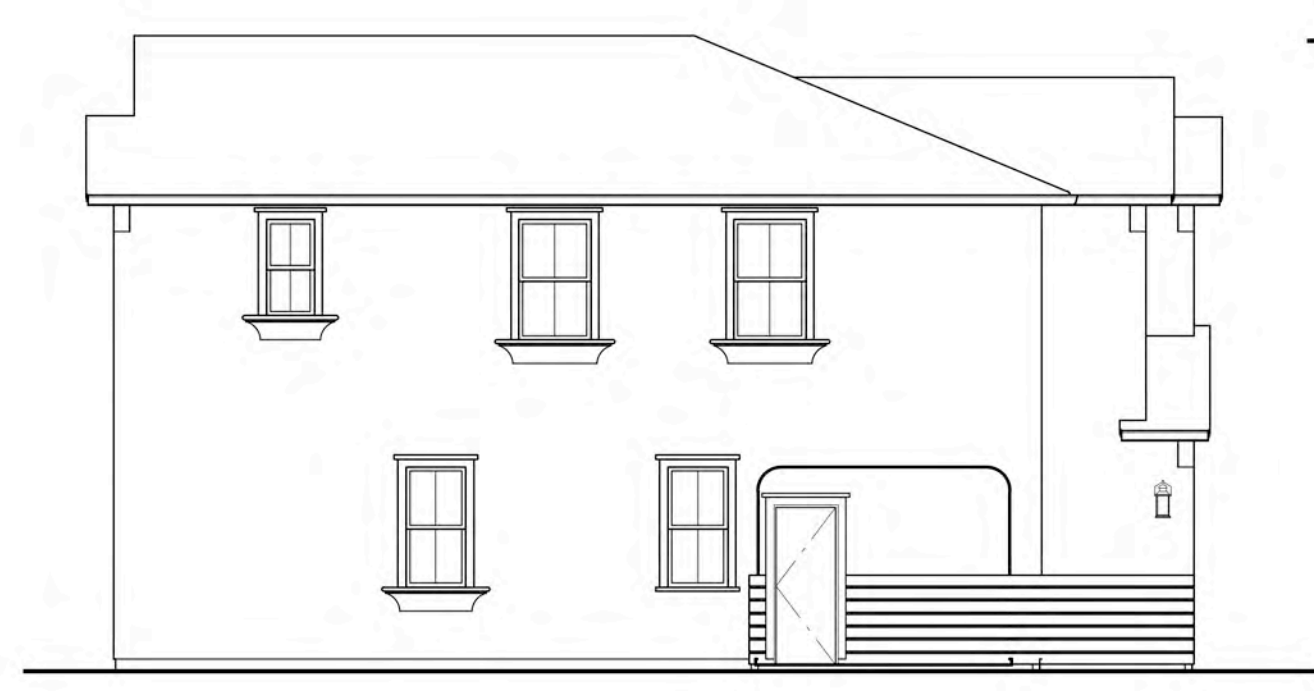
ROOF PLAN "B"



REAR "B"



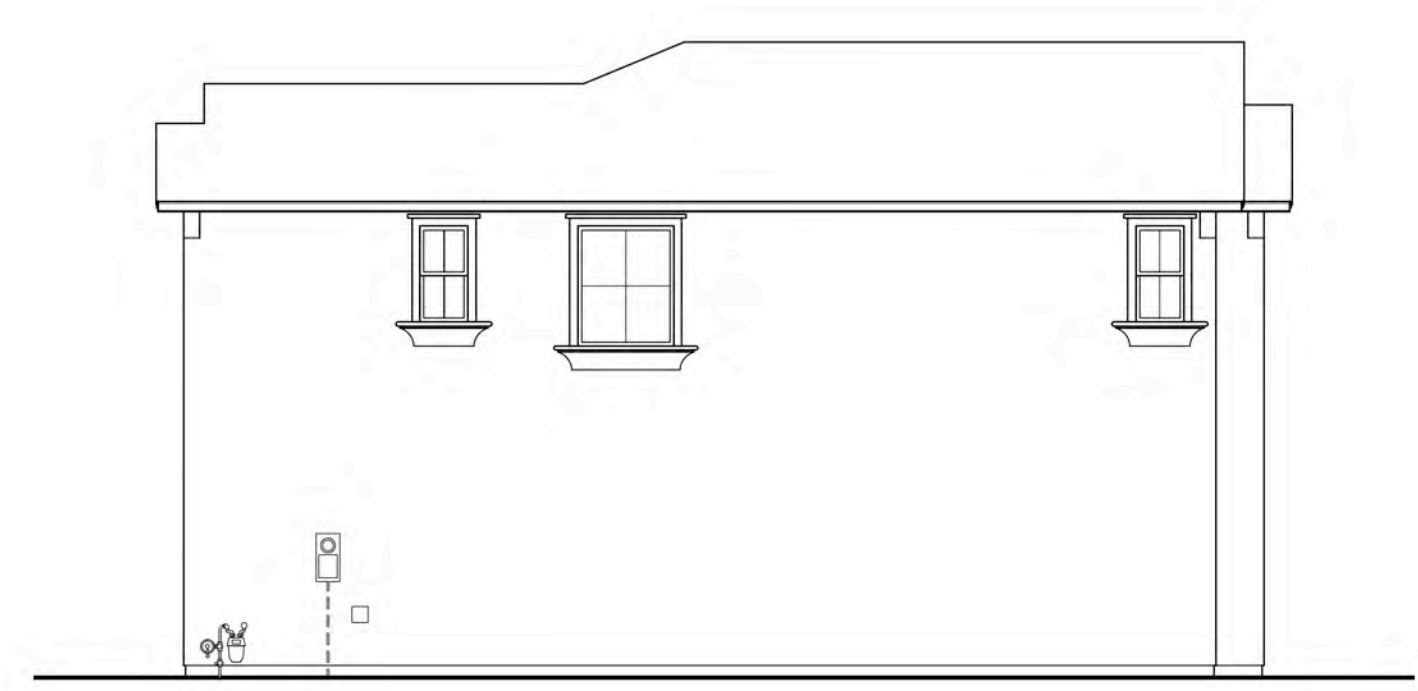
REAR "B"
(SIDE ENTRY GARAGE- LOT 11)



RIGHT SIDE "B"



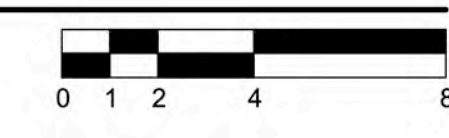
LEFT SIDE "B"
(SIDE ENTRY GARAGE- LOT 11)



LEFT SIDE "B"

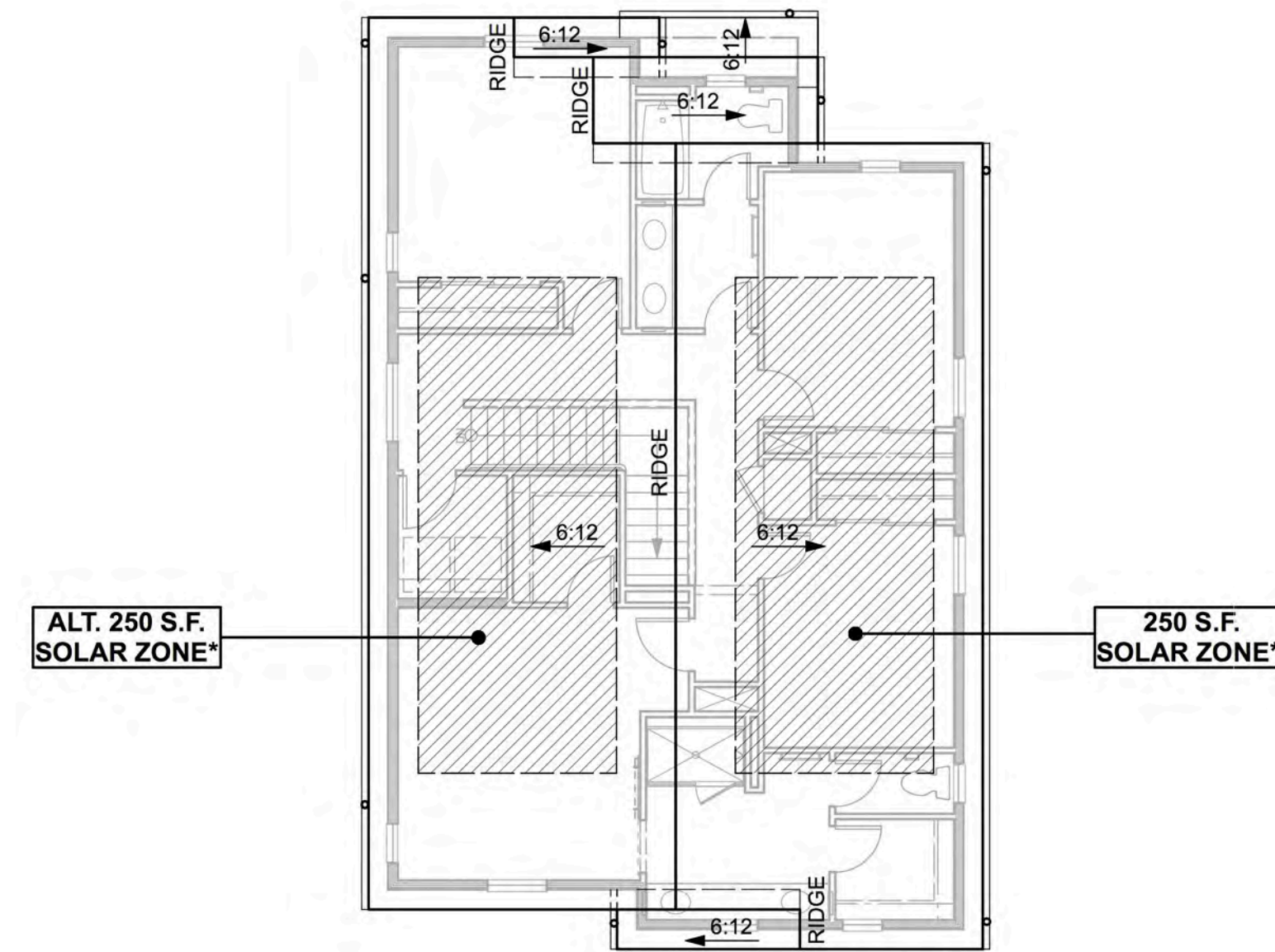


FRONT ELEVATION "B"
(SPANISH COLONIAL)



SPANISH COLONIAL

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE FOAM WINDOW SILLS
- DECORATIVE TILE VENTS
- WOOD FENCED PATIO ENCLOSURE
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - "S TILE" PROFILE



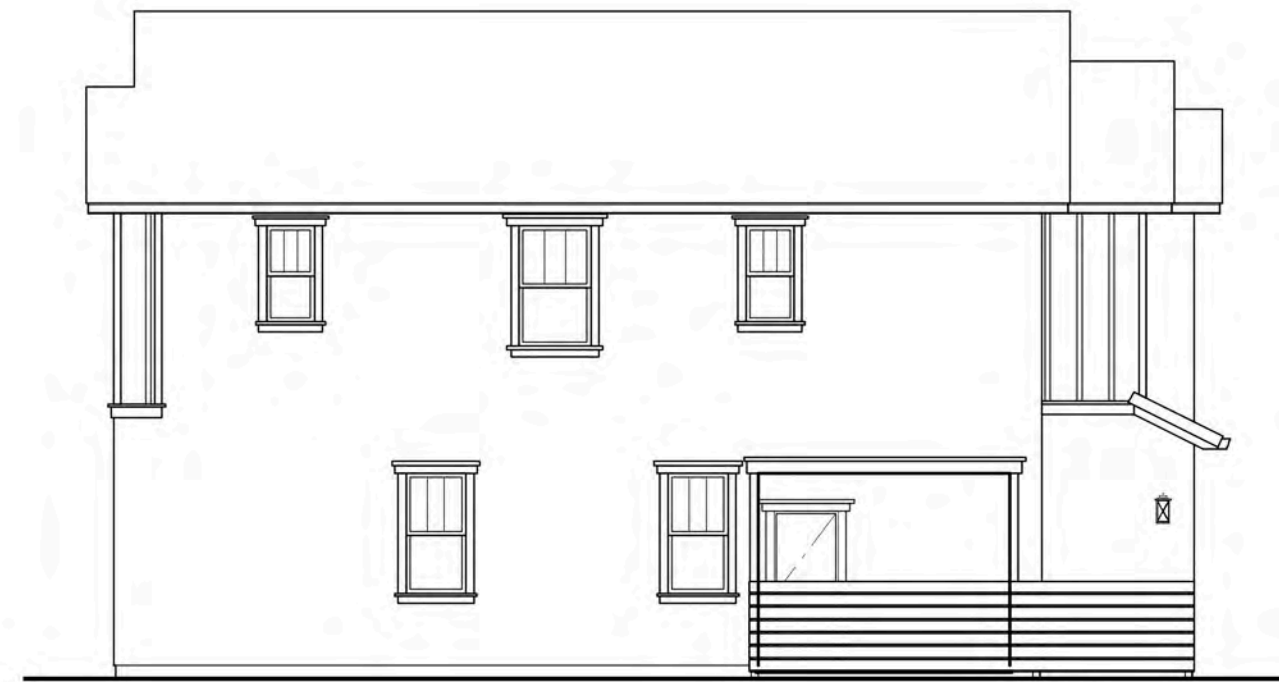
ROOF PLAN "C"



REAR "C"



REAR "C"
(SIDE ENTRY GARAGE- LOTS 8 & 30)



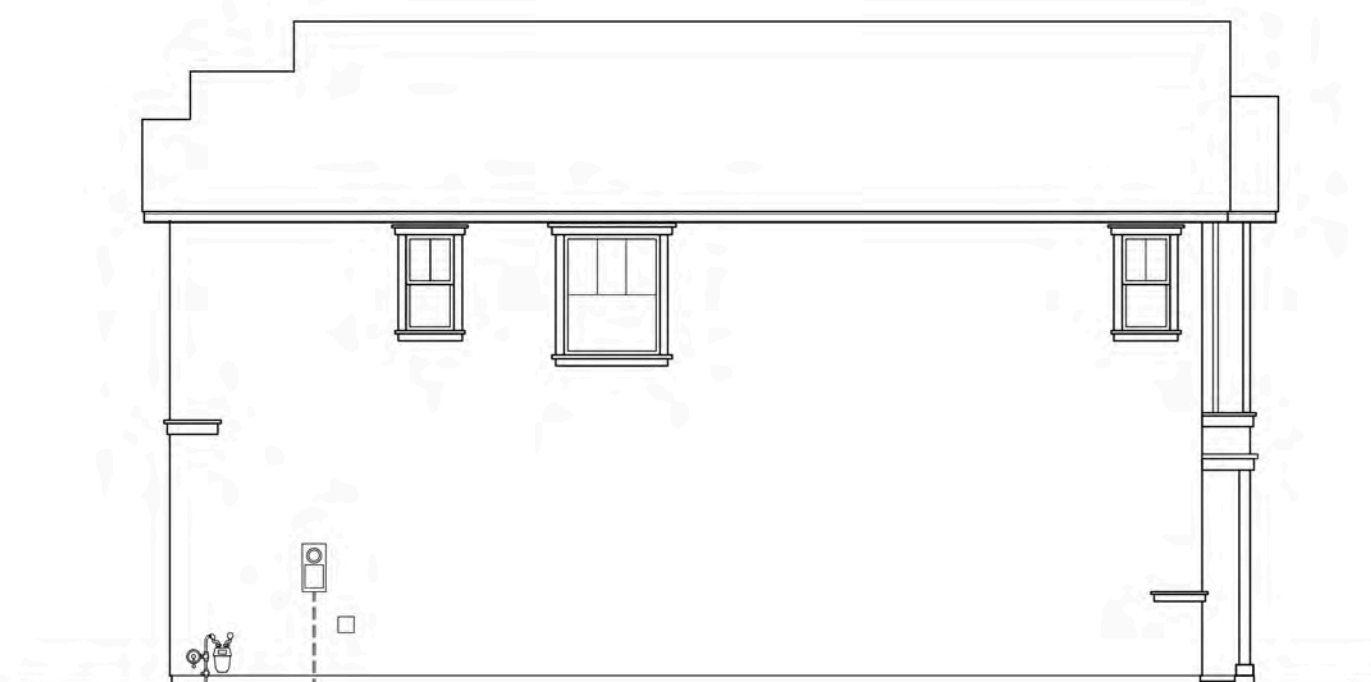
RIGHT SIDE "C"



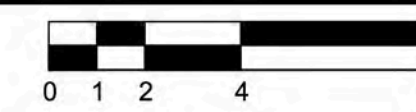
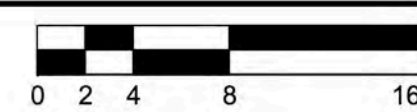
FRONT ELEVATION "C"
(FARMHOUSE)



LEFT SIDE "C"
(SIDE ENTRY GARAGE- LOTS 8 & 30)



LEFT SIDE "C"



FARMHOUSE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- BOARD AND BATTEN SIDING
- FIBER CEMENT TRIM
- DECORATIVE GABLE VENTS
- WOOD PORCH POST
- WOOD FENCED PATIO ENCLOSURE
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - "SLATE" PROFILE

LIBERTY VILLAGE

BY

taylor
morrison

Homes Inspired by You



COLOR SCHEMES STONE AND BRICK VENEER ROOF MATERIALS

NOVEMBER 2018
REVISED 12.07.2018
REVISED 01.23.2019



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PC EXHIBIT G



COLOR APPLICATIONS

COTTAGE SCHEMES 1, 2, & 3 (ELEVATIONS "A")

COLOR 1 – BODY

COLOR 2 – FASCIA, TRIM, POSTS & GARAGE DOOR

COLOR 3 – FRONT DROOR & SHUTTERS

SPANISH COLONIAL SCHEMES 4, 5, & 6 (ELEVATIONS "B")

COLOR 1 – BODY

COLOR 2 – TRIM & **FASCIA**

COLOR 3 – **FRONT DOOR** & GARAGE DOOR

FARMHOUSE SCHEMES 7, 8, & 9 (ELEVATIONS "C")

COLOR 1 – BODY & GARAGE DOOR

COLOR 2 – TRIM & FASCIA

COLOR 3 – SIDING & VENTS

COLOR 4 – FRONT DOOR

Liberty Village

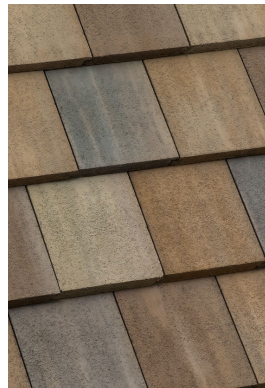
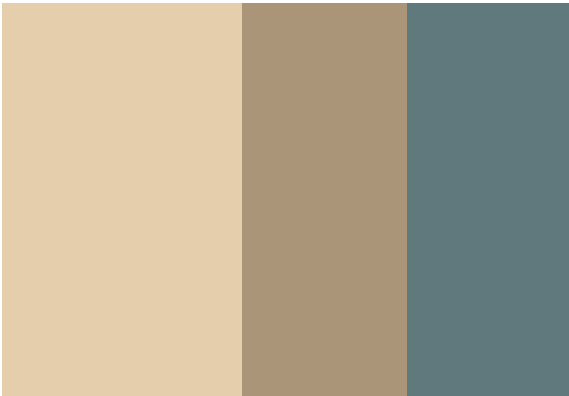
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SCHEME 1 (European Cottage – Elevation “A”)

SHERWIN-WILLIAMS PAINT:

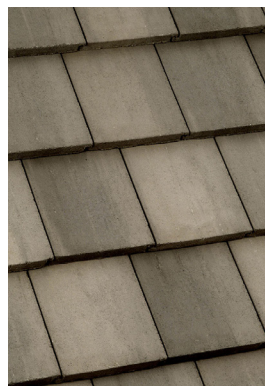
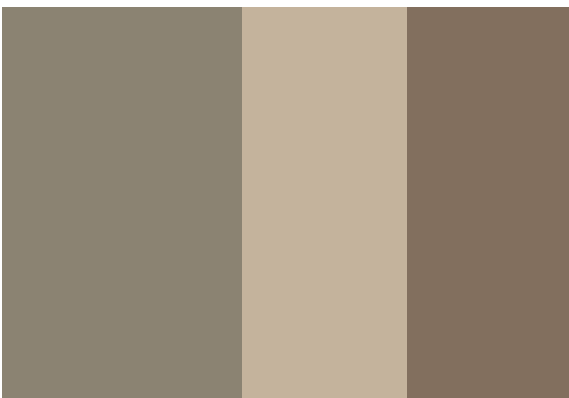
COLOR 1 SW 6127 Ivoire
 COLOR 2 SW 9116 Serengeti Grass
 COLOR 3 SW 7617 Mediterranean
EAGLE ROOFING: 4671 Village Blend



SCHEME 2 (European Cottage – Elevation “A”)

SHERWIN-WILLIAMS PAINT:

COLOR 1 SW 6172 Hardware
 COLOR 2 SW 7530 Barcelona Beige
 COLOR 3 SW 7509 Tiki Hut
EAGLE ROOFING: 4687 Grey Brown Range



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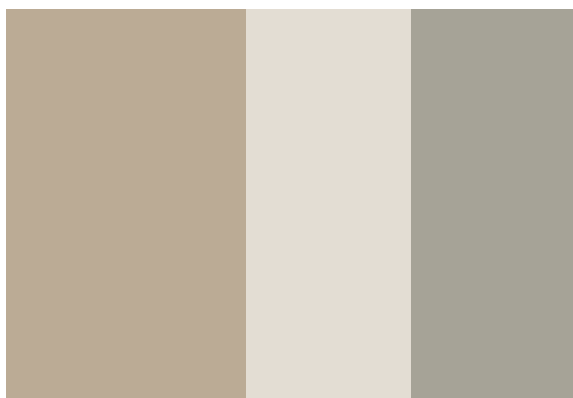
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SCHEME 3 (European Cottage – Elevation “A”)

SHERWIN-WILLIAMS PAINT:

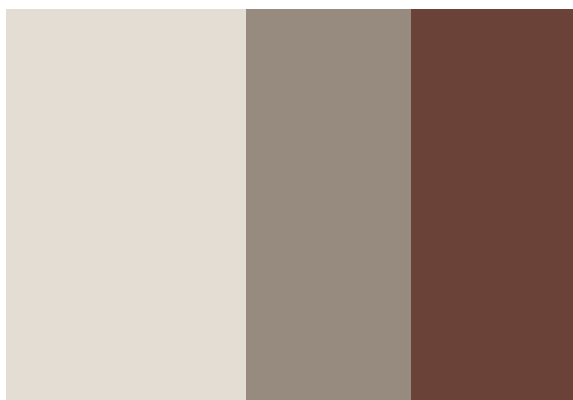
COLOR 1	SW 7548	Portico
COLOR 2	SW 7035	Aesthetic White
COLOR 3	SW 2821	Downing Stone
EAGLE ROOFING:	4690	Pewter Bronze Blend



SCHEME 4 (Spanish Colonial – Elevation “B”)

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7035	Aesthetic White
COLOR 2	SW 2840	Hammered Silver
COLOR 3	SW 2837	Aurora Brown
EAGLE ROOFING:	2522	Terricotta Flashed



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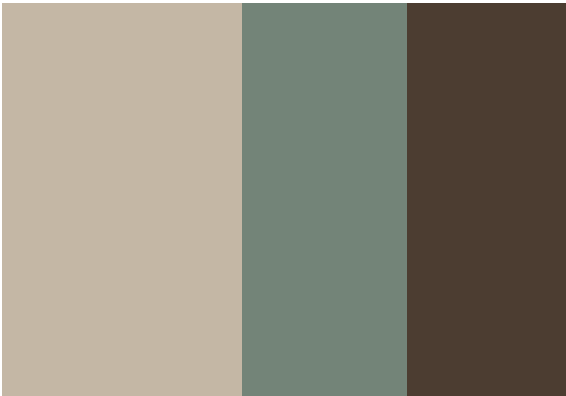
PC EXHIBIT G



SCHEME 5 (Spanish Colonial – Elevation “B”)

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7506	Loggia
COLOR 2	SW 2811	Rookwood Blue Green
COLOR 3	SW 9183	Dark Clove
EAGLE ROOFING:	2646	Sunset Blend



SCHEME 6 (Spanish Colonial – Elevation “B”)

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 2844	Roycroft Mist Gray
COLOR 2	SW 2845	Bunglehouse Grey
COLOR 3	SW 2843	Roycroft Brass
EAGLE ROOFING:	2520	Weathered Terracotta Flashed



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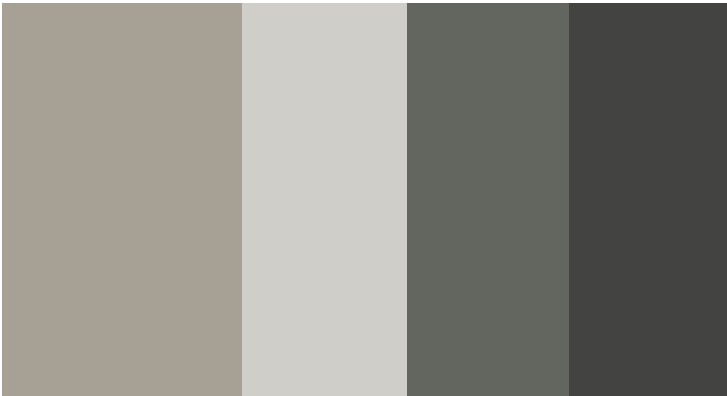
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SCHEME 7 (Farmhouse – Elevation “C”)

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7640	Fawn Brindle
COLOR 2	SW 7671	On the Rocks
COLOR 3	SW 7061	Night Owl
COLOR 4	SW 7069	Iron Ore
EAGLE ROOFING:	4697	Slate Range



SCHEME 8 (Farmhouse – Elevation “C”)

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7022	Alpaca
COLOR 2	SW 7004	Snowbound
COLOR 3	SW 6244	Naval
COLOR 4	SW 7665	Wallstreet
EAGLE ROOFING:	4646	Sunset Blend



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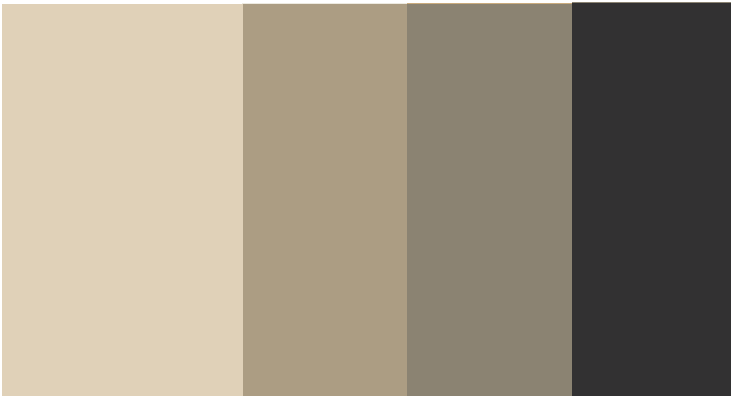
PC EXHIBIT G



SCHEME 9 (Farmhouse – Elevation “C”)

SHERWIN-WILLIAMS PAINT:

COLOR 1		SW 7575		Chopsticks
COLOR 2		SW 7544		Fenland
COLOR 3		SW 6172		Hardware
COLOR 4		SW 6991		Black Magic
EAGLE ROOFING:		4689		Brown Range





PLANNING COMMISSION COMMUNICATION

Title: General Plan Amendment, Rezone, Design Review Permit, Lot Line Adjustment, and Tree Permit – 1650 Huntington Dr – INFILL PCL 93 & 196 – Huntington Senior Apartments – File # PL17-0247

Contact: Lauren Hocker, lhocker@roseville.ca.us, (916) 774-5272

Meeting Date: 3/14/2019
Item #: 6.3.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Non-Residential Conversion Policy

Attachment 2 Line of Sight

Exhibit A Initial Study and MND link

Exhibit B General Plan Amendment

Exhibit C Rezone

Exhibit D Site Plan

Exhibit E Circulation Plan

Exhibit F Grading Plan

Exhibit G Utility Plan

Exhibit H Landscape Plan

Exhibit I Photometric Plan

Exhibit J Elevations

Exhibit K Floorplans

Exhibit L Lot Line Adjustment

ITEM 6.3: **General Plan Amendment, Rezone, Design Review Permit, Lot Line Adjustment, and Tree Permit – 1650 Huntington Dr – INFILL PCL 93 & 196 – Huntington Senior Apartments – PL17-0247**

REQUEST

The applicant proposes to construct a multi-family, senior, age-restricted (55+) apartment complex consisting of ten apartment buildings, which would include 48 one-bedroom units and 28 two-bedroom units, a community clubhouse, and associated parking. The applicant requests a General Plan Amendment to change the land use designation of the site from Community Commercial (CC) and Medium Density Residential (MDR) to High Density Residential (HDR), and a Rezone to change the zoning designation of the site from Planned Development 7 (PD 7) to Attached Housing (R3). The applicant also requests a Design Review Permit to approve the site design and architecture, a Tree Permit to authorize the removal of 33 oak trees, and a Lot Line Adjustment on the eastern side and northwestern corner of the site.

Owner – Sayed and Talat Hussain

Applicant – Craig Miers, Craig Miers + George Scott Architects, LLP

SUMMARY RECOMMENDATION

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

- A. Adopt the Huntington Senior Apartments Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Recommend the City Council approve the General Plan Amendment;
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- D. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-one (91) conditions of approval;
- E. Adopt the four (4) findings of fact and approve the Lot Line Adjustment subject to nine (9) conditions of approval; and
- F. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

The proposed project has generated interest and concern within the neighborhood. Supporters of the project have indicated they want to see the vacant property develop, because it is causing nuisance runoff of stormwater, people are using the site to dump property, and they feel it is an eyesore. People expressing opposition or concerns have been most focused on traffic, safety, noise, and visual impacts. Residents indicated that Huntington Drive, Kent Street, and Strauch Drive are used as a cut-through route to reach Rocky Ridge Drive, expressed concerns about the safety of the existing Strauch Drive/Rocky Ridge Drive intersection, and indicated they felt the traffic from this project would worsen these conditions. Residents also felt that grading the site flat might expose the area to more noise from Douglas Boulevard, since the hill would no longer block noise. Residents were also concerned about how the views from their properties would change, and whether the apartments would have views into their backyards. Finally, concerns were expressed about construction impacts, including the noise of construction and the parking of contractors on residential streets. See the Public Outreach section of this staff report for additional information.

BACKGROUND

The project site is located at 1650 Huntington Drive, at the corner of Strauch Drive and Huntington Drive, in the City's Infill area. The site is divided by two General Plan land use designations: the northern portion of the site has a land use designation of Community Commercial (CC) and the southern portion of the site has a designation of Medium Density Residential (MDR). The entire site has a zoning designation of Planned Development 7 – Commercial, Professional Office, and Residential (PD-7).

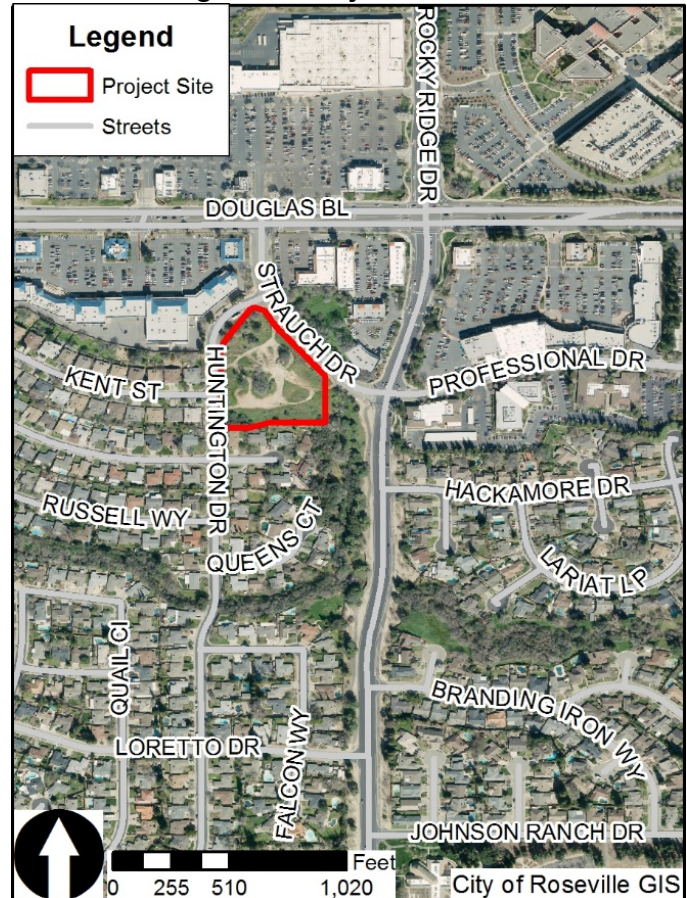
A project to develop the site with three single-story office buildings was approved by the City's Planning Commission in 2007 (File Number 2005PL-090). The project would have involved removing most of the trees on the site, grading it level, and constructing 36,200 square feet of office buildings, plus the associated parking, lighting, and landscaping. This use was anticipated to generate 52 peak hour trips and more than 500 daily trips. Though approved, the project was never constructed and the approval has since expired.

The current proposal for the site is to construct a senior apartment complex, which includes a General Plan Amendment to change the land use designation from CC and MDR to High Density Residential (HDR) and to Rezone the property from PD-7 to attached housing (R3). The proposal includes construction of 10 apartment buildings composed of 48 one-bedroom units and 28 two-bedroom units, a community clubhouse, and associated parking. Five of the proposed 76 apartment units would be designated as affordable housing units. The project includes single-, two-, and three-story buildings. The single-story buildings and the single-story community clubhouse are proposed along the southern boundary of the Project Site, adjacent to existing single-family residences. The two and three-story buildings are proposed adjacent to Strauch Drive and the existing Rocky Ridge Plaza. The proposed parking lot and frontage landscaping would be located along Huntington Drive.

The project site slopes up from the surrounding properties into a tall mound, with oak trees growing on this mound. In order to develop the site, the applicant proposes to grade the site to a more level condition, lowering the site by approximately 20–30 feet. This will require removal of most of the oak trees on the site, so the applicant requests a Tree Permit to remove 33 oak trees.

The project site is irregularly shaped, which is the result of two roadways—Huntington Drive and Strauch Drive—intersecting at an irregular angle. In addition, the City's right-of-way is not currently centered over the existing roadways, because when the right-of-way for this area was established a different roadway pattern was envisioned. The City also owns property north and east of the project site which has irregular and odd alignments, again because it was based on an older roadway and improvement pattern. In order to allow beneficial use of the project site, the applicant has requested a lot line adjustment to create logical parcel boundaries. The new boundaries will follow the edge of roadway improvements and shift the eastern boundary of the project site by 20 feet.

Figure 1: Project Location



SITE INFORMATION

Location: 1650 Huntington Drive

Total Size: 3.34 acres

Topography and Setting: Site topography is generally undulating along the outside boundaries, giving rise to a large mound in the center of the site composed of sandy soils dominated by non-native grasses. Elevations range from approximately 170 feet (52 meters) above mean sea level (MSL) in the southeast to 202 feet (60 meters) MSL in the center. A perennial drainage occurs approximately 40 feet to the east of the Project Site (off-site), running north to south and paralleling the southeastern boundary adjacent to Rocky Ridge Drive. Historically, the Project Site has been disturbed by off-road vehicle activity and unauthorized public access.

Land uses immediately surrounding the Project Site include single-family residential units to the south, duplex residential units to the west, a small area of undeveloped oak woodland to the northeast, and business development to the northwest and northeast, adjacent to the off-site oak woodland. The single-family residential areas to the south and southwest are at an elevation of 170–174 feet MSL, while the commercial areas to the west and north are at an elevation of approximately 185 MSL.

EVALUATION: GENERAL PLAN AMENDMENT AND REZONE

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

- 1. The public interest, health, safety, or welfare of the City, and**
- 2. The General Plan and any applicable Specific Plan.**

The project includes a proposed General Plan Amendment to change the land use designation from CC and MDR to HDR, and to Rezone from PD-7 to attached housing (R3); see Exhibit B and C. The site is adjacent to single-family residential properties to the south and southwest, and there are commercial areas across Strauch Drive and Huntington Drive to the north and west.

The City adopted Guidelines for Conversion of Non-Residential Land Uses (Attachment 1), to guide proposed land use changes from non-residential to residential uses. The guidelines state:

1. Infill properties are identified as those properties located within the City's infill planning area as designated on the City's Zoning Map.
2. Parks obligation to include payment of citywide and neighborhood park fees. Neighborhood Park fees are to be applied to infill neighborhood park improvements as identified on an infill park CIP projects list. Where the Parks Department demonstrates a park need a Parkland dedication or in-lieu park fee for land dedication may be negotiated and evaluated on a project by project basis, based on the nature of the project and the benefit to the City.
3. Encourage the use of private passive open space in-lieu of land dedication for infill projects.
4. Off site utilities (e.g. water, sewer, electric) that serve more than the specific project are not the sole responsibility of the project. Over-sizing of improvements or upgrading to City standards may be available for City reimbursement. The City may develop a CIP for off site improvements for which a project may pay an impact fee in lieu of constructing the improvement. Each project shall be reviewed on a case-by-case basis and shall be conditioned accordingly.

5. School impacts shall be mitigated through new impact agreements executed to reflect the payment of the City's existing infill school impact fees.
6. New housing development shall meet the City's 10% goal (4% affordable to very low, 4%affordable to low, and 2% affordable to middle income) except redevelopment areas shall provide 15%. (Of those 40% affordable to very low income and the balance affordable to low/middle income).
7. A land use change on the Placer County Fair Grounds shall require a master plan.
8. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.

The City's building permit process includes the assessment of all applicable and appropriate fees, which will ensure the project conforms to the guidelines addressing impact fees. The project includes five affordable units, consistent with City housing policy. The project is not mixed use, but is a high-density residential project, and is consistent with the intent of the City's guidelines for the Infill area to "encourage and emphasize reinvestment and revitalization." The project is consistent with the Non-Residential Conversion Guidelines and is also consistent with General Plan policy.

The existing CC and PD-7 land use designations allow a variety of non-residential uses on the site. Many of the permitted commercial uses of the site could result in land use incompatibilities, because of the adjacent single-family homes. In addition, multi-family land uses are typically used to transition between lower density areas and commercial areas. The proposal to amend the zoning designation of this site to HDR and R3 is consistent with public interest, health, safety, and welfare. As discussed above, the project is also consistent with the City's Non-Residential Conversation Guidelines and with General Plan policy.

EVALUATION – DESIGN REVIEW

The Design Review Permit evaluation of the project has been based on the applicable development standards within the City's Zoning Ordinance and the design standards of the Community Design Guidelines. Section 19.78.060 of the City of Roseville Zoning Ordinance requires that four findings be made in order to approve or conditionally approve a Design Review Permit. The four findings are listed below in ***bold italics***, and are followed by an evaluation of the project in relation to each finding. Refer to Exhibits D through I for the site plan, circulation plan, grading plan, utility plan, landscape plan, and photometric plan; Exhibit J for elevations; and Exhibit K for the floorplans.

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

As will be discussed as part of the Tree Permit evaluation, the grades on the Project Site are very challenging. The site is relatively small and is irregularly shaped, with the highest elevation located near the center of the site, and a nearly 30-foot grade difference between the lowest and highest points on the site. Most of the oak trees are located on sloped areas of the property which need to be graded, and therefore cannot feasibly be retained. In order to make beneficial use of the site for development, the entire site needs to be heavily graded in order to create level pads for the buildings, a drainage pattern which directs stormwater to the existing system, and finished boundary grades which can be appropriately tied in to the adjacent roads and other development.

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

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

Multifamily residential development guidelines are included within the City's Community Design Guidelines (CDG). The guidelines include recommendations for site planning, circulation, architecture, and other aspects of site development. The following discussions provide an evaluation with respect to the applicable design guidelines in the CDG.

Access and Circulation

The CDG guidelines recommend projects be designed consistent with the City's Engineering Design Standards and with Zoning Ordinance requirements. The proposed project includes two access points: a driveway at the intersection of Kent Street and Huntington Drive, and a second driveway on Strauch Drive. The driveway on Huntington Drive would be full-access. The driveway on Strauch Drive would be design to prevent inbound left turns, in order to avoid turning movement conflicts with the nearby signalized intersection of Strauch Drive and Rocky Ridge Drive. In response to neighborhood concerns that the site could be used by drivers as a cut-through, the applicant has also added two speed tables on the site. The speed tables will slow traffic and act as a disincentive to cut-through traffic. City Engineering and public safety staff have reviewed the proposed design, and have found it conforms to City design standards, and the drive aisle design conforms to the Zoning Ordinance requirements.

Landscaping and Open Space

The CDG recommends using landscaping throughout the site, placing trees to provide shading for sidewalks and public spaces, using native or drought-tolerant plans where possible, providing a minimum of 50% shading (based on 15-year maturity) over the parking spaces. The proposed landscaping plan is included as Exhibit H. The project includes 20-foot-wide landscape planters on all four property boundaries, as well as additional landscaping throughout the site. Large trees are included within all of the landscaping areas to provide shade on sidewalks and pathways, and screening of the site. Selected species include Chinese pistache, interior live oak, and true green elm, and the proposed landscape plans show achievement of 58% parking lot shade coverage. The understory plants include a variety of shrubs and groundcover selected to provide a visually engaging streetscape and seasonal interest, while using low-water varieties.

Parking and Lighting

The Zoning Ordinance requires one parking space per unit for an age-restricted development, plus guest parking (calculated based on a requirement of one parking space for every 10 dwelling units). The project includes 76 units, so a total of 84 spaces is required based on Zoning Ordinance standards. The project includes 89 spaces, which exceeds Zoning Ordinance requirements. The applicant has submitted a photometric plan (Exhibit I) demonstrating that the CDG minimum illumination standards of 0.5 foot-candles for pedestrian walks and 1.0 foot-candle for drive aisles will be met.

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

The elevations of the buildings would be consistent with the California Ranch neighborhood by using materials that would consist of plaster/stone and heavy shingle profile materials. Sloping roof elements would consist of both hip and gables that blend in with the design of the existing residential homes in the neighborhood. The applicant proposes to use three different primary body colors on the stucco portions of the buildings, and one color for all of the wood siding. The differing body colors provide color variation, while the uniform siding color thematically ties all of the buildings together. The applicant also proposes the use of stacked stone on the bottom portions of the buildings, to break up the vertical profile. The proposal also includes inset walls and other wall plane variation, along with variation in the roofline pitches. The elevations have been designed to include variation in colors, materials, wall planes, and rooflines, in order to create a visual interesting design that it compatible with the surrounding developed neighborhood.

The City of Roseville Zoning Ordinance development standards for R3 zones establish a maximum building height of up to 45 feet, but states that units immediately adjacent to single-family residential (R1) zones are limited to 35 feet in height. The purpose of this restriction is to ensure that the height and bulk of apartments is harmonious with single-family residential areas, which also have a maximum building height limit of 35 feet tall. The project includes single-, two-, and three-story buildings. The single-story buildings along with a single-story community clubhouse are proposed along the southern boundary of the site, adjacent to existing single-family residences. The two- and three-story buildings are proposed adjacent to Strauch Drive and the existing Rocky Ridge Plaza commercial area.

Figure 2: West Elevation, Three-Story Building

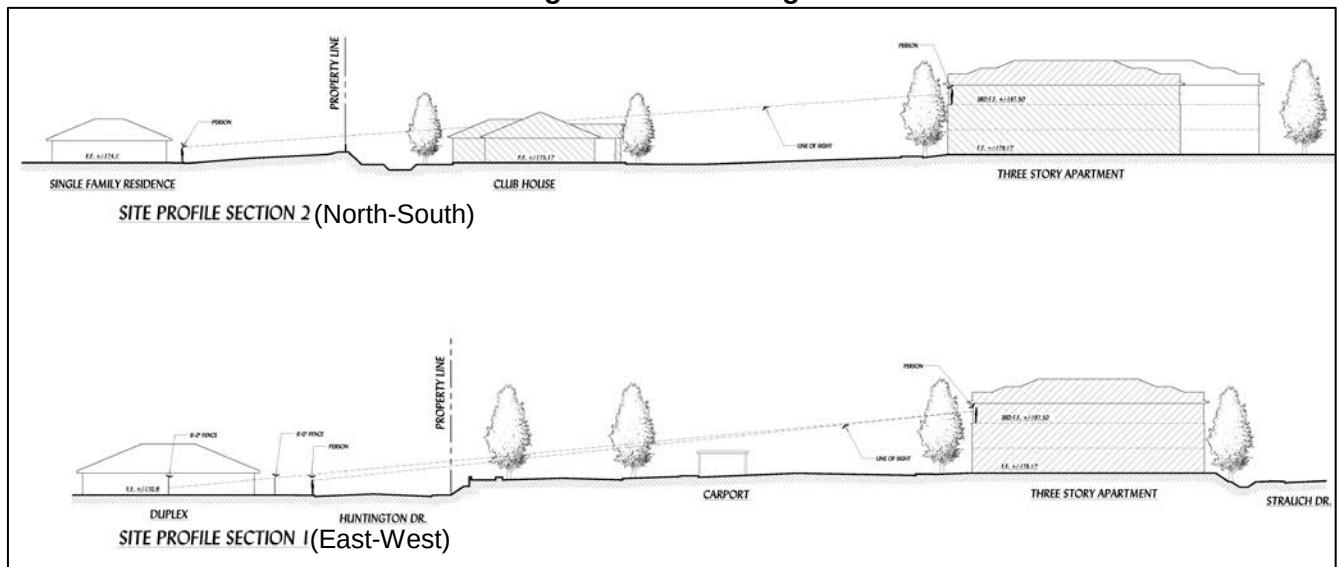


The proposed top-of-ridge building height for the one-story buildings is approximately 19 feet tall. Single-family residences, such as the ones in the vicinity, are typically 15 to 20 feet at the top of ridge. In addition, the four apartment buildings on the southern property line are oriented with the shortest side facing the adjacent homes. This orientation provides gaps between the buildings, so that there are no long, unbroken sections of wall facing the residences to the south. The height, bulk, size, and arrangement of the single-story buildings is harmonious with other buildings in the vicinity.

The proposed top-of-ridge building height for the two-story buildings is approximately 28 feet, and for the three-story buildings is approximately 37 feet; these heights are similar to the permitted heights for single-family homes. As with the apartments on the southern property line, the two- and three-story buildings are oriented with the shortest sides facing the residential area across Huntington Drive. The applicant has also set these taller buildings as far back from the nearby residential areas as possible, placing the buildings along Strauch Drive. The nearest home on Huntington Drive is approximately 150 feet from the wall of the nearest multi-story building.

The applicant prepared two line-of-sight drawings to assist with the evaluation of the proposed project (see Figure 3). People within the rear yards of residences on the southern property line would be able to see the single-story buildings, but would not be able to see the proposed multiple-story buildings farther north; likewise, residents standing on the balconies of the proposed three-story buildings on the project site would not be able to see into the backyards of the adjacent residences to the south. For the nearest property across Huntington Drive from the site, the line of sight drawing shows that viewers on the newly constructed balconies would be able to see people in the backyard if both the viewer and the person in the backyard are standing, but would not be able to see if either is seated, and would not be able to see into any other yards. Once landscaping trees on the frontage of the Project Site and within the parking lot have established, this view would be blocked.

Figure 3: Line of Sight



The evaluation focuses on the proposed building heights with respect to Zoning Ordinance standards, as appropriate, but staff's evaluation of the project also considers the fact that the surrounding properties are not all at the same elevation. The finished grade of the project site will range from approximately 173–179 feet MSL, while the single-family residential areas to the south and southwest are at an elevation of 171–174 feet MSL. The finished grade of the site and the residential area to the south with closely match, but the site will slope upward toward the intersection of Strauch Drive and Huntington Drive. At its highest point, the site will be up to eight feet higher than the nearest residential property, and therefore the roof peak of the three story building would appear to be 45 feet tall rather than 37 feet tall. Though the grades will make this building appear taller, that apparent height would still be within the height permitted by the Zoning Ordinance. In addition, the proposed heights are consistent with the existing commercial areas. The commercial areas to the west and north are at an elevation of approximately 185 MSL, which is fourteen feet above the adjacent residential area. The commercial buildings range from approximately 20 to 34 feet tall, so these buildings are 34 to 48 feet tall from the perspective of surrounding residential areas.

The proposed multi-story buildings conform to the height limitations of the Zoning Ordinance, are set back from the nearest residential homes, and are oriented to create visual breaks between the buildings. The project design transitions in building height and bulk, with single-story buildings on the southern side adjacent to the residential areas, and multi-story buildings on the north and northeast adjacent to the commercial areas. The height, bulk, size and arrangement of the proposed buildings is harmonious with other buildings in the vicinity.

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

All trash containers will be screened within trash enclosures. The enclosures will surround the three non-accessible sides of the trash container, and will be built of block walls to match the other retaining walls on the site. All other service equipment, such as air conditioners, will be placed between or behind the buildings and will be screened from public view.

EVALUATION – LOT LINE ADJUSTMENT

The project site is irregularly shaped, which is the result of two roadways—Huntington Drive and Strauch Drive—intersecting at an irregular angle. In addition, the City's right-of-way is not currently centered over the existing roadways, because when the right-of-way for this area was established a different roadway pattern was envisioned. The City also owns property north and east of the project site which has irregular and odd alignments, again because it was based on an older roadway and improvement pattern. In order to allow beneficial use of the project site, the applicant has requested a lot line adjustment to create logical parcel boundaries (see Exhibit L). The new boundaries will follow the edge of roadway improvements and shift the eastern boundary of the project site.

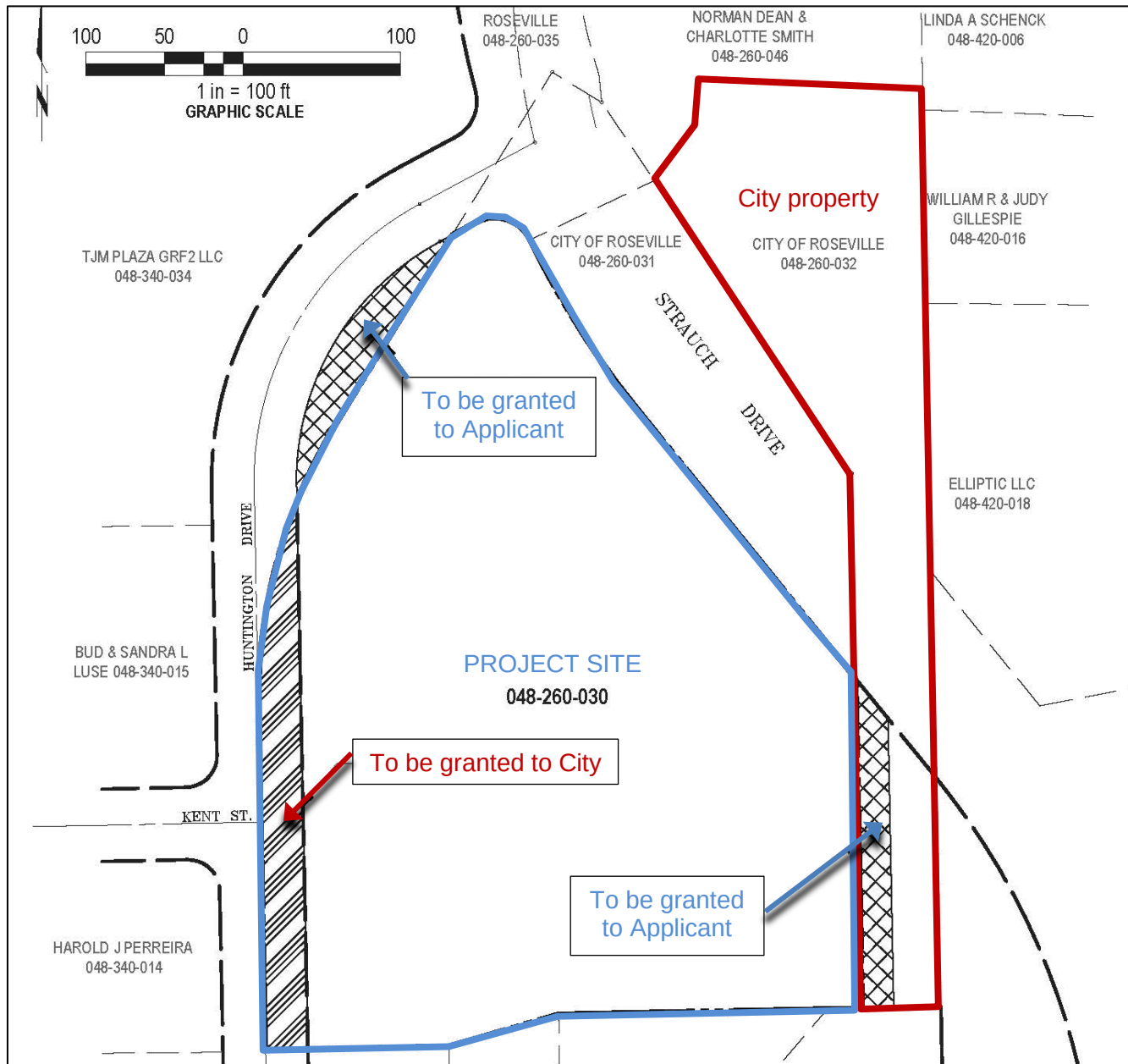
Figure 4 shows the project site, the areas which the applicant proposes to deed to the City and the areas the applicant is requesting from the City. As shown, the boundary of the site extends into the middle of Huntington Drive; the applicant proposes to grant this 8,218 square-foot area to the City, to become part of the City's right-of-way. On the northern boundary of the site, the opposite condition occurs; the City has surplus/excess property where there are no existing or planned roadway improvements. The applicant has requested that this 3,632-square-foot area of property become part of the project site. Finally, the City owns a flag-shaped lot which extends across Strauch Drive and along the eastern side of the project site; the portion adjacent to the project site is only 50 feet wide. Part of this City property lies over a tributary of Cirby Creek and the City's stormwater facilities, and is therefore needed by the City. However, the remainder is a 20-foot-wide section of surplus property between the creek bank and the project site. This area is not planned for any future City facilities, is not needed for maintenance of existing facilities, and has no value to the City; it is surplus land and the City must expend resources and money to maintain this area. The applicant has requested that this 3,933 square-foot surplus City property become part of the project site. In total, the lot line adjustments in these locations would result in 8,218 square feet being granted to the City, and 7,565 square feet of surplus City property being granted to the applicant.

A condition of approval has been added to the project requiring the agreement for the exchange of property be approved prior to recordation of the lot line adjustment. In accordance with the Subdivision Map Act and the City of Roseville Subdivision Ordinance, the evaluation of the request is based on compliance with the City's Zoning Ordinance and Building Code as follows.

1. *The proposed Lot Line Adjustment complies with the Zoning Ordinance for the district in which the parcels are located.*

The project includes a General Plan Amendment and Rezone to ensure that all of the involved property is appropriately designated and zoned for the proposed uses. The Lot Line Adjustment is intended to facilitate appropriate site development, and does not conflict with any of the City's development standards, as described in the analysis of the Design Review Permit.

Figure 4: Lot Line Adjustments



2. The proposed Lot Line Adjustment complies with the local building regulations, including the California Building Code.

The California Building Code (CBC) establishes building regulations based upon the type of construction, the use of a building or structure and a building's proximity to other buildings and property lines. The future construction and uses of the site have been and will continue to be reviewed for compliance with the City's Design and Development Standards and the CBC through the building permit process. The Lot Line Adjustment is specifically intended to ensure that the site development is consistent with building regulations.

3. The proposed Lot Line Adjustment provides for any necessary relocation of existing infrastructure or easements.

The Lot Line Adjustment is part of the overall development of the site, which includes the creation of appropriate easements and infrastructure. No infrastructure relocation is required to approve the lot line adjustment. A condition of approval has been added to ensure the land swap is effectuated along with the recordation of the lot line adjustment.

4. The proposed Lot Line Adjustment complies with General, Specific Plan, and Subdivision Design Standards.

As noted above, the Lot Line Adjustment is necessary to support the project, which is consistent with the General Plan. There is no Specific Plan in the project area. The proposed Lot Line Adjustment will not conflict with Subdivision Design Standards identified in the City's Subdivision Ordinance.

EVALUATION: TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. A Protected Tree is defined in the Roseville Municipal Code as a native oak tree equal to or greater than six inches diameter at breast height (DBH) measured as a total of a single trunk or multiple trunks. The proposed project will result in the removal of 12 protected blue oak and 21 protected interior live oak trees. The required findings to approve a Tree Permit are listed below.

- 1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.***
- 2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.***

An Arborist Report was prepared by Foothill Associates (Attachment 4 of Exhibit A), dated January 29, 2019. The site includes a large mound which supports a total of 36 oak trees, and a perennial drainage is located off-site to the east of the project area. Figure 5 is a tree removal exhibit. In addition to the trees proposed for removal, excavation activities associated with project development would occur within the dripline of an interior live oak. The removal of 33 oak trees on the site would result in the loss of 613 inches of protected oak trees.

Staff evaluated the potential for additional tree preservation. Two interior live oaks on the eastern project boundary would be protected within the riparian buffer zone, and one blue oak on the northernmost project boundary would be retained because it is within the proposed landscape buffer adjacent to the proposed sidewalk. However, the grades on the Project Site are very challenging, and in order to create level pads for the buildings, a drainage pattern which directs stormwater to the existing system, and finished boundary grades which can be appropriately tied in to the adjacent roads and other development, the entire site needs to be heavily graded. In addition, there are other necessary improvements which would impact trees. The Proposed Project would require construction of a six-foot masonry wall on the southern project boundary, to buffer the existing adjacent residences from site development. The wall and the underground supports (footings) would directly impact the trunks of most of the existing trees along the southern project boundary, which isn't compatible with tree retention.

After a thorough evaluation, staff concluded that it is infeasible to retain most of the trees on the site if the site is to be developed. The applicant has proposed to comply with the compensation requirements of the City's Tree Preservation Ordinance through a combination of onsite planting and payment into the City's in-lieu fee program. A total of 32 interior live oak trees will be replanted within the landscaping areas of the site. The Tree Permit contains all of the standard conditions of approval, which includes a requirement to follow all of the recommendations of the Arborist Report. The removal of these trees will

- Measures to ensure tribal cultural resources are treated appropriately, should any undiscovered resources be present on the site

To date, one comment letter has been received. The comment is from the Placer County Air Pollution Control District, and includes the correction of a typo and a suggestion to use a higher-rated air filter in the apartments to provide more filtration of wildfire smoke. The suggestion has been provided to the applicant, and the error in the Initial Study is minor and does not require revision. No other comments have been received to date.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations and a sign was posted on the site advertising the proposed land use changes and providing the City's contact information. The applicant also held a neighborhood meeting at the Maidu Community Center on December 12, 2018. Notices for this meeting were sent out to all property owners within 300 feet of the project site. The neighborhood meeting was well-attended, with approximately 40 people present. A few attendees expressed support, but the majority of attendees expressed concerns about traffic, safety, visual impacts, construction impacts, parking, and noise.

In response to these concerns, the City staff investigated the accident history at the nearby signal and gathered information on traffic volumes, the applicant added speed tables to the project site to discourage drivers from cutting through the project, a condition has been added requiring the construction management plan to prohibit contractor parking in front of residences on Huntington Drive, and the applicant prepared line-of-sight drawings to show how views would be affected. This information, along with an evaluation of noise, traffic, and other impacts, was included in the Initial Study and Mitigated Negative Declaration (IS/MND) published on February 8, 2019. Notice of the IS/MND publication was provided to all property owners within 300 feet of the site and to all interested people who had provided their contact information to the City. The comment period for the IS/MND ends on March 11, 2019. A public notice of the Planning Commission hearing was published on February 22, 2019, and was distributed to all property owners within 300 feet of the project site and to all interested persons who had requested notice. As discussed in the Environmental Determination section, one comment has been received to date.

RECOMMENDATION

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

- A. Adopt the Huntington Senior Apartments Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Recommend the City Council approve the **GENERAL PLAN AMENDMENT – 1650 Huntington Dr – INFILL PCL 93 & 196 – Huntington Senior Apartments – PL17-0247**;
- C. Recommend the City Council adopt the two (2) findings of fact as stated in the staff report and approve the **REZONE – 1650 Huntington Dr – INFILL PCL 93 & 196 – Huntington Senior Apartments – PL17-0247**;
- D. Adopt the findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 1650 Huntington Dr – INFILL PCL 93 & 196 – Huntington Senior Apartments – PL17-0247** subject to ninety-one (91) conditions of approval;
- E. Adopt the findings of fact as stated in the staff report and approve the **LOT LINE ADJUSTMENT – 1650 Huntington Dr – INFILL PCL 93 & 196 – Huntington Senior Apartments – PL17-0247** subject to nine (9) conditions of approval;

- F. Adopt the findings of fact as stated in the staff report and approve the **TREE PERMIT – 1650 Huntington Dr – INFILL PCL 93 & 196 – Huntington Senior Apartments – PL17-0247** subject to twenty-one (21) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **March 14, 2019** and if not effectuated shall expire on **March 14, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **March 14, 2022**. (Planning).
2. The Design Review Permit shall not be deemed approved until the actions on the Rezoning and General Plan Amendment are approved and become effective. (Planning)
3. The project is approved as shown in Exhibits D–K and as conditioned or modified below. (Planning)
4. The project shall comply with all required environmental mitigation identified in the Huntington Senior Apartments Initial Study and Mitigated Negative Declaration. (Planning)
5. The project shall be addressed as 1650 Huntington Drive. All projects with multi-tenants shall submit a site plan and floor plans (for all floors and all uses) upon initial Building Permit submittal for address approval or assignment. Please specify “Business Services – Addressing” on the submittal. See City of Roseville Addressing Guidelines at Roseville.ca.us/Addressing for more information. (Business Services)
6. The applicant shall pay City’s actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
7. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
8. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved and grading and/or encroachment permits are issued by the Department of Development Services – Engineering Division. (Engineering)
9. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

10. Prior to issuance of building permits or improvement plans, the transfer of property as identified in Exhibit L (Lot Line Adjustment/Property Transfer Exhibit), shall be completed. (Development Services)
11. The construction management plan shall contain a prohibition against contractor parking in front of single family homes on Huntington Drive.
12. Parking stalls shall meet, or exceed, the following minimum standards:

- a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Accessible public parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible public Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11B of the CBC.
 - iii) Accessible public parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
 - iv) Parking provided for the covered multifamily dwellings shall comply with the accessibility requirements of CBC Sec. 1109A. (Building)
13. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
14. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
15. The project Landscape Plans shall comply with the following:
- a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the City of Roseville Water Efficient Landscape ordinance. (Planning)
 - e. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

16. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
17. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the addressing plan for each individual building and dwelling unit numbers. The Building Official, or the designate, shall approve said plan prior to building permit approval. See City of Roseville Addressing Guidelines. (Building)
18. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
19. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
20. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
21. For commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
22. For commercial swimming pools. The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
23. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
24. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
25. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
26. The site shall be accessed by two 35-foot A-7 driveways located on Strauch Drive and Huntington Drive. A median shall be placed on Strauch Drive to prevent left turn movements into the driveway. (Engineering)
27. The frontage of Huntington Drive shall be improved to include standard curb, gutter, 5-foot wide sidewalk, and pedestrian ramps. Huntington Drive is a collector roadway and shall be widened such that the road width equals 24-feet as measured from road centerline to back of curb. (Engineering)

28. The frontage of Strauch Drive shall be improved to include 5-foot sidewalk from Huntington Drive to the existing trail at the corner of Rocky Ridge Drive. (Engineering)
29. A note shall be added to the grading plans that states:

“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)
30. A loading and unloading zone shall be provided in front of the Clubhouse for Dial-A-Ride/Paratransit service. This zone shall allow space for our bus to stop and unload passengers without blocking parked cars, and shall be shown on the improvement plans. (Alternative Transportation and Engineering).
31. A covered seating area shall be located at the accessible parking area closest to the main entrance of the Clubhouse, visible from the drive aisle for Dial-a-Ride/Paratransit passenger drop-off and pick-up. If the seating area is exterior, the seating location shall be shown on the improvement plans. If the seating area is inside the clubhouse, the location shall be shown on the building plans. (Alternative Transportation and Engineering).
32. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
33. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
34. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
35. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
36. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
37. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)

38. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
39. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
40. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)
41. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
42. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
43. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
44. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
45. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
46. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)

47. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
48. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
49. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 2,500 gpm, based on Appendix III-AA of the California Fire Code. (Fire)
50. All fire apparatuses (such as fire department connections and post indicating valves) serving identified buildings shall be designed and installed adjacent to each structure for first responder's operational purposes. (Fire)
51. The fire department access road shall meet the City's requirements for width and turning radii of 30 feet and 50 feet as noted on the fire department standards for access. This shall be enforced at the time plans are submitted for review. Additional information can be found on the City's website www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
52. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by California Fire Code as adopted by this city for non-single-family residential units. If a NFPA 13R fire system is allowed, attics shall be fully sprinklered. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)
53. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. However, if this project requires the installation of a fire pump, this room will likely be much larger than the minimum stated by ordinance. (Fire)
54. If the existing water supply is unable to support the automatic fire sprinkler system, a listed fire pump will be required. The fire pump room shall be sized to accommodate all the required apparatuses needed to operate the system. (Fire)
55. The fire department shall have access to all bedroom windows located three-stories and below in accordance with the adopted building code. This provision shall also apply to all bedroom windows regardless of property lines. Provisions shall also be considered when installing trusses, trees, building expansion and other outdoor equipment. If access to rescue windows crosses property lines, a service agreement shall be maintained with all property owners acknowledging limitation of all future tenant improvement work within the areas of interest. (Fire)
56. Vertical clearance of 13 feet 6 inches shall be provided along all parts of the designated fire lanes in accordance with the California Fire Code. (Fire)
57. If this project is phased, all phases shall maintain fire department requirements for access and circulation in accordance with the California Fire Code, 2013 (with the City of Roseville's Amendments). A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by the Fire Department. (Fire)

58. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)
59. At least one elevator within this proposed complex shall accommodate an ambulatory stretcher in accordance with the provisions of Chapter 30 of the California Building Code. Said elevator shall be labeled with the fire service symbol as an identifier as noted in the CBC, Chapter 30. Space shall be made to also accommodate an elevator machine room. This room is required to be fire rated as required for the hoistway. (Fire)
60. Fire breaks within combustible conceal spaces shall meet the maximum allowable void space permissible about our standard of 160 cubic feet provided there are no source of ignition. (Fire)
61. Any electronically-opened access gates located across fire apparatus access roads shall be provided with an approved strobe switch access system which interfaces with the TOMAR Model 780-1228-PRE or 3M OPTICOM traffic preemption optical signal emitter provided on all City emergency vehicles in accordance with the California Fire Code and as adopted by the City of Roseville. Provide a TOMAR 1790-14 STROBESWITCH or other approved system at the gated entry noted. Said device shall activate via a frequency of 14.035 HZ +/- 0.25HZ (HIGH-PRIORITY). Said device shall be mounted at a height of seven feet (7') above the adjacent road surface. Submit complete specifications on the type of access system to be installed to the Fire Department prior to final acceptance of the drawings. In addition, add the following note to the drawing: "An acceptance test of the Emergency Vehicle Strobe-switch system shall be witnessed by the Fire Department prior to Final Approval of the project."
62. The addition of units to this specific plan triggers the requirement for five (5) affordable rental units reserved for very low and low income households, with 3 units to be reserved for very low income households and 2 units to be reserved for low income households. An Affordable Rental Housing Agreement shall be executed prior to issuance of building permits. (Housing)
63. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
- a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings (Electric)
64. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
65. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
66. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

67. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - The control valves and the water meter shall be physically unobstructed.
 - The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
68. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- Water, sewer, and reclaimed water easements.
 - Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
69. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
70. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
- The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
71. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
72. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)

73. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
74. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
75. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
76. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
77. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
78. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
79. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
80. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

81. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
82. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
83. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
84. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
85. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code.

A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)

86. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
87. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
88. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
89. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Inspector at the time of or prior to the foundation inspection. (Building)
90. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
91. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR LOT LINE ADJUSTMENT

1. The Lot Line Adjustment is approved as shown in Exhibit L. (Planning, Engineering)
2. The following shall be submitted to Engineering prior to recordation of the Lot Line Adjustment:
 - a. Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a

California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.

- b. One copy of the Conditions of Approval.
 - c. A completed Property Owner Consent Form.
 - d. Deed to convey interest in the property.
 - e. Preliminary title report no older than six months for all properties involved. (Engineering)
 - f. Evidence that the transfer of property as identified in Exhibit L (Lot Line Adjustment/Property Transfer Exhibit), has been completed, or a signed, executed agreement to transfer property has been completed, which can be recorded concurrently with the Lot Line Adjustment. (Development Services)
3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorder's Office. (Engineering)
 4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
 5. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded Voluntary Merger or Lot Line Adjustment per the "Digital Submittal of Cadastral Surveys." (Environmental Utilities)

OTHER CONDITIONS IF NEEDED TO RELOCATE FACILITIES AND EASEMENTS

6. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Engineering, Environmental Utilities, Electric)
7. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed land Surveyor. (Environmental Utilities, Electric, Engineering)
8. Prior to recordation of the lot line adjustment, the applicant shall pay the City's surveyor's processing and consulting fee of \$150. (Engineering)
9. Any relocation, rearrangement, or change to existing City facilities due to this Lot Line Adjustment shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)

CONDITIONS OF APPROVAL FOR TREE PERMIT

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE		
1. All recommendations contained in the Arborist Report(s) (Exhibit A, Attachment 4)) shall be incorporated as part of these conditions, except as modified herein. (Planning)		
2. Trees number 498, 499, 3960–3972, 3978–3987, and 3989–3996 (or as listed in Exhibit A) are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)		

3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 613. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)		
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. (Planning)		
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to insure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)		
6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)		
7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveway, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)		
8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to Condition 4, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION." (Planning)		
9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)		
10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)		.
11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)		

12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)		
DURING CONSTRUCTION		
13. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)		
14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)		
15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)		
16. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)		
17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)		
18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)		
PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT		
19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)		
20. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Division. (Planning)		
21. The approval of this Tree Permit shall expire on the same date as the Design Review Permit for the Huntington Senior Apartments (PL17-0247).		

Attachments

1. Non-Residential Conversion Guidelines
2. Line of Sight Exhibit

Exhibits

- A. Initial Study and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- B. General Plan Amendment
- C. Rezone
- D. Site Plan
- E. Circulation Plan
- F. Grading Plan
- G. Utility Plan
- H. Landscape Plan
- I. Photometric Plan
- J. Elevations
- K. Floorplans
- L. Lot Line Adjustment/Property Transfer Exhibit

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

Guidelines for Conversion of Non-Residential Land Uses

August 4, 2004

Intent:

In response to pressures to convert portions of the City's non-residential land use inventory the City has developed the following guidelines for the consideration of land use changes. The intent of the guidelines is to articulate the City's expectations relating to land use change proposals. These guidelines are to be applied as performance measures in the preparation and review of any such proposals. The guidelines are not intended to be inclusive of all City development requirements, but rather supplement those requirements by identifying or emphasizing concepts particularly important or unique to potential land use changes. It is expected that the City's emphasis on certain concepts or requirements will change overtime. Therefore, the guidelines are to be a fluid document to be revisited every two years and updated to reflect the City's present need.

In consideration of the unique attributes and constraints of various areas of the City, the guidelines have been divided in two areas those guidelines that are applicable to the infill area and those that are applicable to the balance of the City. A map depicting these areas is attached.

Infill

The overarching goal to be applied to land use changes within the infill portion of the City is to encourage and emphasize reinvestment and revitalization without creating undue burdens and barriers to development while preserving neighborhood compatibility.

1. Infill properties are identified as those properties located within the City's infill planning area as designated on the City's Zoning Map.
2. Parks obligation to include payment of citywide and neighborhood park fees. Neighborhood Park fees are to be applied to infill neighborhood park improvements as identified on an infill park CIP projects list. Where the Parks Department demonstrates a park need a Parkland dedication or in-lieu park fee for land dedication may be negotiated and evaluated on a project by project basis, based on the nature of the project and the benefit to the City.
3. Encourage the use of private passive open space in-lieu of land dedication for infill projects.
4. Off site utilities (e.g. water, sewer, electric) that serve more than the specific project are not the sole responsibility of the project. Over-sizing of improvements or upgrading to City standards may be available for City reimbursement. The City may develop a CIP for off site improvements for which a project may pay an impact fee in lieu of constructing the improvement. Each project shall be reviewed on a case-by-case basis and shall be conditioned accordingly.
5. School impacts shall be mitigated through new impact agreements executed to reflect the payment of the City's existing infill school impact fees.
6. New housing development shall meet the City's 10% goal (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income) except redevelopment areas shall provide 15%. (Of those 40% affordable to very low income and the balance affordable to low/middle income).
7. A land use change on the Placer County Fair Grounds shall require a master plan.

8. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.

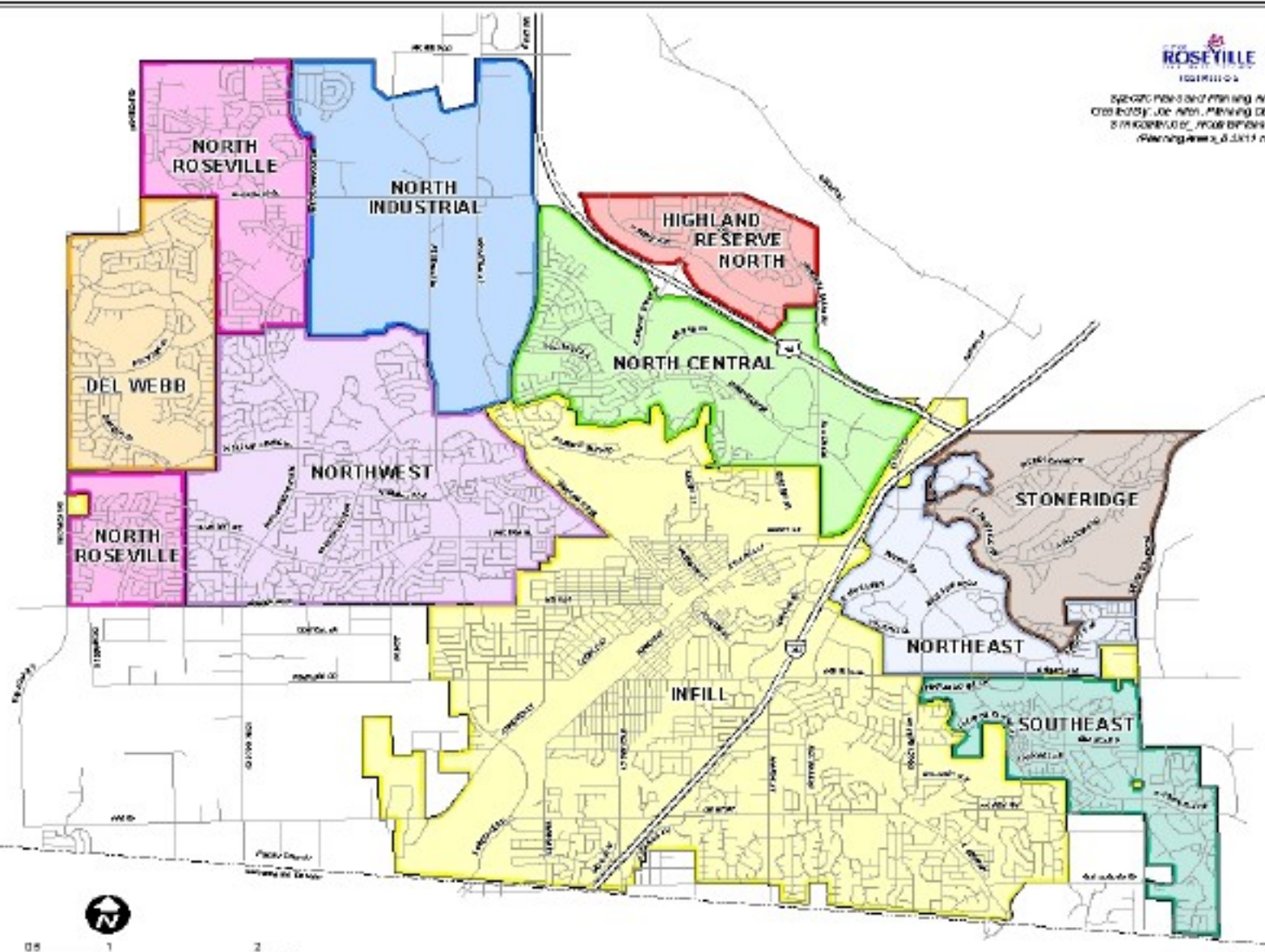
Balance of the City

The overarching goal to be applied to land use changes for the balance of the City is to maintain the City's fiscal balance and prevent the loss of jobs and existing job centers while maintaining a balanced community.

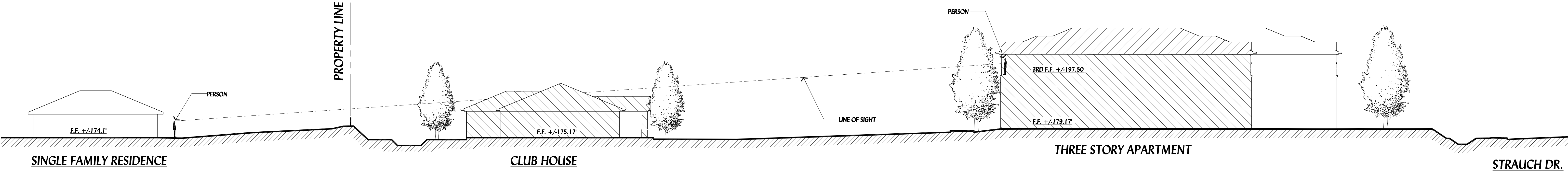
1. Balance of the City includes properties within all specific plans and the North Industrial Plan area.
2. A region wide employment and land inventory study shall be required of each project that is equal to or greater than 50 acres.
3. Land use changes will not have a negative fiscal impact to the City. Each project shall be modeled individually for citywide impacts utilizing the City's fiscal model.
4. Projects that are 50 acres or greater in size shall maintain employment options and a favorable jobs housing balance.
5. New housing development shall meet the City's 10% goal consistent with the Housing Element (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income).
6. Projects shall provide a specific public benefit that may be in the form of a community benefit fee.
7. Increases in general fund service demands shall be mitigated by establishment of or annexation into a Community Facilities Mello Roos Assessment District to offset the costs of the project. The assessment may be utilized to offset the cost of the following: public safety; parks and open space maintenance; storm water management; and other costs identified by the City.
8. Parks obligation to include payment of citywide and neighborhood park fees. Active park needs shall be provided by the project. An in-lieu parkland dedication fee may be negotiated in lieu of land based on the project. For each acre of parkland dedication mitigated by an in-lieu fee a corresponding in-lieu fee shall be paid for park improvements. The in-lieu fees shall provide improvements of local benefit.
9. Place emphasis on the dedication of parklands within specific plan areas rather than acceptance of and in-lieu fee for land dedication.
10. Utilities (e.g. water, sewer, electric) shall not be impacted as to conveyance or capacity.
11. School impacts shall be mitigated through new impact agreements executed with the school districts to ensure that the projects student generation is accommodated.
12. Residential units not utilized within a specific plan area shall be reallocated within that plan area and school district. Otherwise, requests for units shall be considered as additive to the City's existing unit allocation.
13. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.



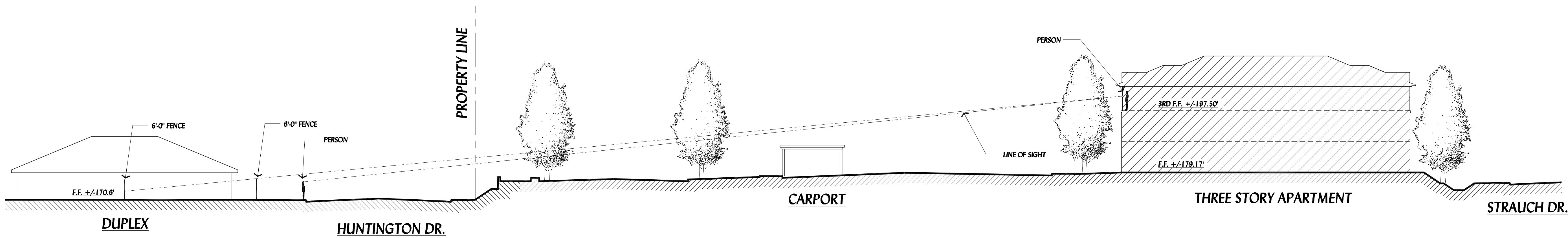
Specific Plans and Planning Areas
Created by Joe Allen, Planning Dept. Manager
5/1/2010, Roseville Planning Area
Planning Area 5, 2011 map



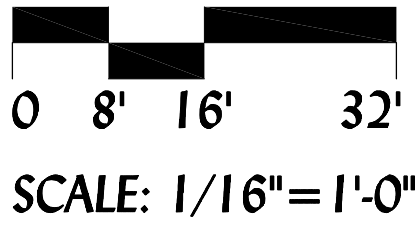
SPECIFIC PLANS & PLANNING AREAS



SITE PROFILE SECTION 2



SITE PROFILE SECTION 1



January 2 , 2018

HUNTINGTON SENIOR APARTMENTS
for ICON ENTERPRISES - HUNTINGTON PLACE
1650 HUNTINGTON DRIVE
ROSEVILLE, CALIFORNIA

SITE SECTIONS P12

craig
MIERS

ARCHITECTS

+

george
SCOTT

llp

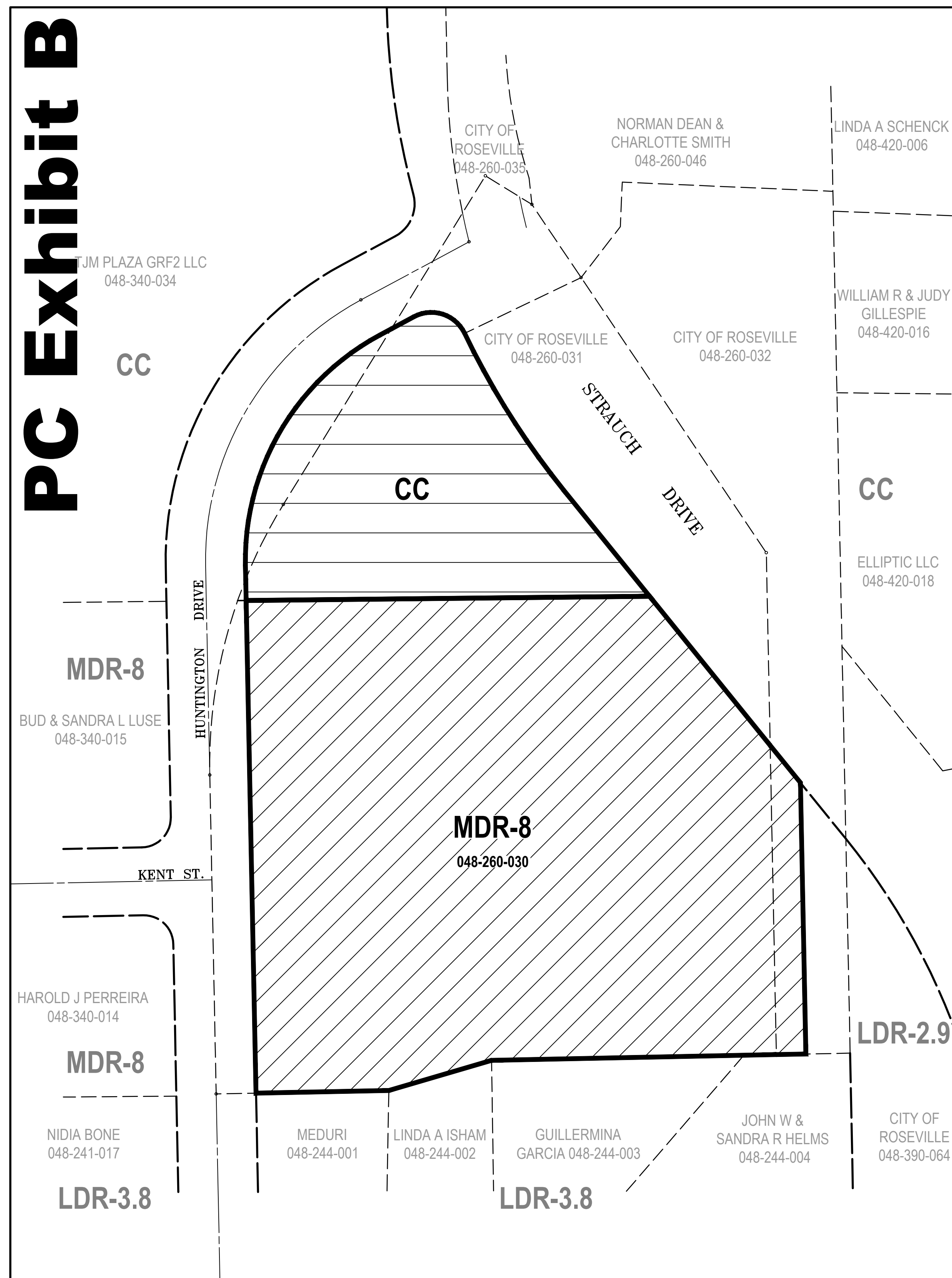
1624 Santa Clara Drive, Suite 200
Roseville, CA 95661
916.780.0100
916.390.2227 mobile
916.780.0105 fax
cmiers@mierscottonline.com

Initial Study and Mitigated Negative Declaration for Huntington Senior Apartments

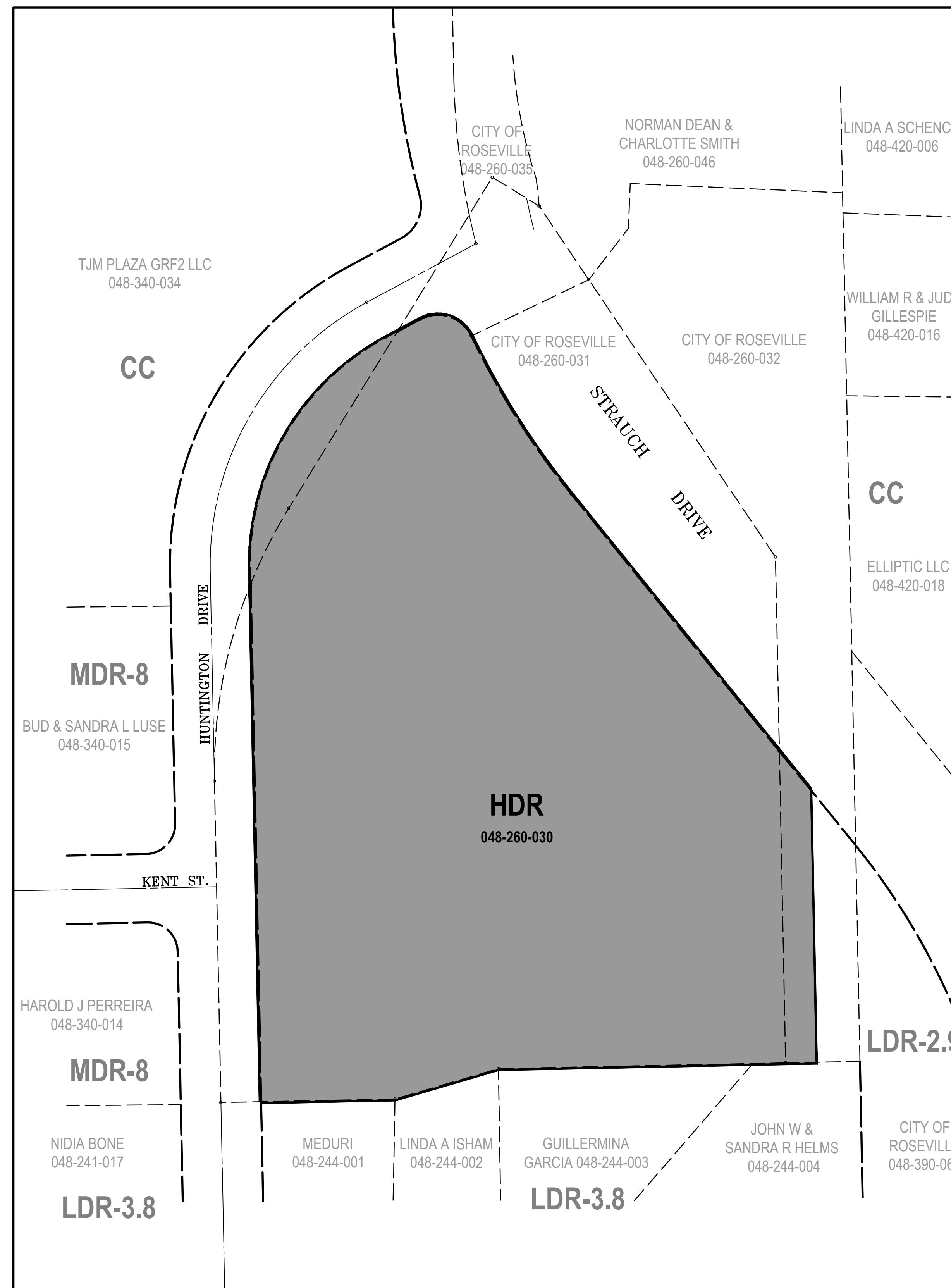
Due to large file size, this exhibit is being made available electronically at www.roseville.ca.us/projectsofinterest, under Huntington Senior Apartments. The direct hyperlink is below. If viewing this page electronically, hold Ctrl and click the link below to be taken directly to the document.

[https://www.roseville.ca.us/UserFiles/Servers/Server_7964838 /
File/Government/Departments/Development%20Services/Pla
nning/Projects%20of%20Interest/Huntington%20Senior%20Ap
artments/Huntington%20Senior%20Apts%20MND.pdf](https://www.roseville.ca.us/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Projects%20of%20Interest/Huntington%20Senior%20Apartments/Huntington%20Senior%20Apts%20MND.pdf)

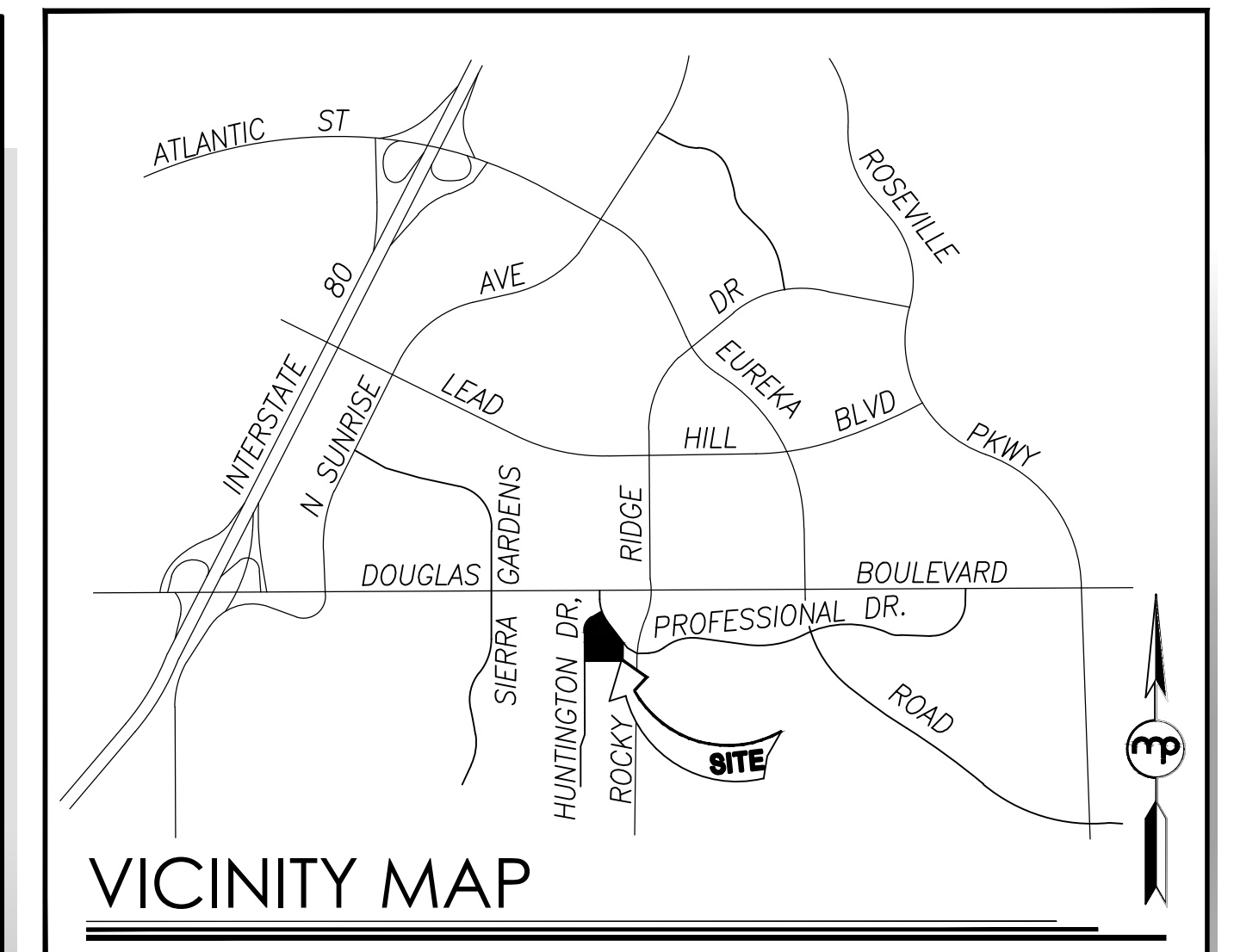
PC Exhibit B



EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN



<u>OWNER / APPLICANT</u>	<u>ENGINEER/PLANNER</u>
STAMAS CORPORATION 3007 DOUGLAS BLVD., SUITE 170 ROSEVILLE, CA 95661 CONTACT: PAUL L. STAMAS PHONE: (916) 783-0330 PZSTAMAS@SUREWEST.COM	MORTON PITALO, INC. 75 IRON POINT CIRCLE, SUITE #120 FOLSOM, CA 95630 CONTACT: KEN TOPPER PHONE: (916) 984-7621 EMAIL: KTOPPER@MPENGR.COM

PROJECT INFORMATION

ASSESSOR PARCEL NUMBERS 048-260-030 & 048-260-032 (PORTION)

USE: VACANT

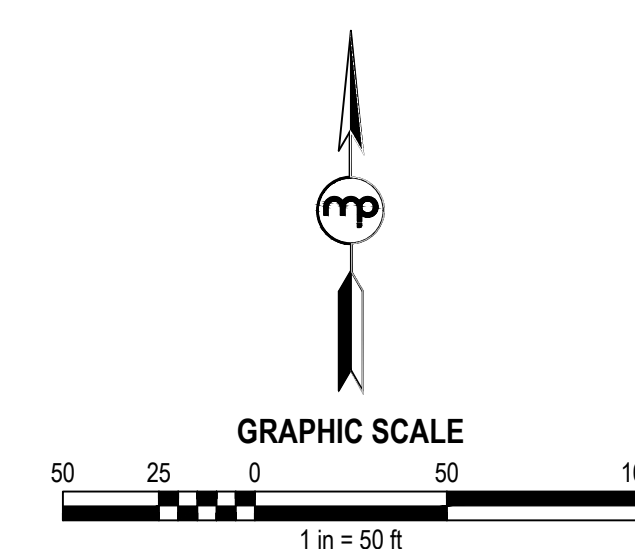
GENERAL PLAN SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
MDR-8	RESIDENTIAL	2.59± Ac	0.00± Ac	-2.59± Ac
CC	COMMUNITY COMMERCIAL	0.77± Ac	0.00± Ac	-0.77± Ac
HDR	RESIDENTIAL	0.00± Ac	3.36± Ac	+3.36± Ac

PROJECT INFORMATION

LEGEND

DESIGNATION	
MDR-8	
CC	
HDR	



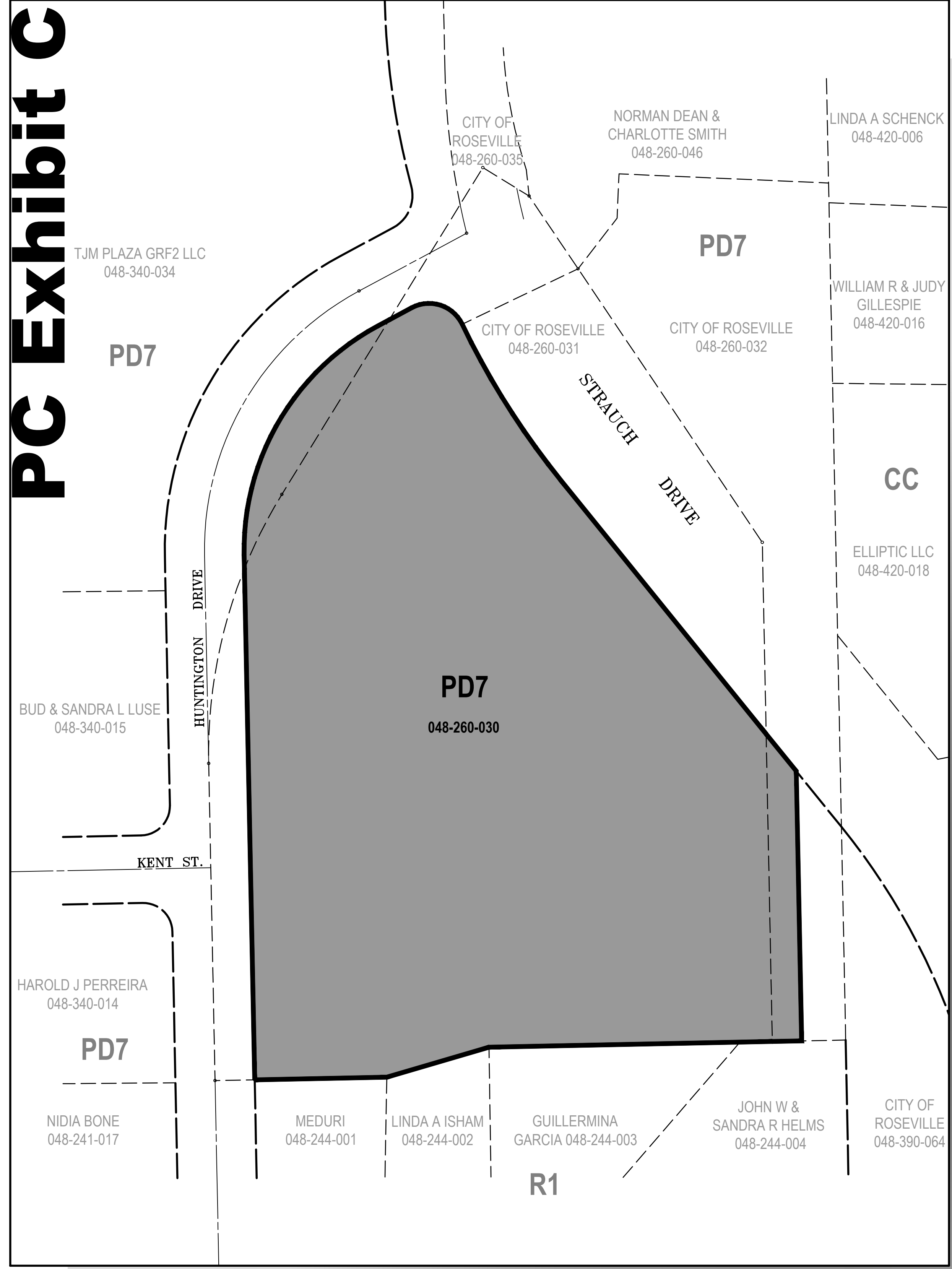
ROSEVILLE SR. APARTMENTS

GENERAL PLAN AMENDMENT

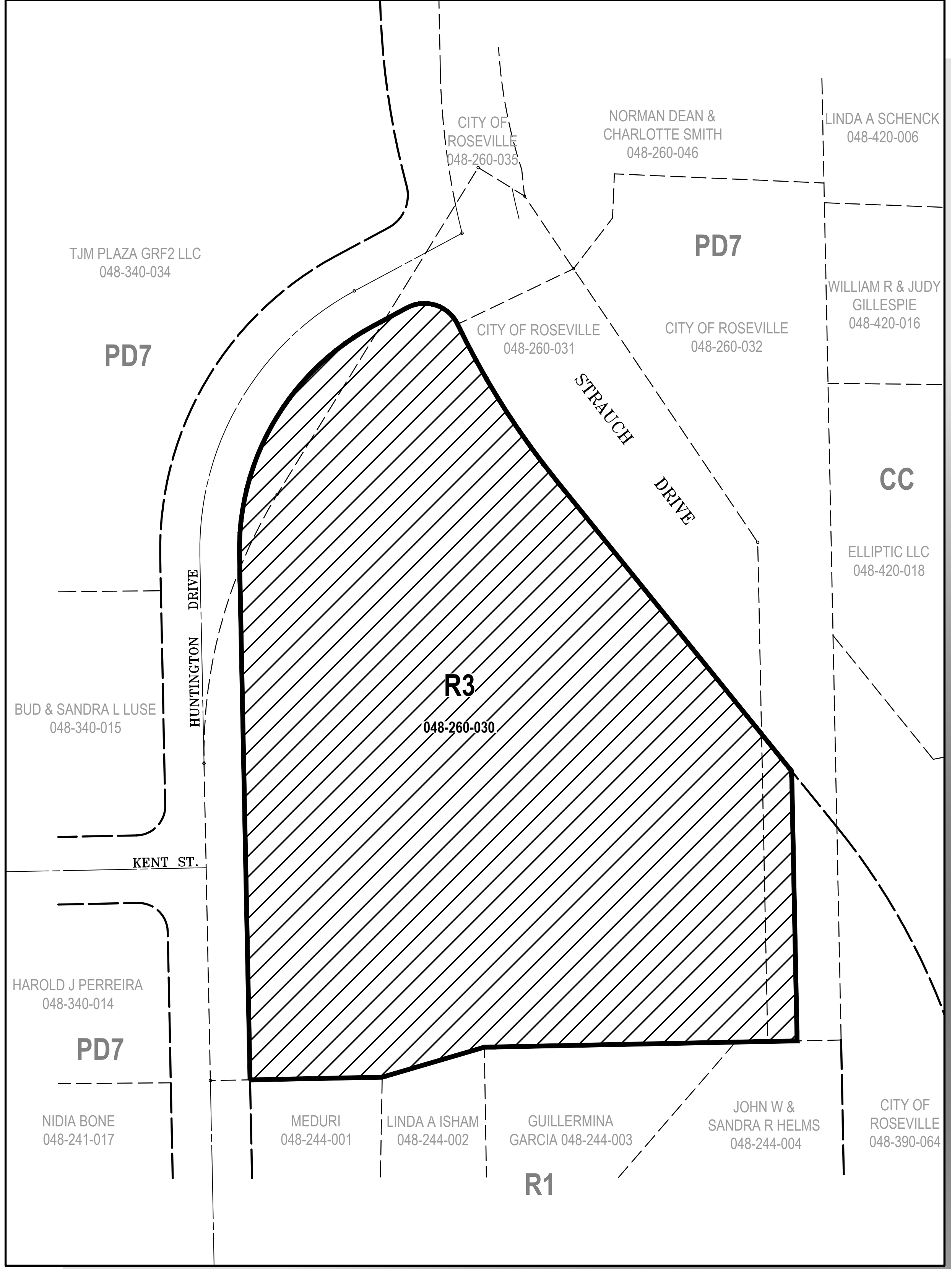
SHEET 1 of 1
MARCH 1, 2019



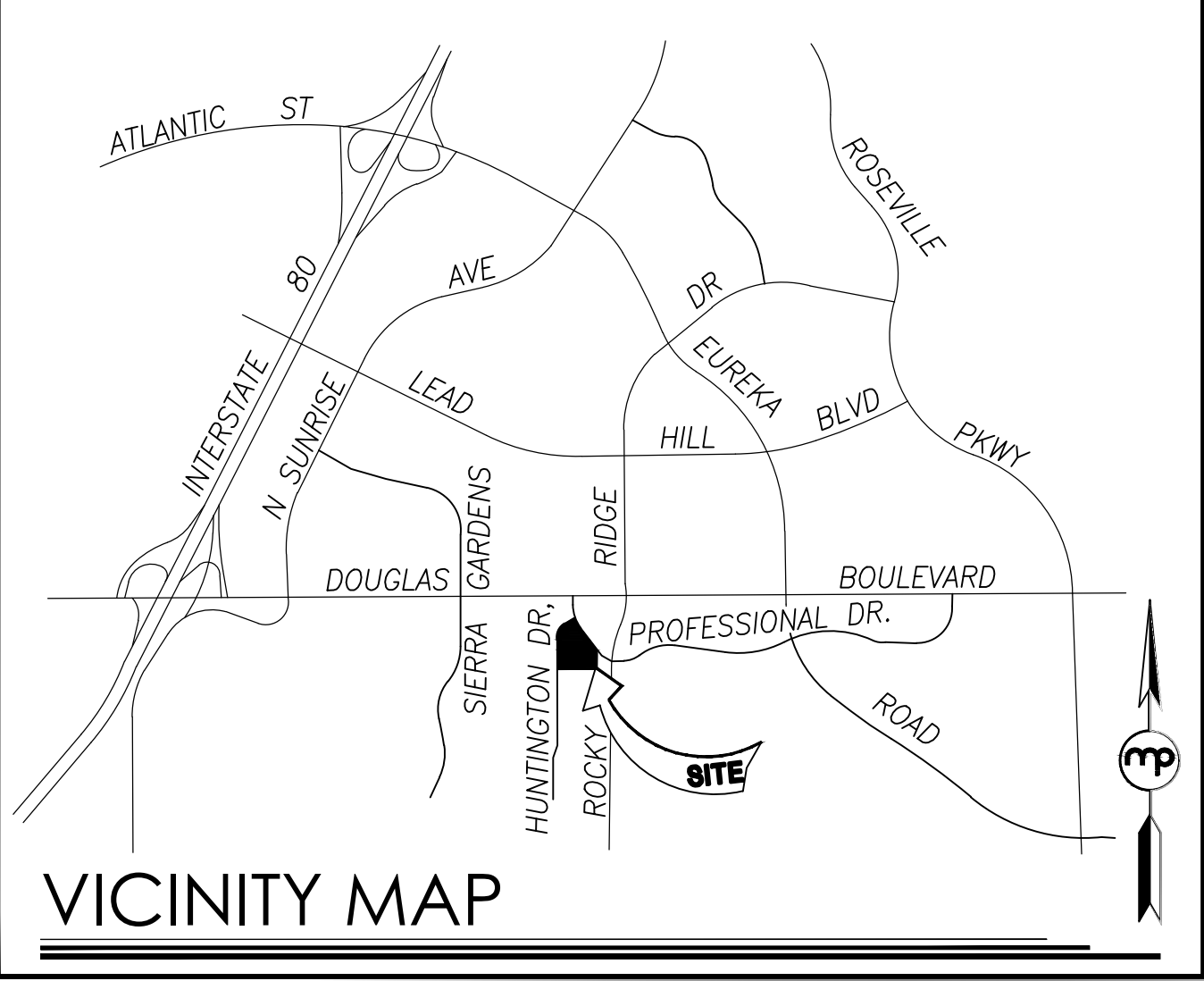
MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Northern California Office **Central California Office**
 75 Iron Point Circle, Suite 120 7643 North Ingram Avenue, Suite 105
 Folsom, CA 95630 Fresno, CA 93711
 phone: 916.984.7621 phone: 916.853.4505
 survey email: stoking@mpengr.com • web: www.mpengr.com



EXISTING ZONING



PROPOSED ZONING



OWNER / APPLICANT

STAMAS CORPORATION
3007 DOUGLAS BLVD., SUITE 170
ROSEVILLE, CA 95661
CONTACT: PAUL Z. STAMAS
PHONE: (916) 783-0330
PZSTAMAS@SUREWEST.COM

ENGINEER/PLANNER

MORTON PITALO, INC.
75 IRON POINT CIRCLE, SUITE #120
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EMAIL: KTOPPER@MPENGR.COM

PROJECT INFORMATION

ASSESSOR PARCEL NUMBERS 048-260-030 & 048-260-032 (PORTION)

USE: VACANT

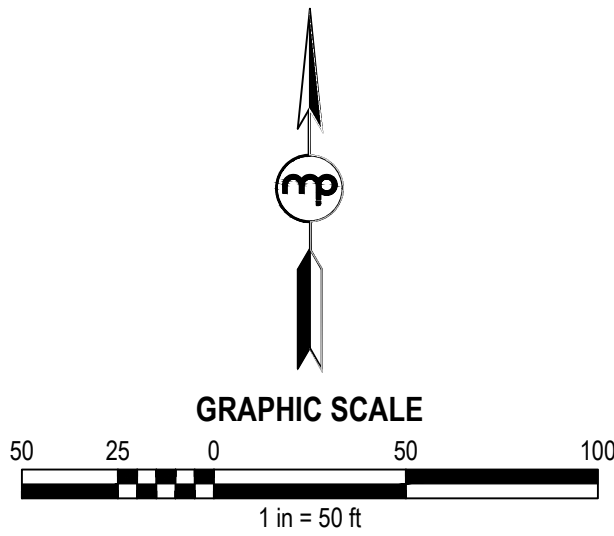
REZONE SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
PD7	PLANNED DEVELOPMENT	3.36± Ac	0.00± Ac	-3.36± Ac
R3	PLANNED DEVELOPMENT	0.00± Ac	3.36± Ac	+3.36± Ac

PROJECT INFORMATION

LEGEND

DESIGNATION	
PD7	
R3	



ROSEVILLE SR. APARTMENTS

REZONE MAP
SHEET 1 of 1
MARCH 1, 2019

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING

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survey email: staking@mpengr.com

□ Central California Office
7643 North Ingram Avenue, Suite 105
Fresno, CA 93711
phone: 916.853.4505
web: www.mpengr.com

SHEET INDEX	
ARCHITECTURAL	
P1	PROPOSED SITE PLAN
P1B	PROPOSED SITE CIRCULATION
I of I	REZONE MAP
I of I	GENERAL PLAN AMENDMENT
P2	TYPICAL APARTMENT UNITS
P3	COMMUNITY CLUBHOUSE
P4	ONE STORY ELEVATIONS
P4B	ONE STORY PLAN EAST
P4C	ONE STORY PLAN WEST
P5	TWO STORY ELEVATIONS
P5B	TWO STORY PLAN
P6	THREE STORY ELEVATIONS
P6B	THREE STORY PLAN
P7	PROPOSED DETAILS
P8	COMMUNITY CLUBHOUSE COLOR
P9	ONE STORY ELEVATIONS COLOR
P10	TWO STORY ELEVATIONS COLOR
P11	THREE STORY ELEVATIONS COLOR
CIVIL	
I OF 2	PRELIMINARY GRADING PLAN
2 OF 2	PRELIMINARY UTILITY PLAN
LANDSCAPE	
I OF I	PRELIMINARY LANDSCAPE PLANTING PLAN

APARTMENT UNIT MATRIX	
APN. 048.260.030.000	
LOT SIZE 3.2 AC. 139,392 SF	
ZONING	
48	ONE BEDROOM
28	TWO BEDROOMS
76	TOTAL

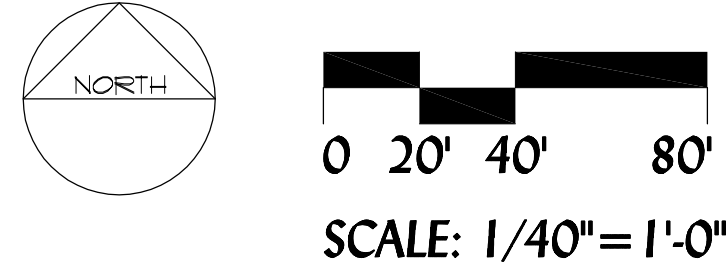
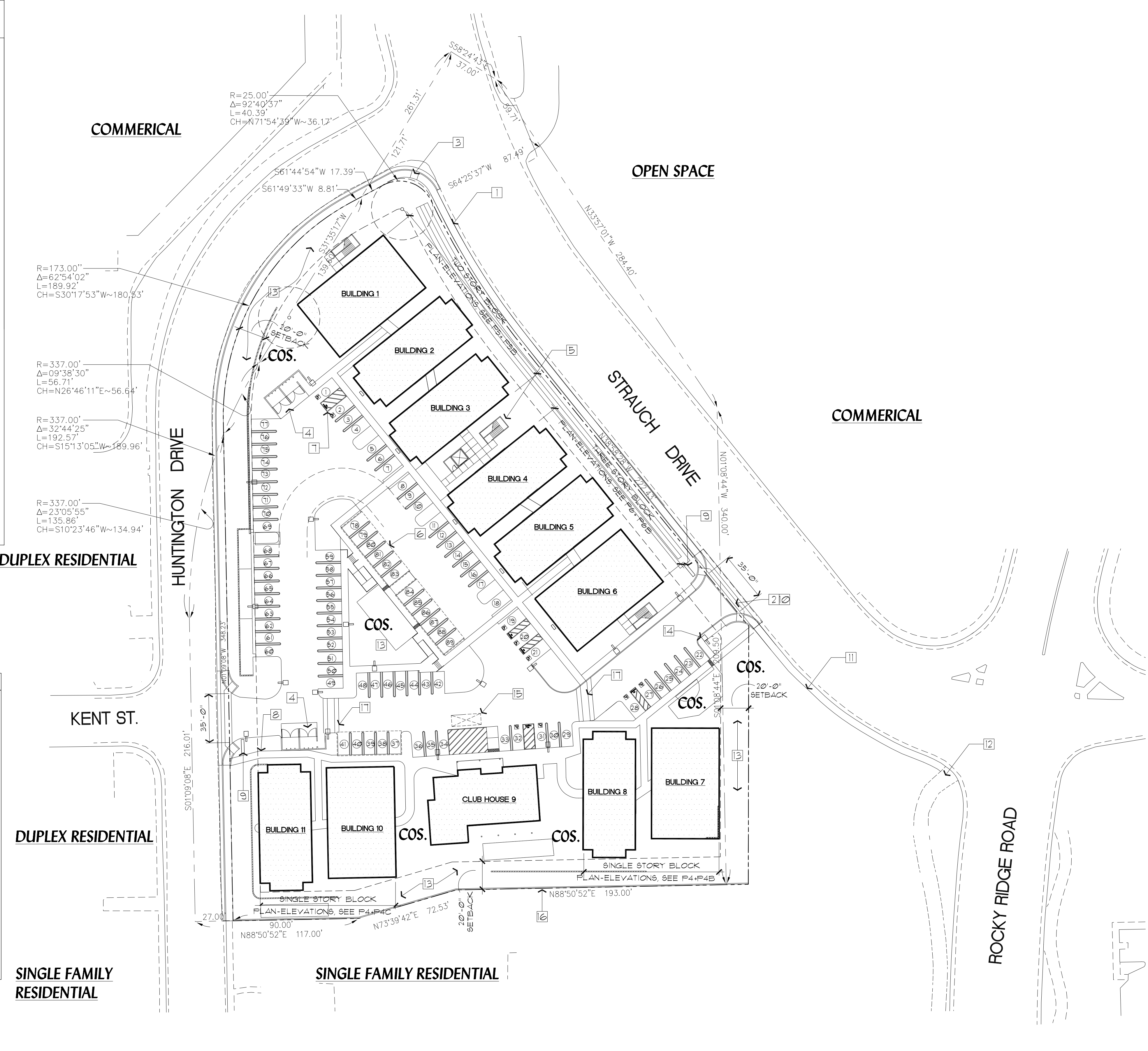
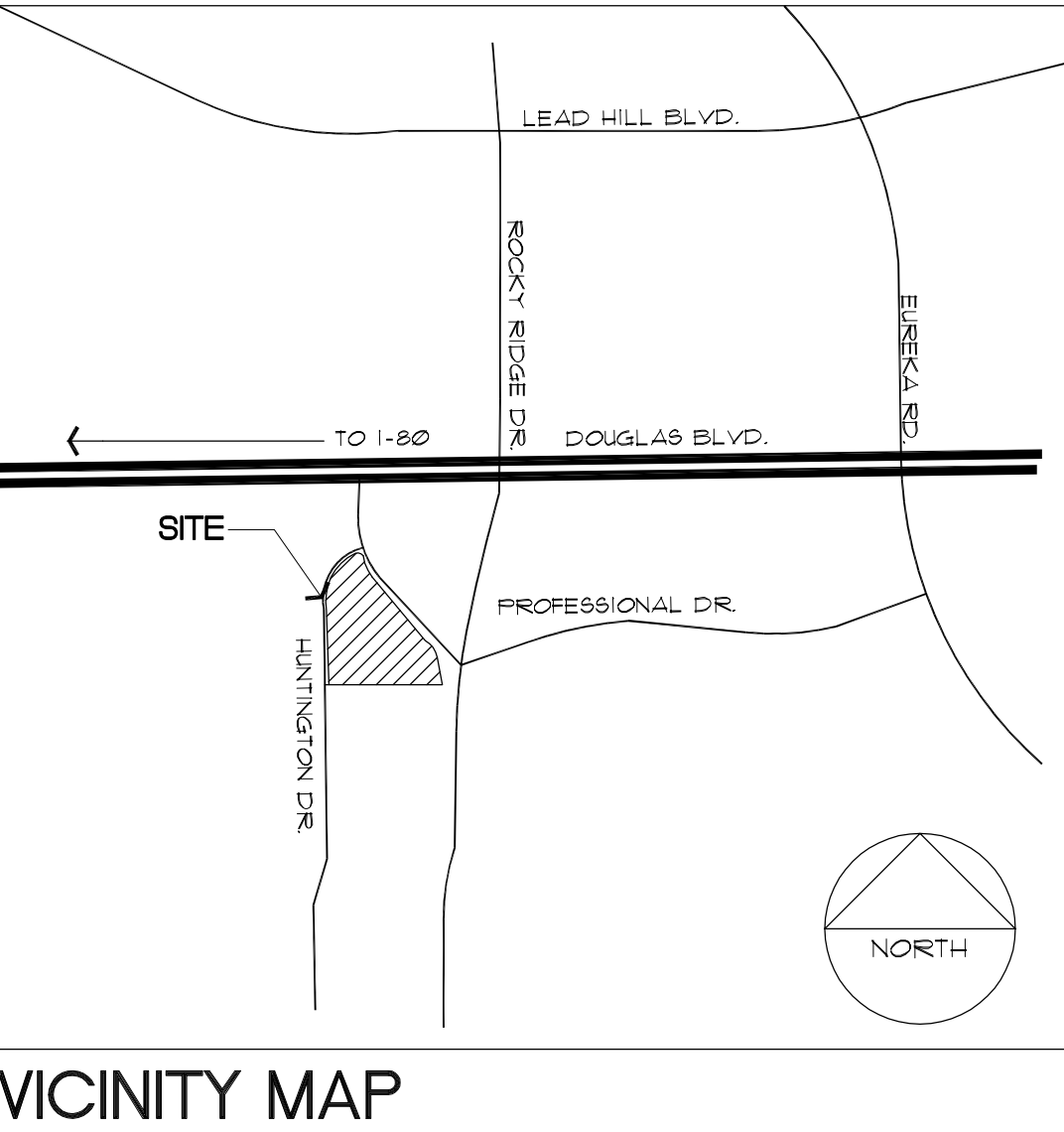
5 UNITS TO BE AFFORDABLE

PARKING

9	ACCESSIBLE
2	COMPACT
78	STANDARD
89	TOTAL
86	REQUIRED

COS. = COMMUNITY OPEN SPACE

KEYNOTES	
1	SIDEWALK, CURB AND GUTTER TO CITY STANDARDS
2	DRIVEWAY TO CITY STANDARDS
3	CURB RAMP TO CITY STANDARDS
4	TRASH ENCLOSURES, CONCRETE MASONRY UNITS TYP.
5	ELEVATOR AND MACHINE ROOM
6	OUTLINE OF CARPORT ROOF, TYP.
7	ACCESSIBLE PARKING, TYP.
8	SIDEWALK CONNECTION TO CITY RIGHT OF WAY, TYP.
9	MONUMENT SIGN
10	RIGHT IN, RIGHT OUT ONLY
11	PROPOSED SIDEWALK
12	(E) PEDESTRIAN PATH
13	LANDSCAPE AREAS, REFER TO LANDSCAPE PLANS
14	AREA POST LIGHT, LED FULL CUTOFF W/ HOUSE SIDE SHIELD 15' HIGH ON ROUND POLE, TYP.
15	PARATRANSIT STOP
16	6'-0" CONCRETE MASONRY FENCE ALONG PERIMETER OF PROPERTY ADJACENT TO RESIDENTIAL/ SINGLE FAMILY) SEE SECTION DETAIL ON P4B
17	SPEED TABLE



HUNTINGTON SENIOR APARTMENTS
for ICON ENTERPRISES - HUNTINGTON PLACE
1650 HUNTINGTON DRIVE
ROSEVILLE, CALIFORNIA

PROPOSED SITE PLAN P1

August 7, 2017
REVISED May 15, 2018
REVISED October 2, 2018

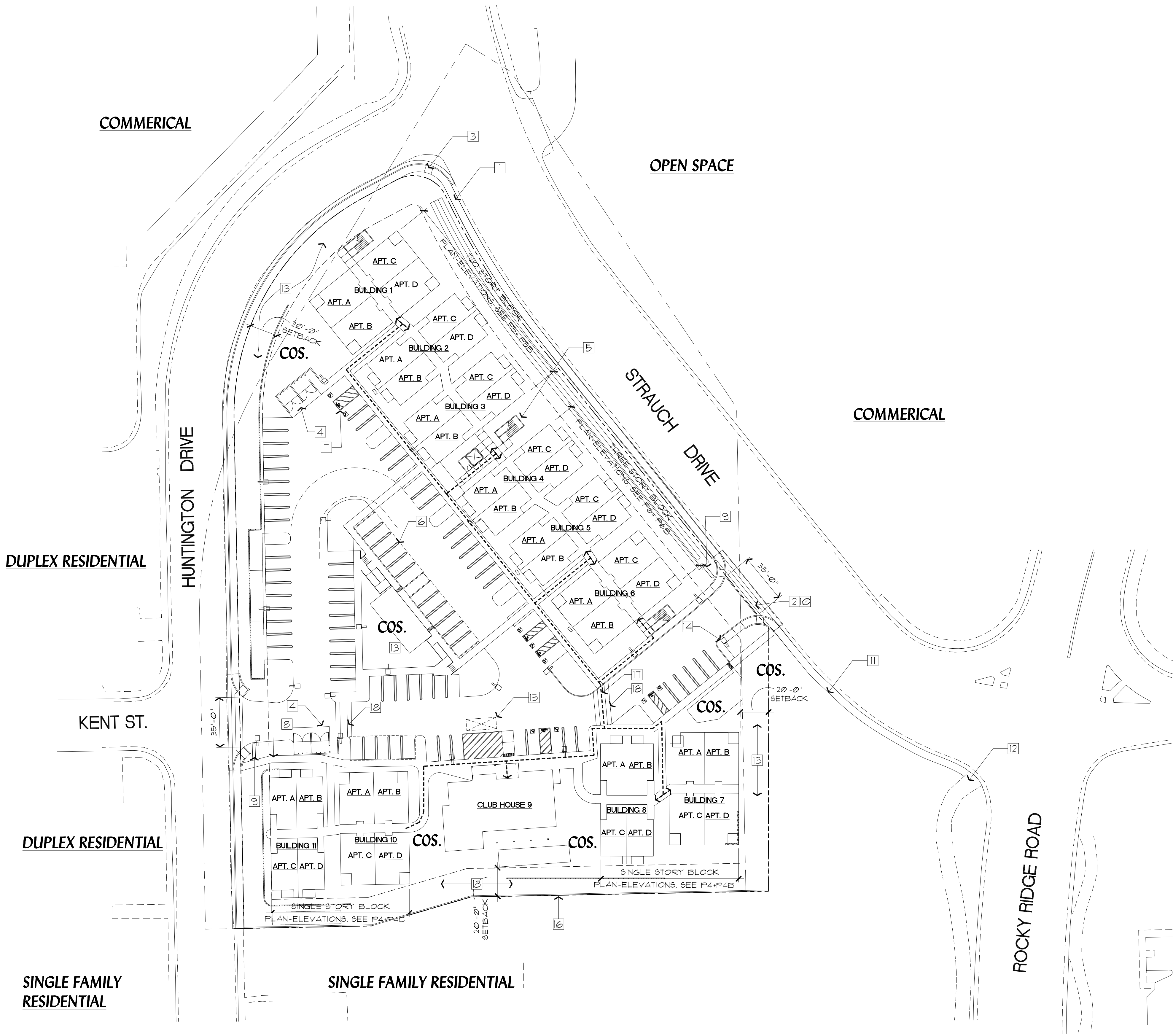
craig
MIERS

ARCHITECTS llp

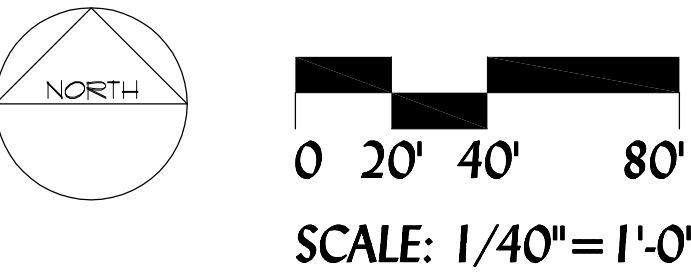
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KEYNOTES	
1	SIDEWALK, CURB AND GUTTER TO CITY STANDARDS
2	DRIVEWAY TO CITY STANDARDS
3	CURB RAMP TO CITY STANDARDS
4	TRASH ENCLOSURES, CONCRETE MASONRY UNITS TYP.
5	ELEVATOR AND MACHINE ROOM
6	OUTLINE OF CARPORT ROOF, TYP.
7	ACCESSIBLE PARKING, TYP.
8	SIDEWALK CONNECTION TO CITY RIGHT OF WAY, TYP.
9	MONUMENT SIGN
10	RIGHT IN, RIGHT OUT ONLY
11	PROPOSED SIDEWALK
12	(E) PEDESTRIAN PATH
13	LANDSCAPE AREAS, REFER TO LANDSCAPE PLANS
14	AREA POST LIGHT, LED FULL CUTOFF W/ HOUSE SIDE SHIELD 15' HIGH ON ROUND POLE, TYP.
15	PARATRANSIT STOP
16	6'-0" CONCRETE MASONRY FENCE ALONG PERIMETER OF PROPERTY ADJACENT TO RESIDENTIAL/ SINGLE FAMILY)
17	←----- CIRCULATION PATH FROM UNITS TO CLUBHOUSE
18	SPEED TABLE



HUNTINGTON SENIOR APARTMENTS
for ICON ENTERPRISES - HUNTINGTON PLACE
1650 HUNTINGTON DRIVE
ROSEVILLE, CALIFORNIA

PROPOSED SITE CIRCULATION **PIB**

August 7, 2017
REVISED May 15, 2018
REVISED October 2, 2018

craig
MIERS

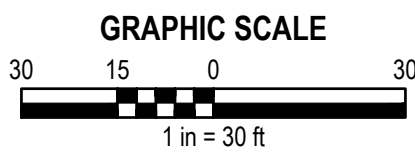
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PC Exhibit F

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048-420-016



ELLIPTIC LLC
048-420-018

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048-260-032

CITY OF ROSEVILLE
048-260-031

CITY OF ROSEVILLE
048-390-064

JOHN W &
SANDRA R HELMS
048-244-004

GUILLERMINA GARCIA
048-244-003

LINDA A ISHAM
048-244-002

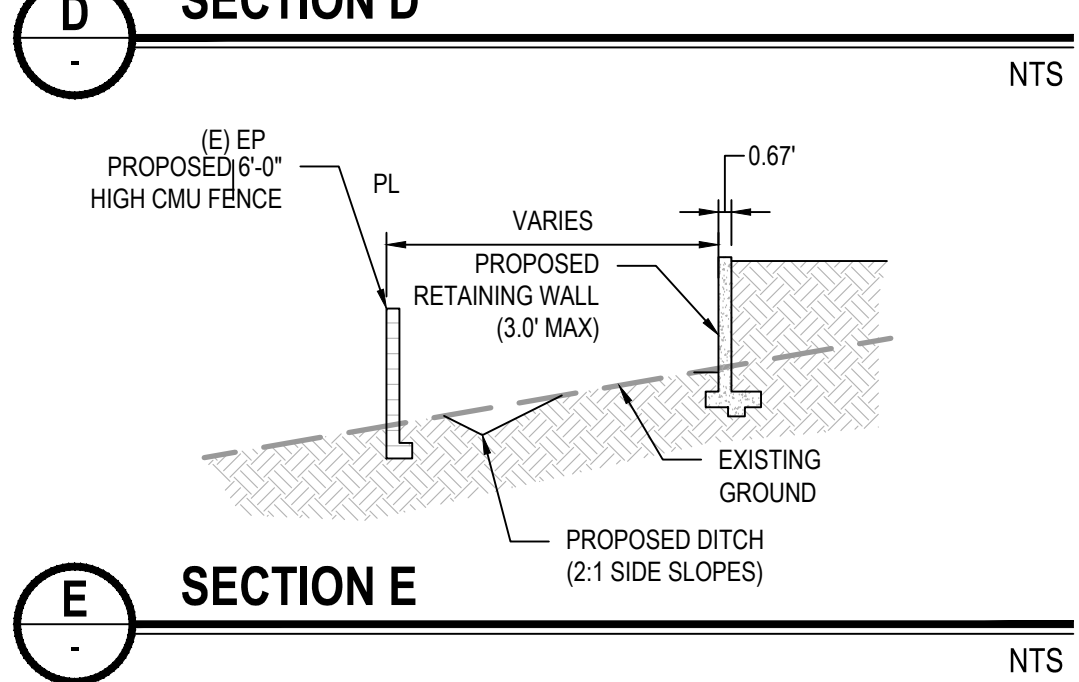
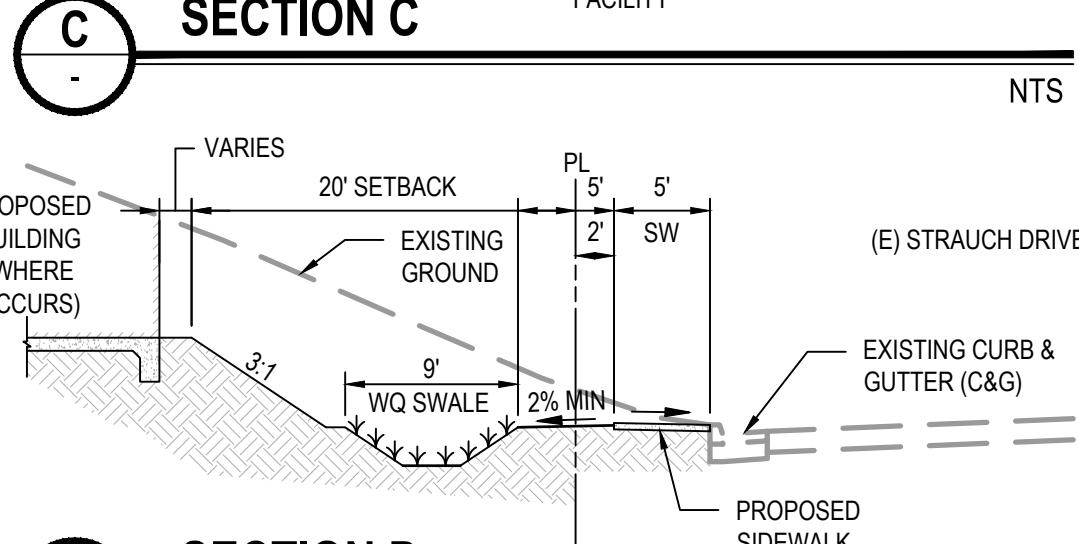
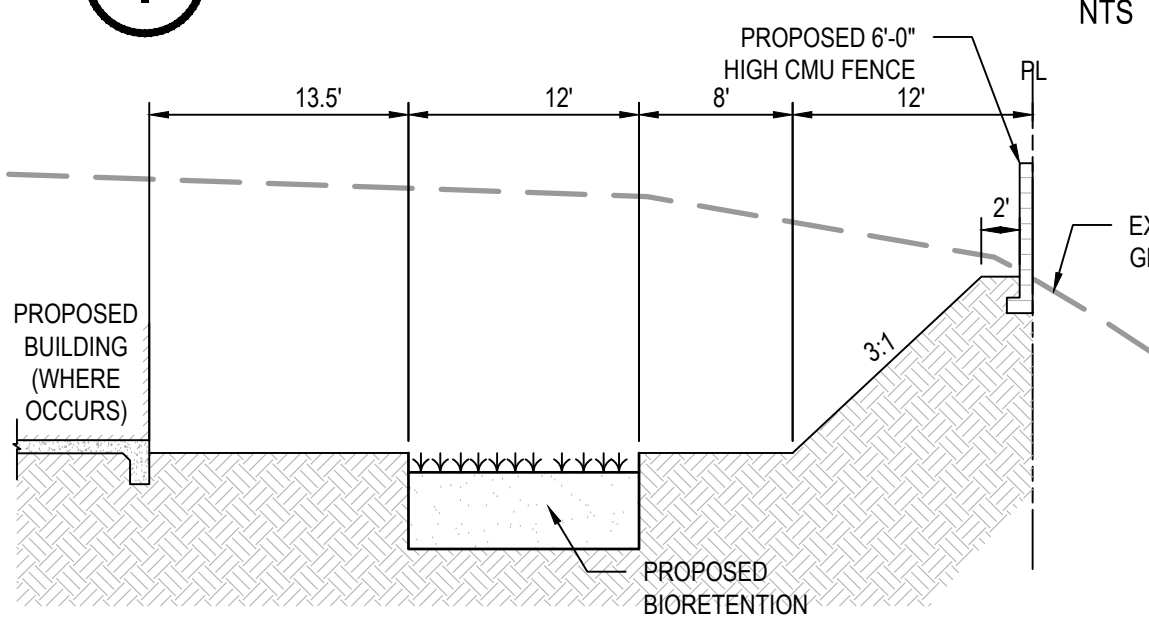
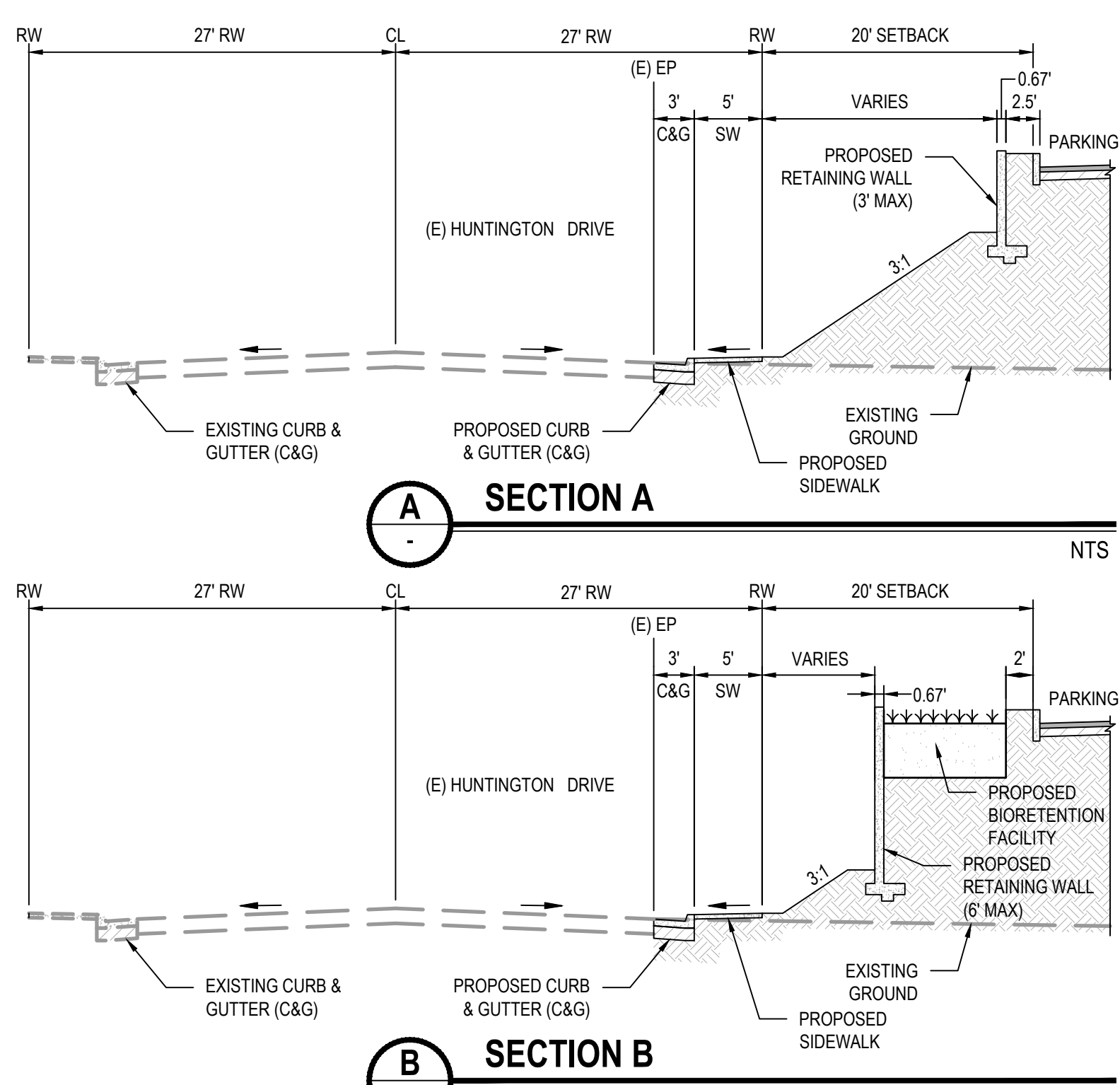
MEDURI
048-244-001

BUD & SANDRA L LUSE
048-340-015

HAROLD J PERREIRA
048-340-014

NIDIA BONE
048-241-017

TJM PLAZA GRP2 LLC
048-340-034



EARTHWORK QUANTITIES:

RAW CUT:	30,920 CY
RAW FILL:	3,625 CY
NET BALANCE (EXPORT):	27,295 CY

NOT FOR CONSTRUCTION

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

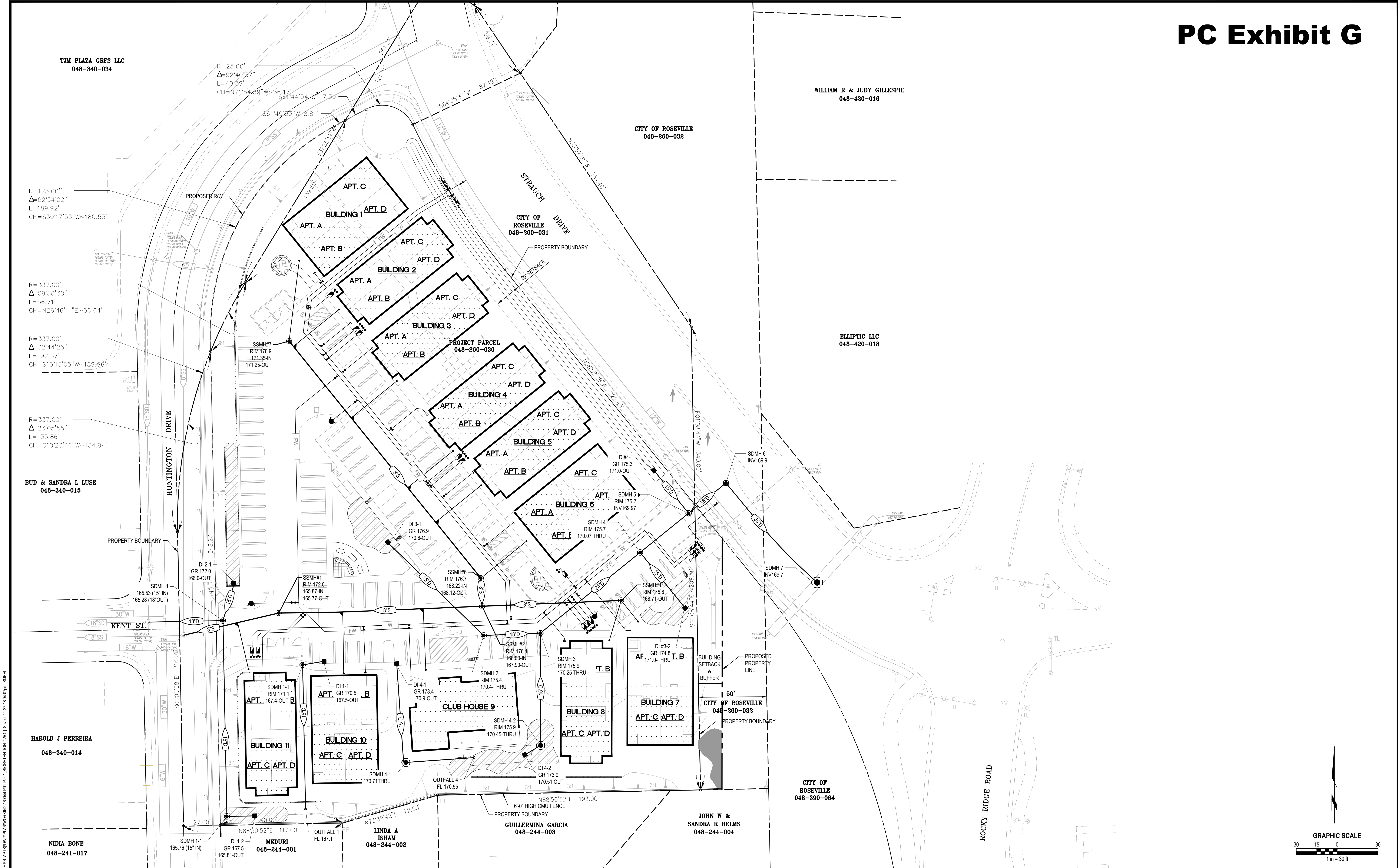
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HORIZ. 1" = 30'	
VERT. 1" = N/A	
COMPUTED	
DESIGNED SMM	
DRAWN SMM	
PROJ. ENGR. JDT	

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Sacramento • Fresno
75 Iron Point Road, suite #120
Folsom, CA 95630
phone: (916) 984-7621
survey email: staking@mpengr.com • web: www.mpengr.com

GENERAL DEVELOPMENT PLAN
ROSEVILLE SENIOR APARTMENTS
PRELIMINARY GRADING PLAN
1650 HUNTINGTON DRIVE
ROSEVILLE, CALIFORNIA

DATE NOV 27, 2018
SHEET 1
OF 2

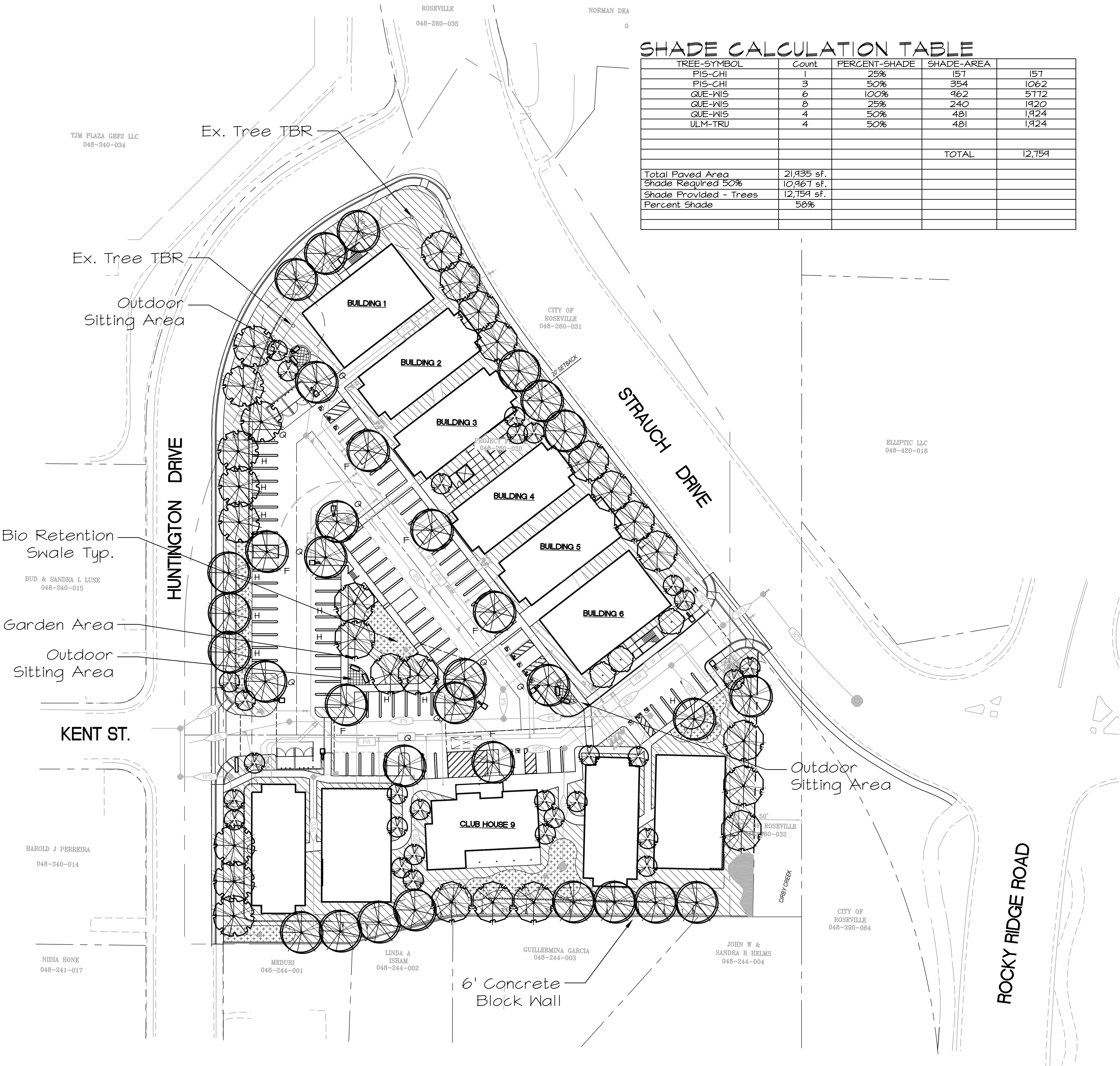
PC Exhibit G



REVISIONS	△						SCALE:	BENCH MARK	COMPUTED		MORTON & PITALO, INC. CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING Folsom * Sacramento * Fresno 75 Iron Point Road, suite #120 Folsom, CA 95630 phone: (916) 984-7621 survey email: staking@mpengr.com • web: www.mpengr.com	GENERAL DEVELOPMENT PLAN ROSEVILLE SENIOR APARTMENTS PRELIMINARY UTILITY PLAN 1650 HUNTINGTON DRIVE ROSEVILLE, CALIFORNIA	DATE
	△						HORIZ. 1" = 30'		DESIGNED SMM				SHEET
	△						VERT. 1" = N/A		DRAWN SMM				2
	△						PROJ. ENGR. JDT		OF				
	NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE							2

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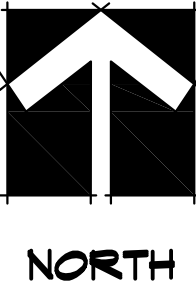
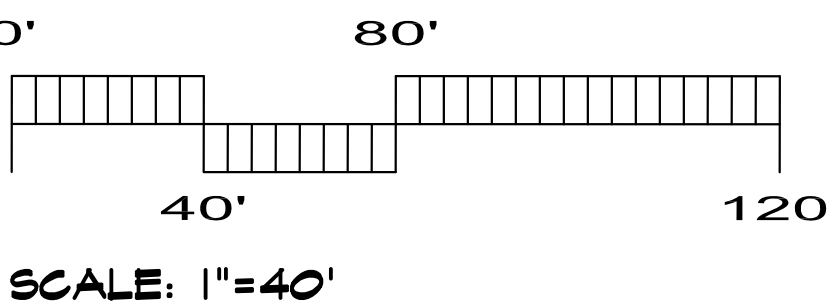
NOT FOR CONSTRUCTION



SHADE CALCULATION TABLE				
TREE-SYMBOL	Count	PERCENT-SHADE	SHADE-AREA	
PIS-CHI	1	25%	157	157
PIS-CHI	3	50%	354	1062
QUE-WIS	6	100%	462	5772
QUE-WIS	6	25%	240	1920
QUE-WIS	4	50%	481	1924
ULM-TRU	4	50%	481	1924
			TOTAL	12,754
Total Paved Area	21,935 sf.			
Shade Required 50%	10,967 sf.			
Shade Provided - Trees	12,754 sf.			
Percent Shade	58%			

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	H.X.W				
					Very Low	Low	Medium	High
	PIS CHI	Pistacia chinensis / Chinese Pistache	15 gal	60"x35'		X		
	PRU VES	Prunus cerasifera 'Krauter Vesuvius' / Purple Leaf Plum	15 gal	15'x15'			X	
	PRU CHA	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	15 gal	40'x15'			X	
	QUE WIS	Quercus wislizenii / Interior Live Oak	15 gal	60"x35'	X			
	ULM TRU	Ulmus parvifolia 'True Green' / True Green Elm	15 gal	60"x35'		X		
	ARC HOW	Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita	5 gal	6'x6'		X	X	
	BUD DAV	Buddleja davidii / Summer Lilac	5 gal	6'x6'			X	
	CAL ARU	Calamagrostis arundinacea 'Karl Foerster' / Foerster's Feather Grass	5 gal	4'x3'			X	
	CAL LIT	Callistemon citrinus 'Little John' / Dwarf Bottle Brush	5 gal	6'x4'		X		
	CIS PUR	Cistus x purpureus / Orchid Rockrose	5 gal	4'x5'		X		
	DIE IRI	Diets iridioides / Fortnight Lily	5 gal	3'x3'		X		
	KNI UVA	Kniphofia uvaria / Red Hot Poker	1 gal	2'x3'		X		
	LAV TRE	Lavatera maritima / Tree mallow	5 gal	6'x6'		X		
	MUH CAP	Muhlenbergia capillaris / Pink Muhly	5 gal	4'x4'		X		
	MYR COM	Myrtus communis / Myrtle	5 gal	5'x5'		X		
	NAN HAR	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	5 gal	2'x2'		X		
	PER ATR	Perovskia atriplicifolia / Russian Sage	1 gal	2'x4'		X		
	PHO ATR	Phormium tenax 'Atropurpureum' / Purple New Zealand Flax	5 gal	6'x6'		X		
	PHO BRO	Phormium tenax 'Bronze Baby' / Bronze Baby New Zealand Flax	1 gal	3'x3'		X		
	ROS OFF	Rosmarinus officinalis 'Collingwood Ingram' / Rosemary	5 gal	2'x4'		X		
	SAL SAL	Salvia greggii 'Furmans Red' / Furman's Red Salvia	1 gal	3'x3'		X		
	ACA LOW	Acacia redolens 'Lanboy' / Bank Catclaw	1 gal	2'x8'	72" o.c.	X		
	BAC PIL	Baccharis pilularis / Dwarf Coyote Brush	1 gal	1.5'x4'	30" o.c.	X		
	CIS PRO	Cistus salvifolius 'Prostratus' / Sageleaf Rockrose	1 gal	2'x6'	48" o.c.	X		
	CON MAU	Convolvulus mauritanicus / Morning Glory	1 gal	1'x3'	36" o.c.	X		
	COT BEA	Cotoneaster dammeri 'Coral Beauty' / Bearberry Cotoneaster	1 gal	5'x8'	48" o.c.	X		
	ROS COL	Rosmarinus officinalis 'Collingwood Ingram' / Rosemary	1 gal	2'x4'	12" o.c.	X		
	TUR SOD	Turf Sod / To Match Existing	sod					X
	TUR MOW	Turf Sod Mow Free Fescue Blend / Drought Tolerant Fescue Blend	sod				X	
	VIN MIN	Vinca minor / Common Periwinkle	1 gal	5'x2'	24" o.c.		X	



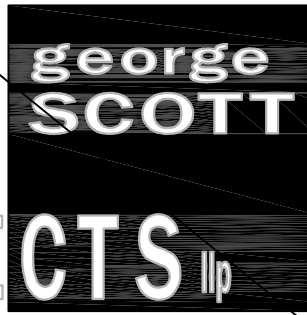


YAMASAKI
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HUNTINGTON SENIOR APARTMENTS
for ICON ENTERPRISES - HUNTINGTON PLACE
1650 HUNTINGTON DRIVE
ROSEVILLE, CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

**craig
MIERS**

**george
SCOTT**

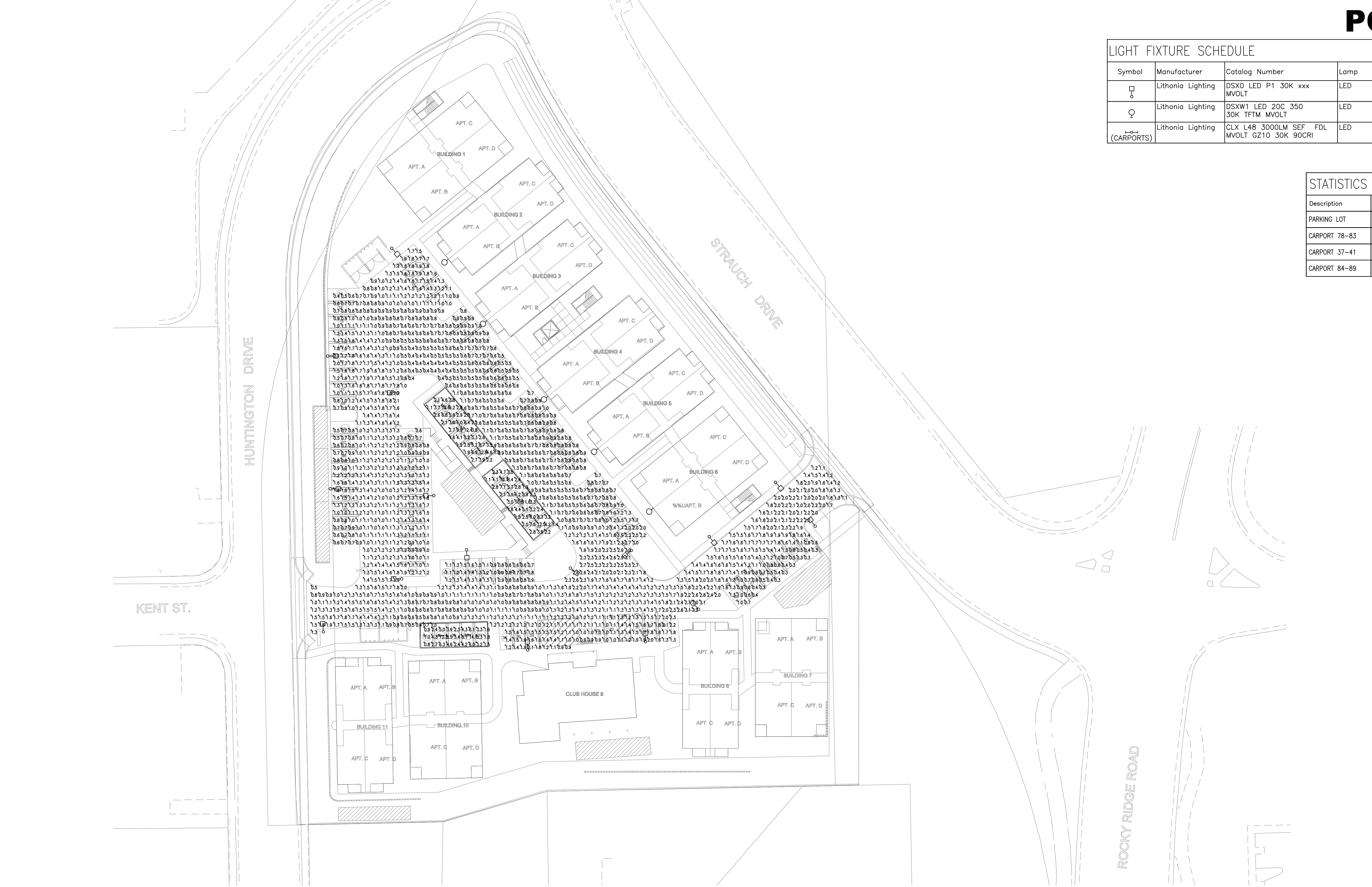
ARCHITECTS llp

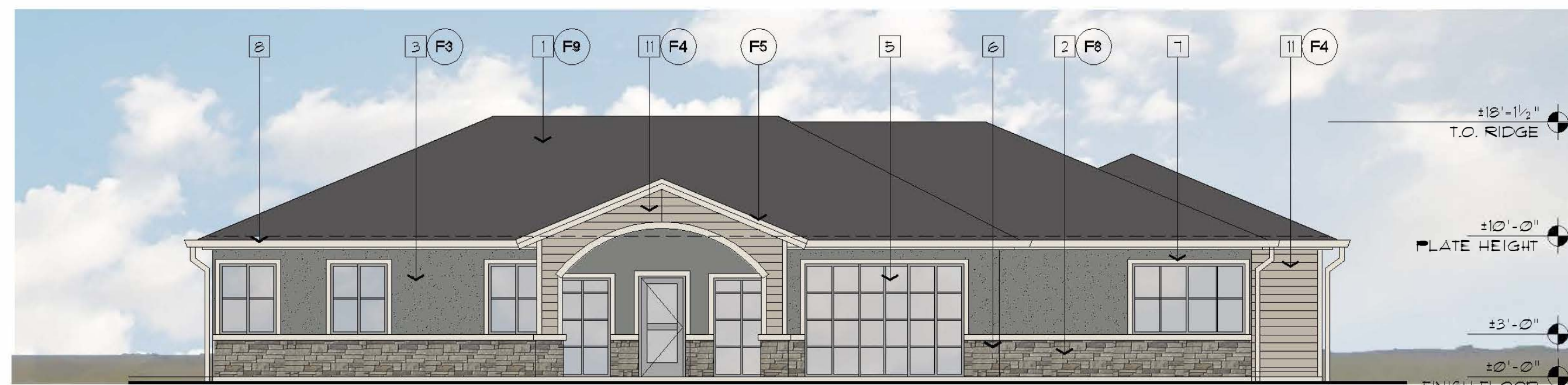
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April 9, 2018

LIGHT FIXTURE SCHEDULE					
Symbol	Manufacturer	Catalog Number	Lamp	Lumens Per Lamp	Wattage
	Lithonia Lighting	DSX0 LED P1 30K xxx MVOLT	LED	4248	38
	Lithonia Lighting	DSXW1 LED 20C 350 30K TFTM MVOLT	LED	1771	23.3
 (CARPORTS)	Lithonia Lighting	CLX L48 3000LM SEF FDL MVOLT GZ10 30K 90CRI	LED	2320	20.32

STATISTICS					
Description	Symbol	Avg	Max	Min	Avg/Min
PARKING LOT	+	1.2 fc	3.2 fc	0.3 fc	4.0:1
CARPORT 78-83	+	4.6 fc	12.8 fc	1.1 fc	4.2:1
CARPORT 37-41	+	4.5 fc	14.1 fc	0.8 fc	5.6:1
CARPORT 84-89	+	4.6 fc	13.1 fc	1.1 fc	4.2:1





NORTH ELEVATION

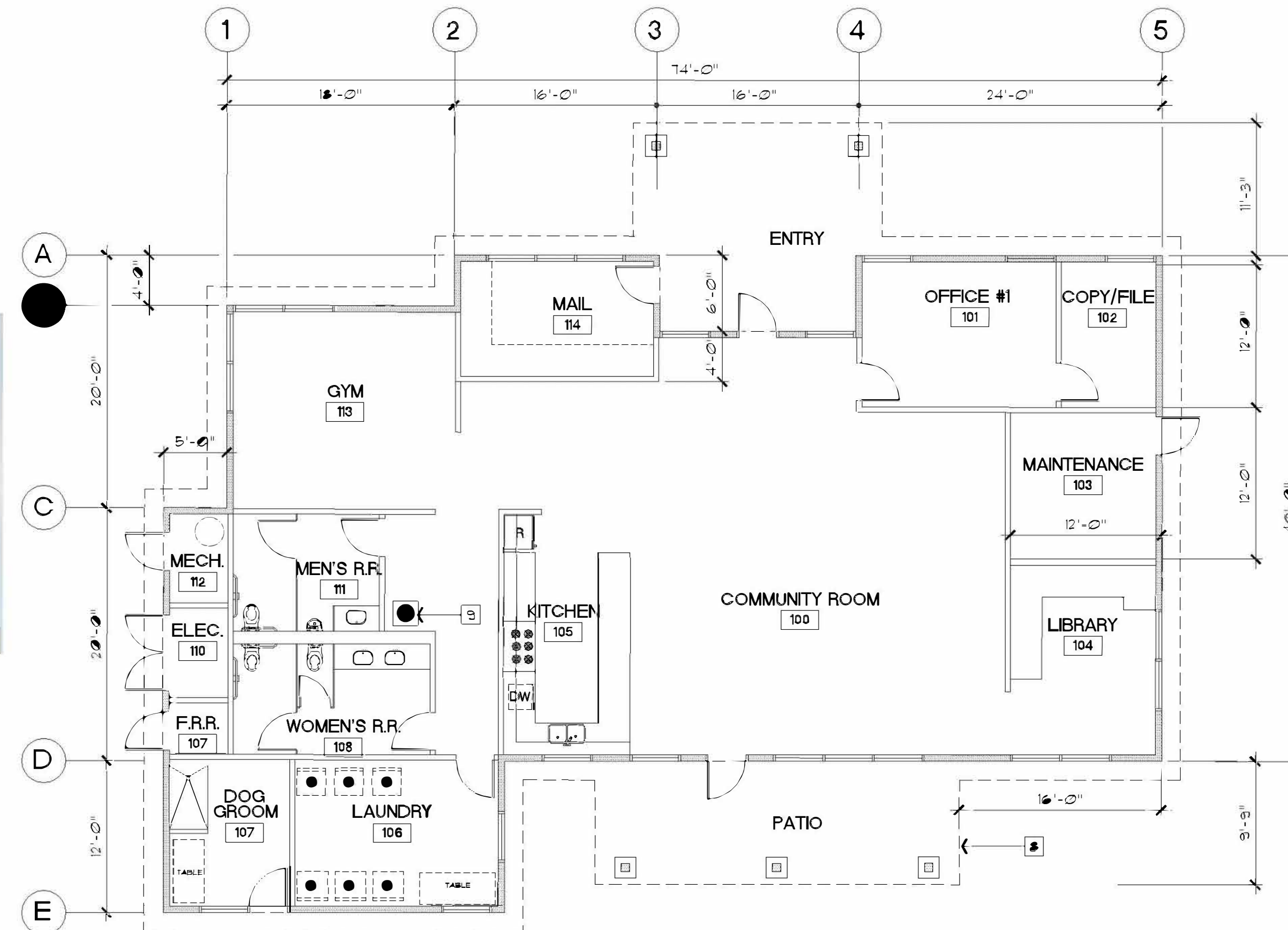
KEYNOTES

- 1 HEAVY COMPOSITION SHINGLE ROOF, CLASS A
- 2 STONE
- 3 PLASTER SYSTEM
- 4 WOOD TRUSS
- 5 DOOR
- 6 STONE COLUMN BASE
- 7 WINDOW
- 8 METAL GUTTER
- 9 WATER STATION (BOTTLE FILLER)
- 10 ROOF ABOVE
- 11 WOOD LAP SIDING
- 12 WINDOW TRIM

PC Exhibit J

FINISH SCHEDULE

- PLASTER MAIN BODY COLOR MESA TAN' SW 1605
 - PLASTER MAIN BODY COLOR HONEY SOAP STONE' SW 9126
 - PLASTER MAIN BODY COLOR CITYSCAPE' SW 1061
 - WOOD SIDING ANALYTICAL GRAY' SW 1051
 - TRIM ACCENTS 'SHOU WHITE' SW 1042
 - METAL WORK 'SEALSKIN' SW 1615
 - DOORS 'DARK NIGHT' SW 6231
 - STONE VENEER CULTURED STONE 'SOUTHERN LEDGESTONE' COLOR VARIETY - 'ECHO RIDGE'
 - ROOFING 'CERTANTEED' PRESIDENTIAL SHAKE TL 'SHADOW GRAY'
- NOTE 1: SW = SHERWIN WILLIAMS



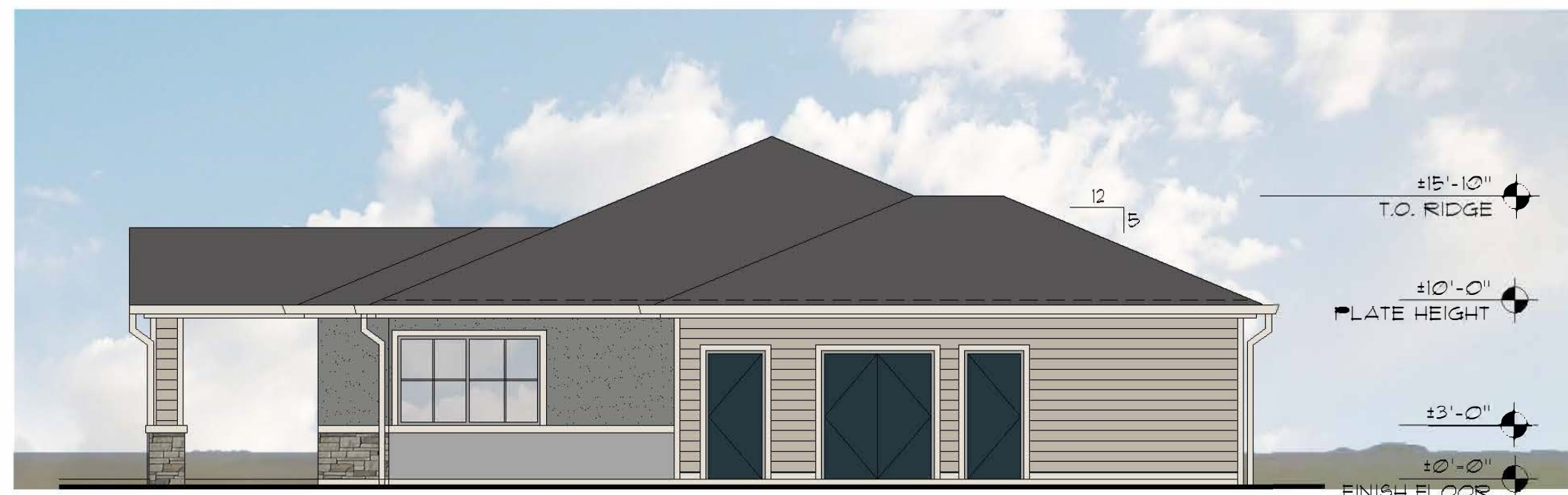
PLAN- 3,248 SF



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

August 7, 2017
REVISED May 15, 2018

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P8

COMMUNITY CLUBHOUSE

HUNTINGTON SENIOR APARTMENTS
for ICON ENTERPRISES - HUNTINGTON PLACE
1650 HUNTINGTON DRIVE
ROSEVILLE, CALIFORNIA



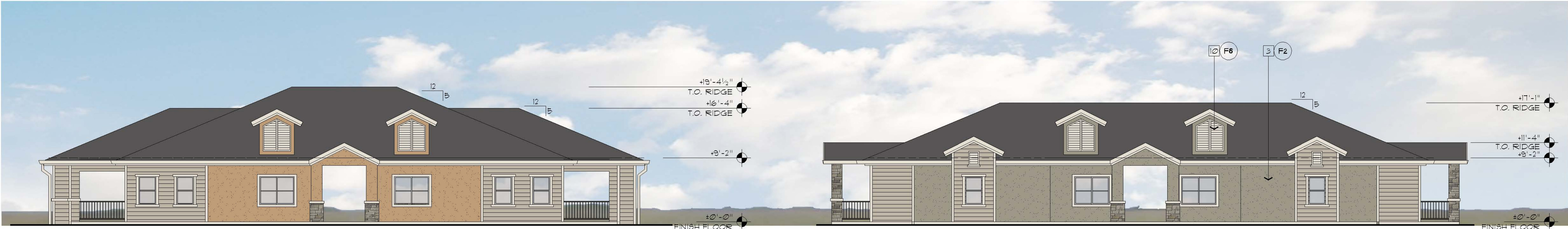
NORTH ELEVATION

KEYNOTES

- 1 HEAVY COMPOSITION SHINGLE ROOF, CLASS A
- 2 STONE
- 3 PLASTER SYSTEM
- 4 WOOD LAP SIDING
- 5 SLIDING DOOR
- 6 BREEZE WAY BETWEEN UNITS
- 7 WINDOW
- 8 METAL GUTTER
- 9 CLERESTORY ROOF ELEMENT
- 10 LOUVERS
- 11 WINDOW TRIM
- 12 METAL RAILING

FINISH SCHEDULE

- F1 PLASTER MAIN BODY COLOR 'MESA TAN' SW 1695
 - F2 PLASTER MAIN BODY COLOR 'HONED SOAP STONE' SW 9126
 - F3 PLASTER MAIN BODY COLOR 'CITYSCAPE' SW 1061
 - F4 WOOD SIDING 'ANALYTICAL GRAY' SW 1051
 - F5 TRIM ACCENTS 'SHOUJI WHITE' SW 1042
 - F6 METAL WORK 'SEALSKIN' SW 1675
 - F7 DOORS 'DARK NIGHT' SW 6237
 - F8 STONE VENEER CULTURED STONE 'SOUTHERN LEDGESTONE' COLOR VARIETY - 'ECHO RIDGE'
 - F9 ROOFING 'CERTANTEED' PRESIDENTIAL SHAKE TL 'SHADOW GRAY'
- NOTE 1: SW = SHERWIN WILLIAMS



EAST ELEVATION

WEST ELEVATION



SOUTH ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

HUNTINGTON SENIOR APARTMENTS
for ICON ENTERPRISES - HUNTINGTON PLACE
1650 HUNTINGTON DRIVE
ROSEVILLE, CALIFORNIA

August 7, 2017
REVISED May 15, 2018

ONE STORY ELEVATIONS P9

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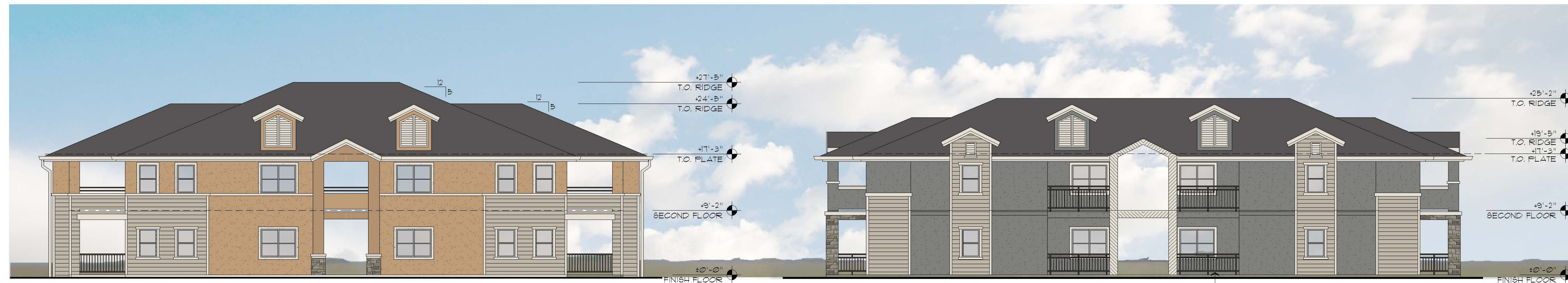
WEST ELEVATION

KEYNOTES

- 1 HEAVY COMPOSITION SHINGLE ROOF, CLASS A
- 2 STONE
- 3 PLASTER SYSTEM
- 4 WOOD LAF SIDING
- 5 SLIDING DOOR
- 6 BREEZEWAY @ UNITS
- 7 WINDOW
- 8 METAL GUTTER/ DOWNSPOUT
- 9 BRIDGE BETWEEN UNITS
- 10 BALCONY RAIL
- 11 METAL RAILING
- 12 CLERESTORY ROOF ELEMENT
- 13 LOUVERS
- 14 WINDOW TRIM

FINISH SCHEDULE

- | | | |
|----|--|---|
| F1 | PLASTER MAIN BODY COLOR 'MESA TAN' SW 7035 |  |
| F2 | PLASTER MAIN BODY COLOR 'HONED SOAP STONE' SW 9126 |  |
| F3 | PLASTER MAIN BODY COLOR 'CITYSCAPE' SW 1061 |  |
| F4 | WOOD SIDING 'ANALYTICAL GRAY' SW 1051 |  |
| F5 | TRIM ACCENTS 'SHOUJI WHITE' SW 1042 |  |
| F6 | METAL WORK 'SEALSKIN' SW 7675 |  |
| F7 | DOORS 'DARK NIGHT' SW 6231 |  |
| F8 | STONE VENEER 'CULTURED STONE' 'SOUTHERN LEDGESTONE' COLOR VARIETY 'ECHO RIDGE' |  |
| F9 | ROOFING 'CERTANTEED' PRESIDENTIAL SHAKE TL 'SHADOW GRAY' |  |
- NOTE 1: SW = SHERWIN WILLIAMS



NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

HUNTINGTON SENIOR APARTMENTS
for ICON ENTERPRISES - HUNTINGTON PLACE
1650 HUNTINGTON DRIVE
ROSEVILLE, CALIFORNIA

August 7, 2017
REVISED May 15, 2018

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TWO STORY ELEVATION P10



WEST ELEVATION

KEYNOTES

- 1 HEAVY COMPOSITION SHINGLE ROOF, CLASS A
- 2 STONE
- 3 PLASTER SYSTEM
- 4 WOOD LAP SIDING
- 5 SLIDING DOOR
- 6 BREEZEWAY @ UNITS
- 7 WINDOW
- 8 METAL GUTTER/ DOWNSPOUT
- 9 BRIDGE BETWEEN UNITS
- 10 BALCONY RAIL
- 11 METAL RAILING
- 12 CLERESTORY ROOF ELEMENT
- 13 LOUVERS
- 14 WINDOW TRIM



NORTH ELEVATION



SOUTH ELEVATION

FINISH SCHEDULE

- F1 PLASTER MAIN BODY COLOR 'MESA TAN' SW 1695
- F2 PLASTER MAIN BODY COLOR 'HONED SOAP STONE' SW 9126
- F3 PLASTER MAIN BODY COLOR 'CITYSCAPE' SW 1061
- F4 WOOD SIDING 'ANALYTICAL GRAY' SW 1051
- F5 TRIM ACCENTS 'SHOUJI WHITE' SW 1042
- F6 METAL WORK '8EALSKIN' SW 1615
- F7 DOORS 'DARK NIGHT' SW 6231
- F8 STONE VENEER 'CULTURED STONE' 'SOUTHERN LEDGESTONE' COLOR VARIETY - 'ECHO RIDGE'
- F9 ROOFING 'CERTIANTEED' PRESIDENTIAL SHAKE TL 'SHADOW GRAY'

NOTE 1: SW = SHERWIN WILLIAMS



EAST ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

HUNTINGTON SENIOR APARTMENTS
for ICON ENTERPRISES - HUNTINGTON PLACE
1650 HUNTINGTON DRIVE
ROSEVILLE, CALIFORNIA

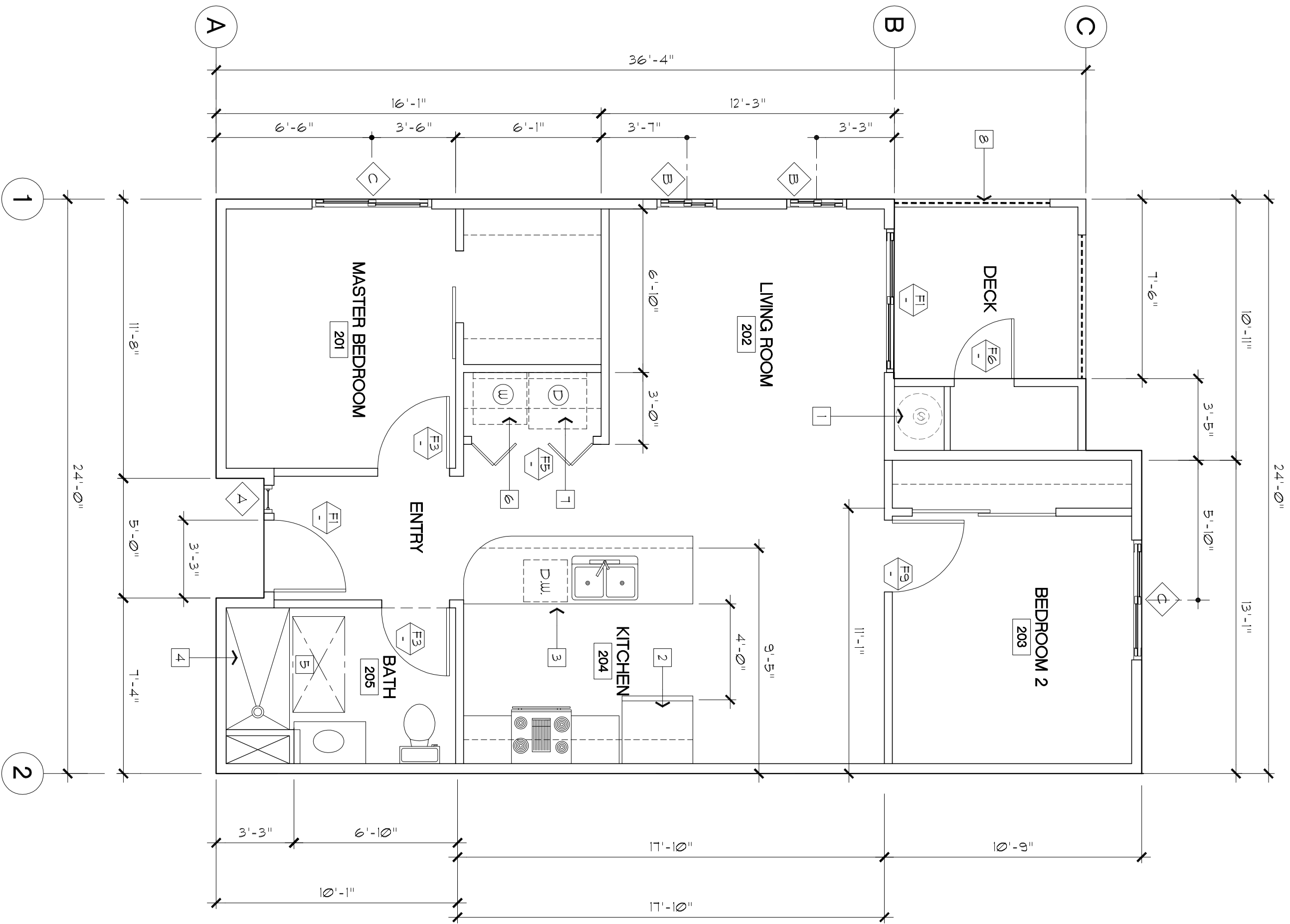
THREE STORY ELEVATION

August 7, 2017
REVISED May 15, 2018

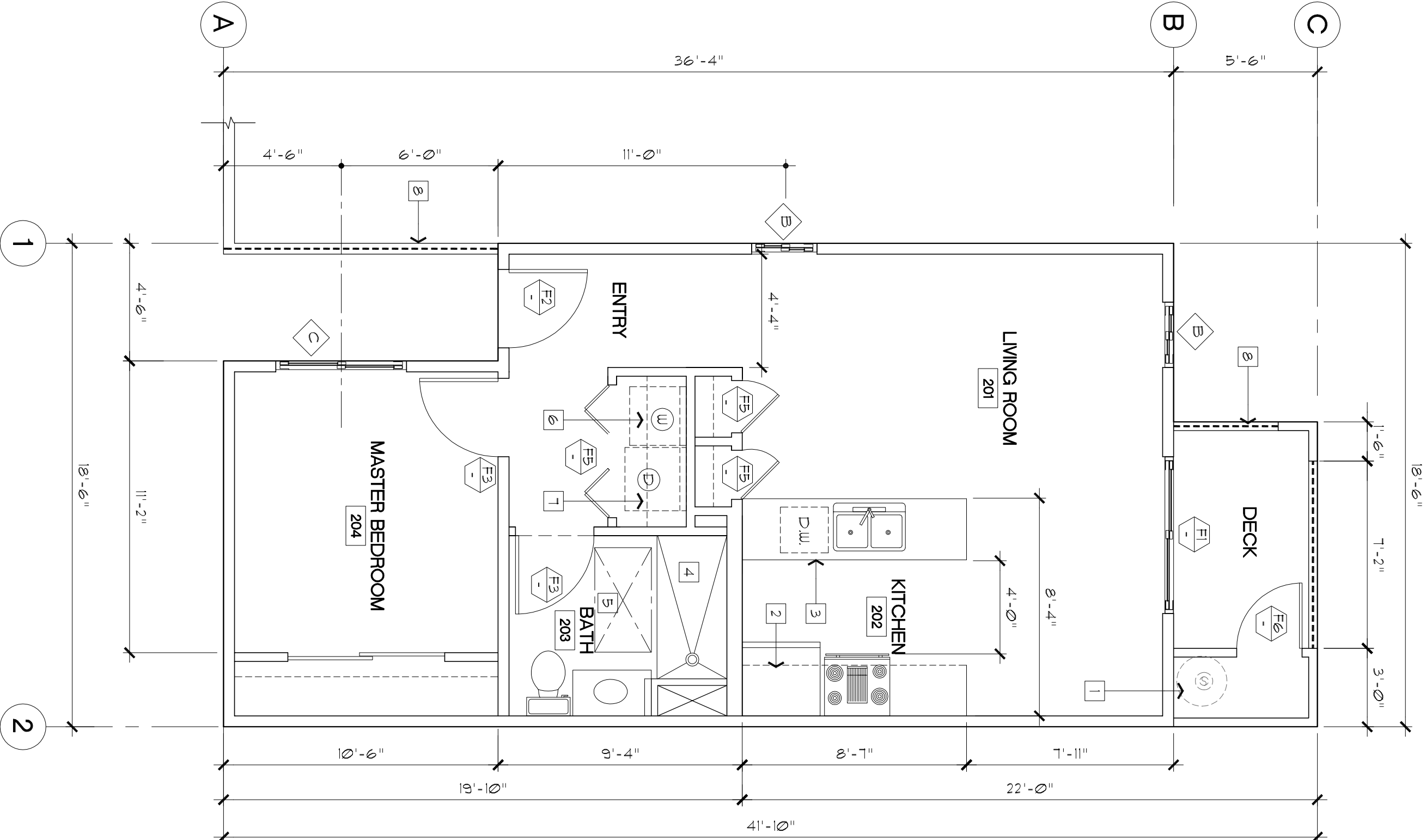
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P11



- KEYNOTES**
- 1 WATER HEATER
 - 2 REFRIGERATOR
 - 3 DISHWASHER
 - 4 SHOWER
 - 5 ACCESSIBLE SPACE
 - 6 WASHER
 - 7 DRYER
 - 8 RAILING @ 2ND FLOOR T.F.P.



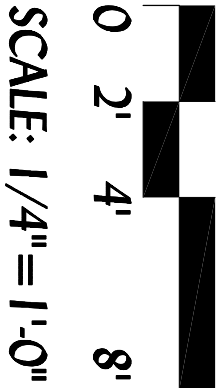
TYPICAL TWO BEDROOM UNIT

833 SF

TYPICAL ONE BEDROOM UNIT

689 SF

August 7, 2017
REVISD May 15, 2018
REVISED October 2, 2018



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

HUNTINGTON SENIOR APARTMENTS
for ICON ENTERPRISES - HUNTINGTON PLACE
1650 HUNTINGTON DRIVE
ROSEVILLE, CALIFORNIA

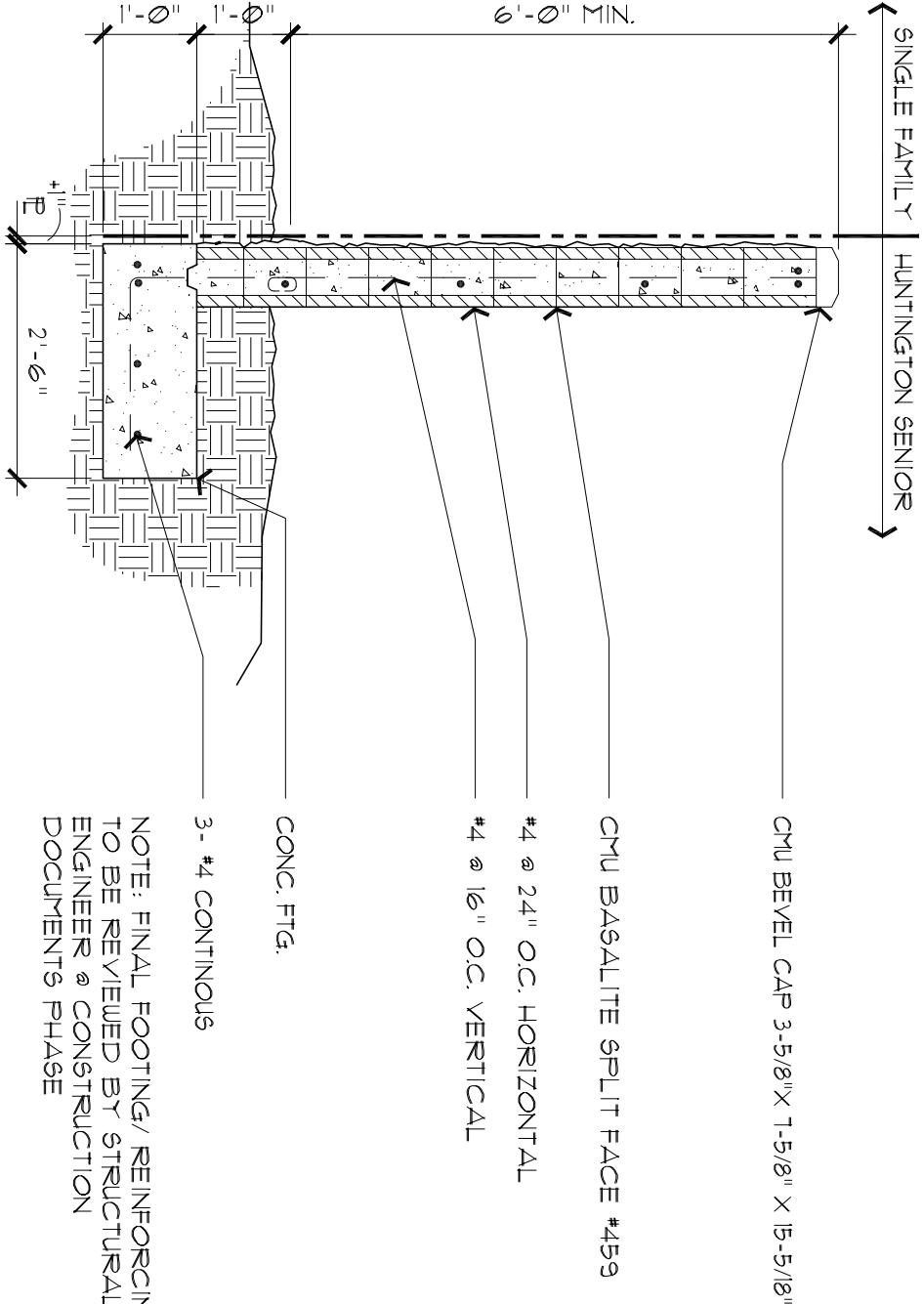
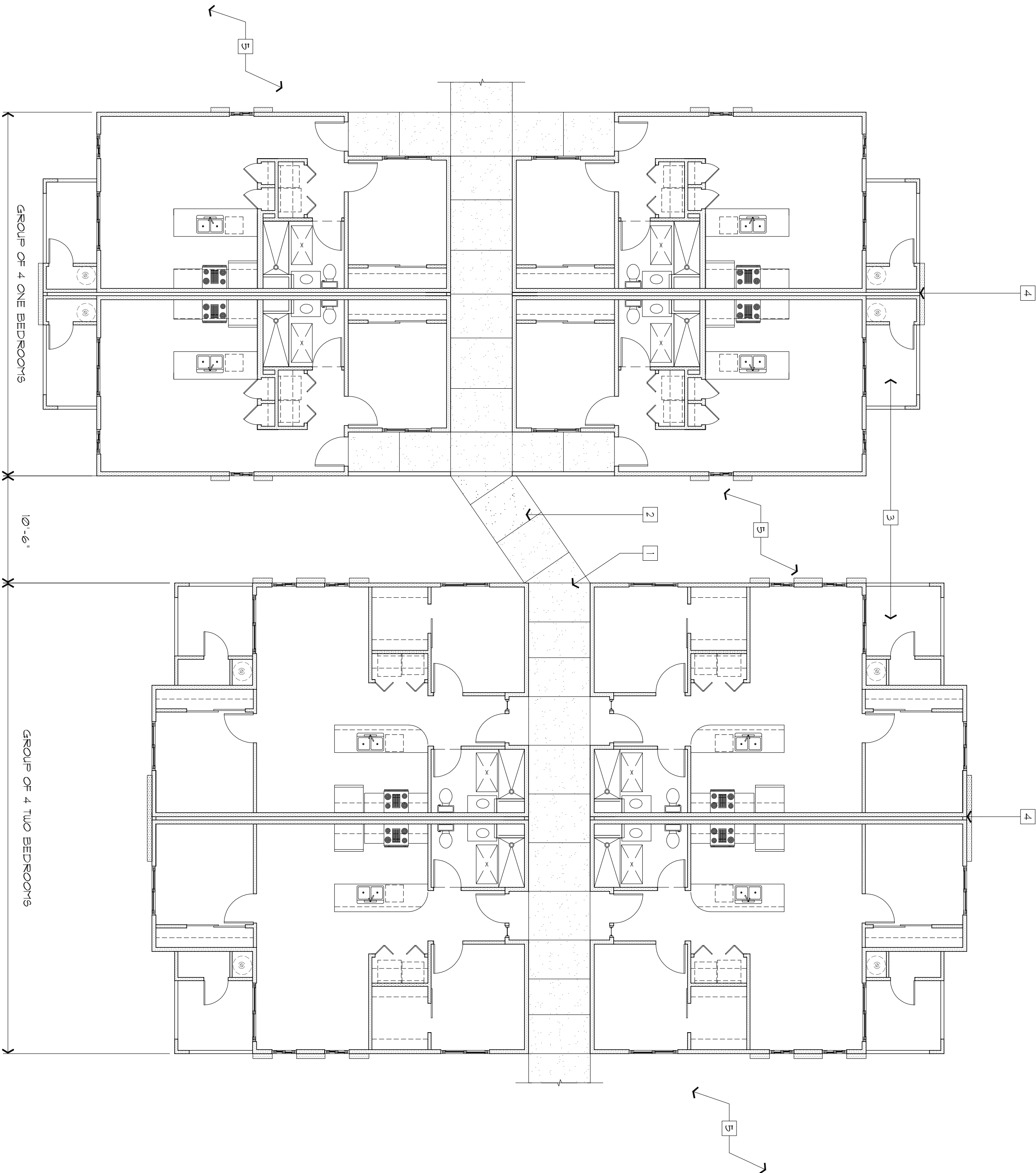
TYPICAL APARTMENT UNITS

P2

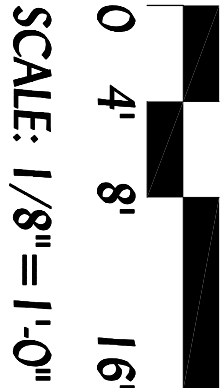
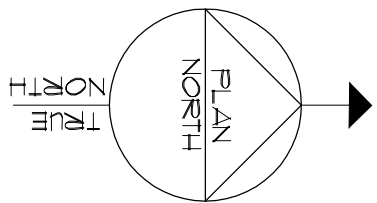
KEYNOTES

- 1 BREEZEWAY UNITS BETWEEN UNITS
- 2 CONCRETE SIDEWALK, TYP.
- 3 EXTERIOR DECK
- 4 ONE HOUR SEPERATION WALL
- 5 LANDSCAPING

FOR INTERIOR OF UNITS, NOTES, REFER TO P2



OVERALL ONE STORY PLAN- EAST



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

August 7 , 2017
REVISED May 15 , 2018
REVISED October 2 , 2018

HUNTINGTON SENIOR APARTMENTS
for ICON ENTERPRISES - HUNTINGTON PLACE
1650 HUNTINGTON DRIVE
ROSEVILLE, CALIFORNIA

ONE STORY PLAN EAST P4B

craig

MIERS

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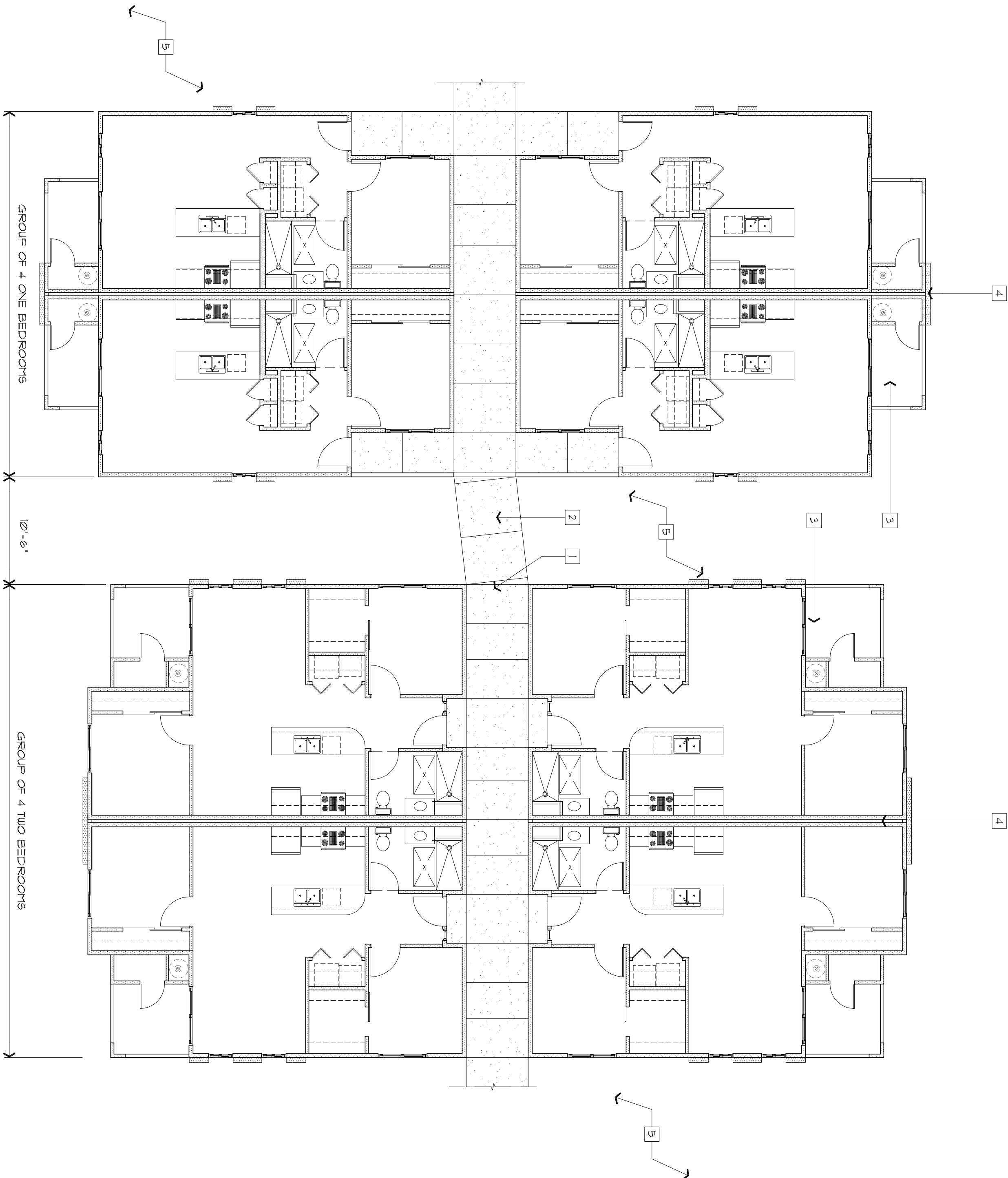
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Roseville, CA 95747
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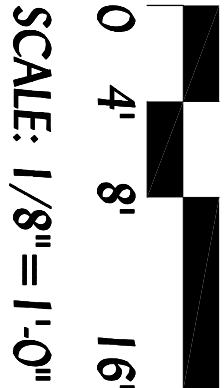
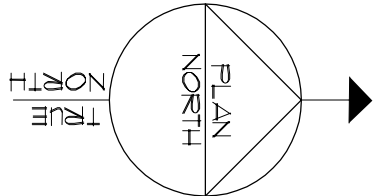
KEYNOTES

- 1 BREEZEWAY UNITS BETWEEN UNITS
- 2 CONCRETE SIDEWALK, TYP.
- 3 EXTERIOR DECK
- 4 ONE HOUR SEPERATION WALL
- 5 LANDSCAPING

FOR INTERIOR OF UNITS, NOTES, REFER TO P2



OVERALL ONE STORY PLAN - WEST



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

August 7 , 2017
REVISED May 15 , 2018
REVISED October 2 , 2018

HUNTINGTON SENIOR APARTMENTS
for ICON ENTERPRISES - HUNTINGTON PLACE
1650 HUNTINGTON DRIVE
ROSEVILLE, CALIFORNIA

ONE STORY PLAN WEST P4C

craig
MIERS

ARCHITECTS

george
SCOTT

llp

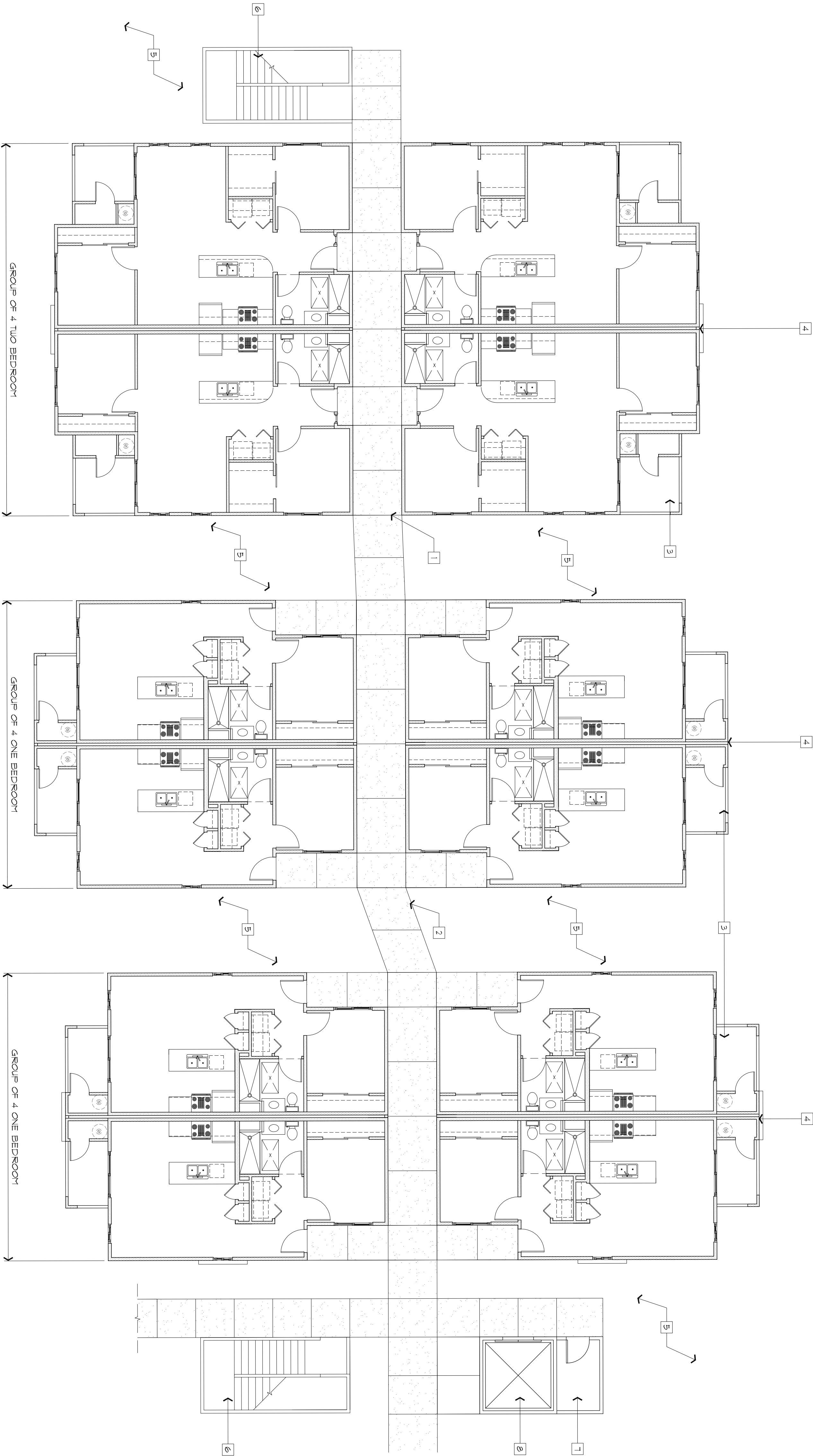
1654 Santa Clara Drive, Suite 200
Roseville, CA 95747
916.390.2207 mobile
916.390.2207 fax
craigmiers@architects.com

1654 Santa Clara Drive, Suite 200
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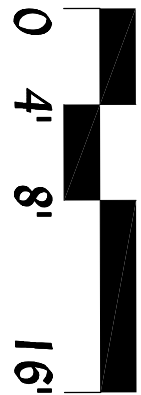
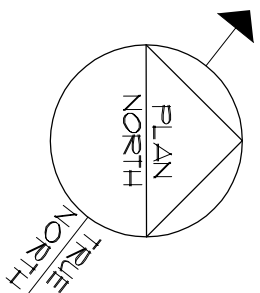
KEYNOTES

- 1 BREZZEWAY UNITS BETWEEN UNITS
- 2 CONCRETE SIDEWALK, TYP.
- 3 EXTERIOR DECK
- 4 ONE HOUR SEPERATION WALL
- 5 LANDSCAPING
- 6 STAIRS
- 7 ELEVATOR MACHINE ROOM
- 8 ELEVATOR

FOR INTERIOR UNITS NOTES REFER TO P2



OVERALL TWO STORY PLAN



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

August 7, 2017
REVISED May 15, 2018
REVISED October 2, 2018

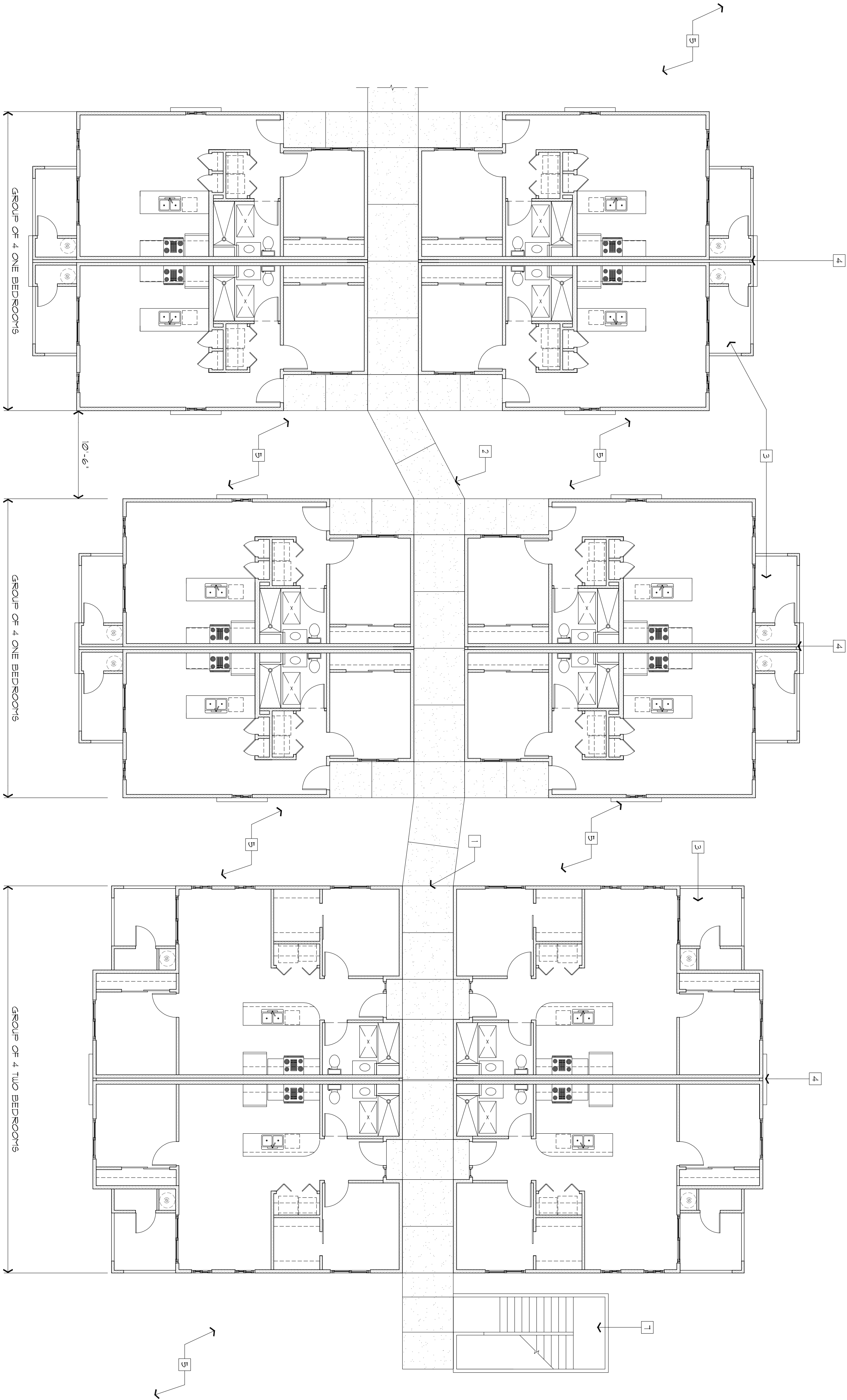
HUNTINGTON SENIOR APARTMENTS
for ICON ENTERPRISES - HUNTINGTON PLACE
1650 HUNTINGTON DRIVE
ROSEVILLE, CALIFORNIA

TWO STORY PLAN P5B

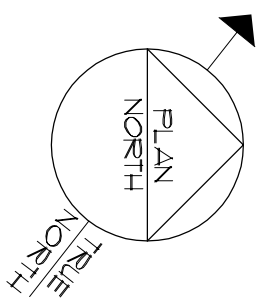
KEYNOTES

- 1 BREEZEWAY UNITS BETWEEN UNITS
- 2 CONCRETE SIDEWALK, TYP.
- 3 EXTERIOR DECK
- 4 ONE HOUR SEPERATION WALL
- 5 LANDSCAPING
- 7 STAIRS

FOR INTERIOR UNITS NOTES REFER TO P2



OVERALL THREE STORY PLAN



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

August 7 , 2017
REVISED May 15 , 2018
REVISED October 2 , 2018

HUNTINGTON SENIOR APARTMENTS
for ICON ENTERPRISES - HUNTINGTON PLACE
1650 HUNTINGTON DRIVE
ROSEVILLE, CALIFORNIA

THREE STORY PLAN P6B

craig
MIERS

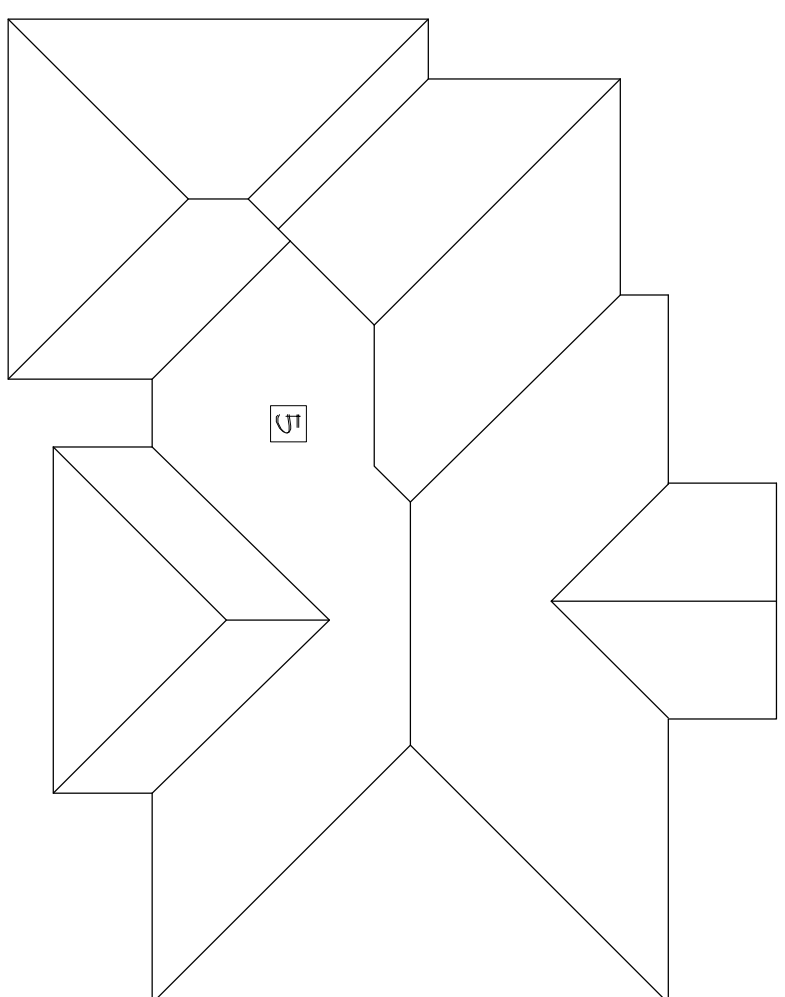
ARCHITECTS llp

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916.390.2200 fax
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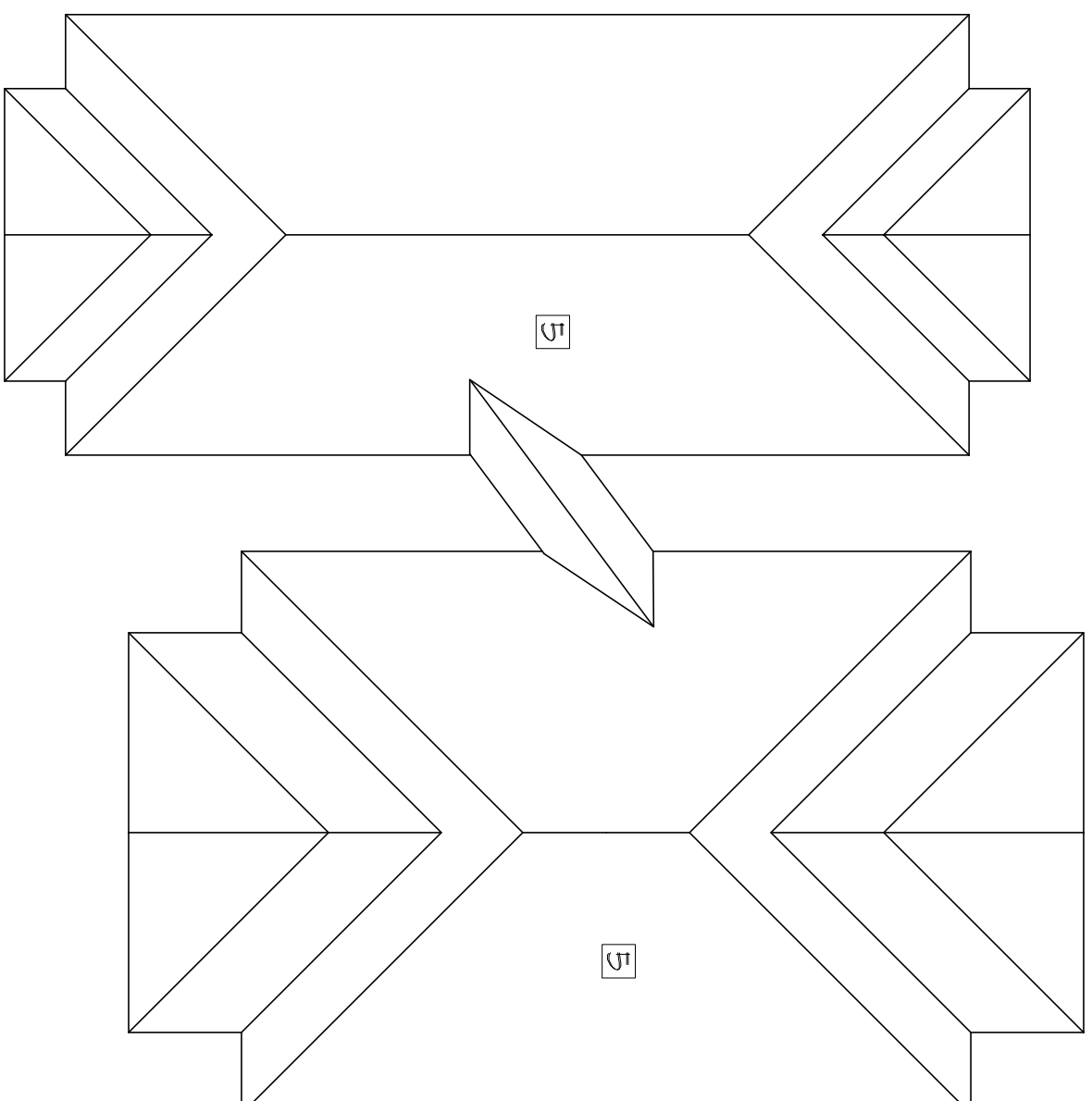
george
SCOTT

llp

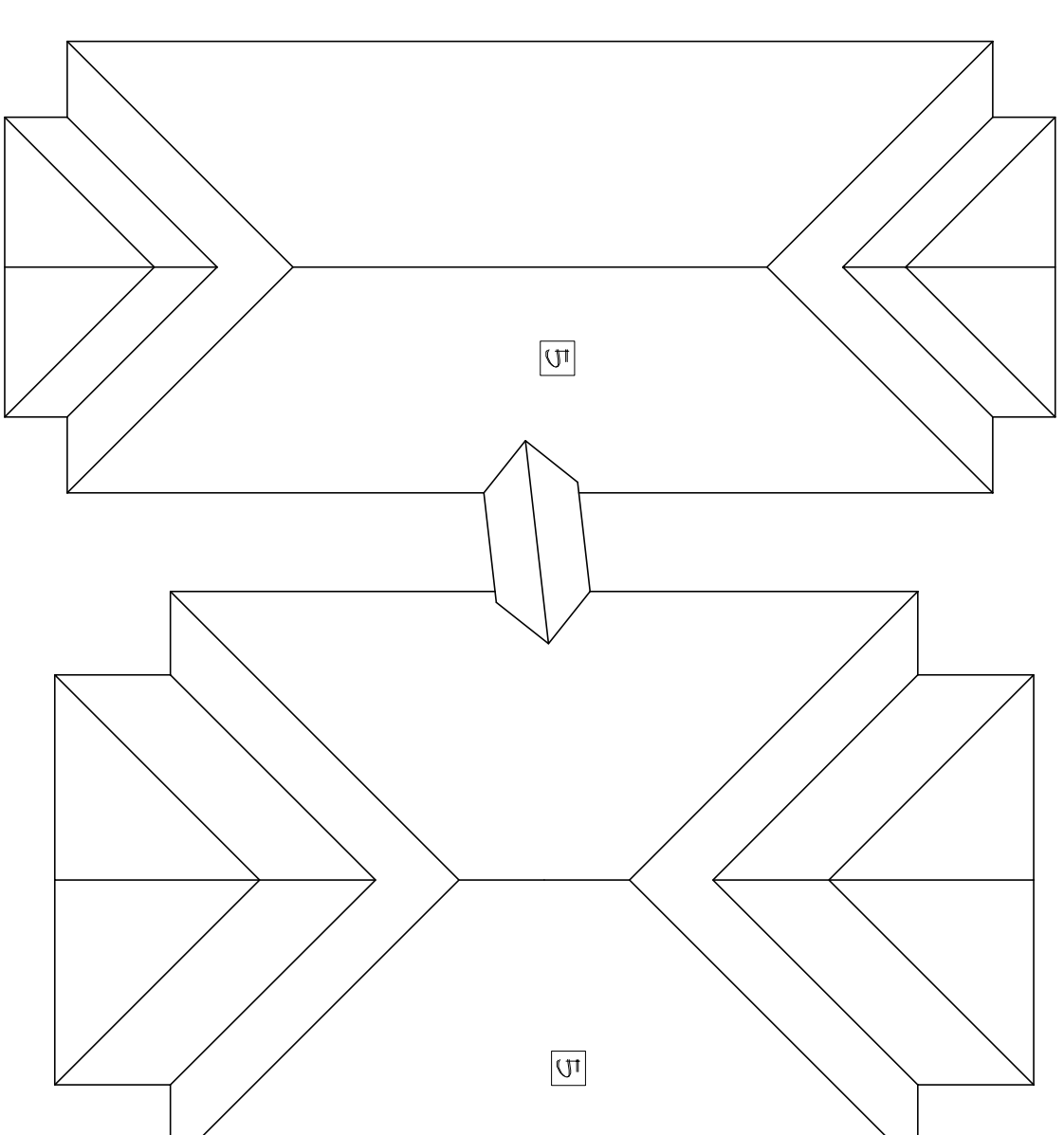
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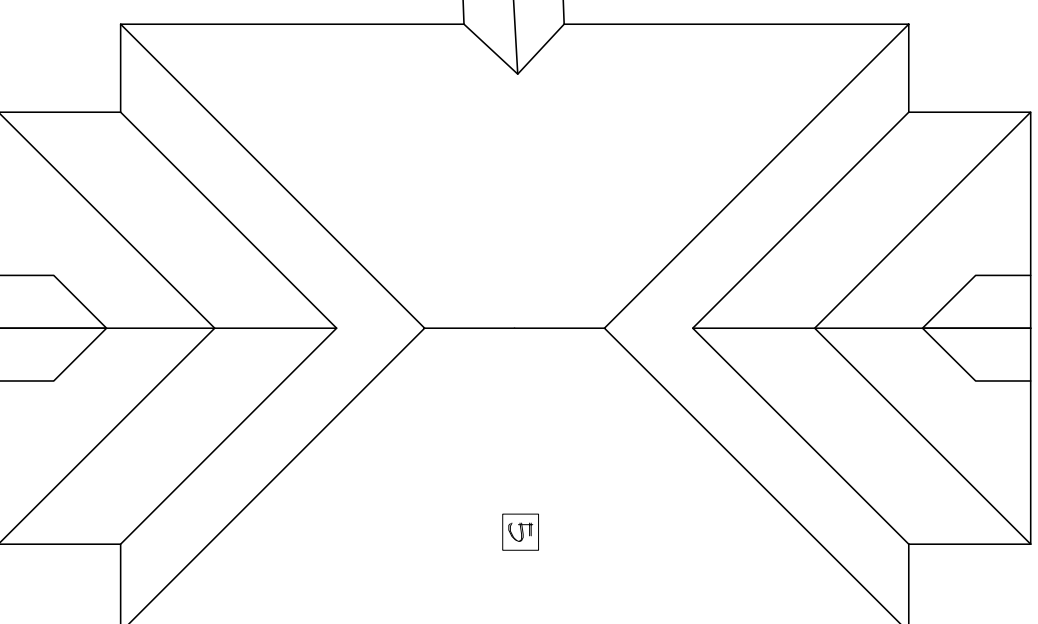
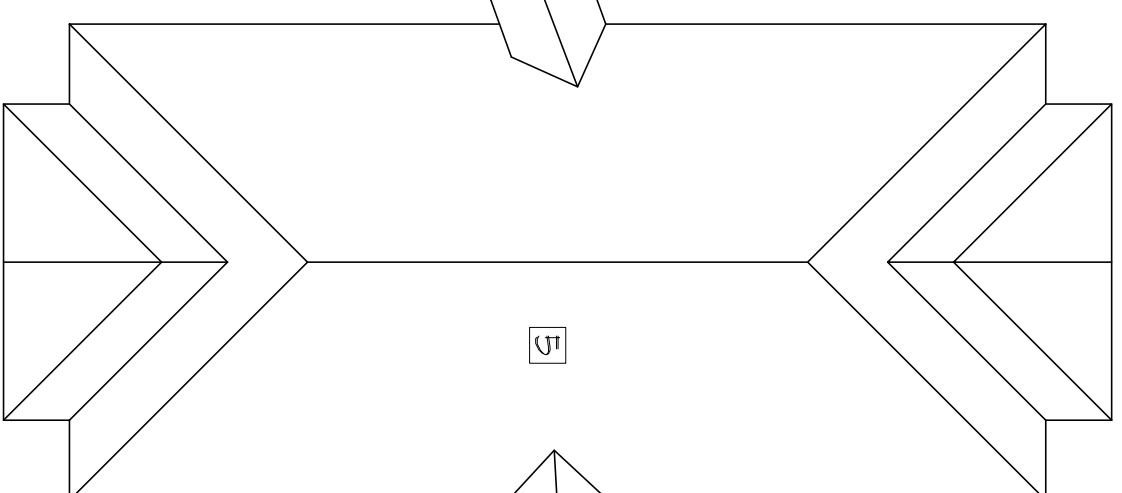
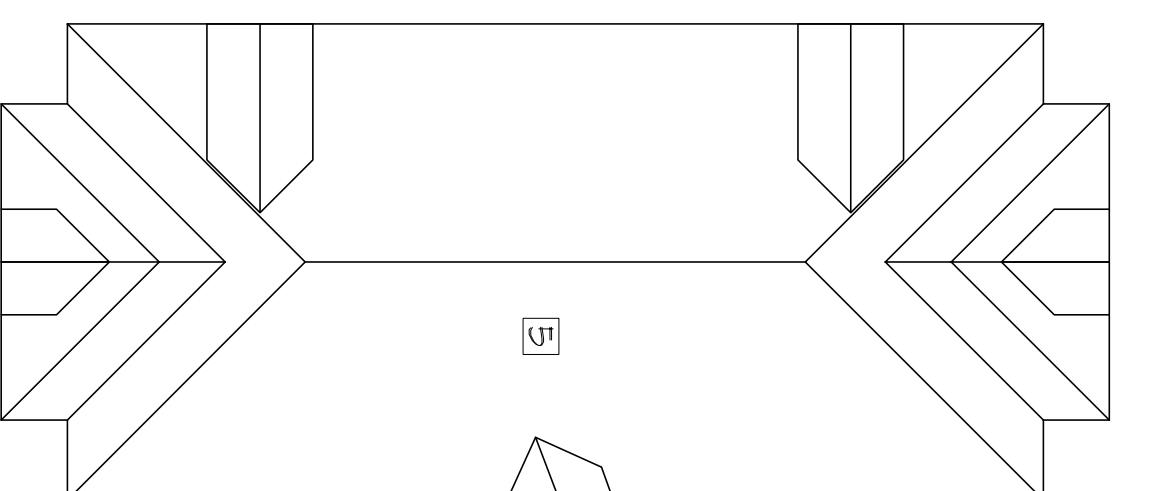
CLUBHOUSE ROOF PLAN



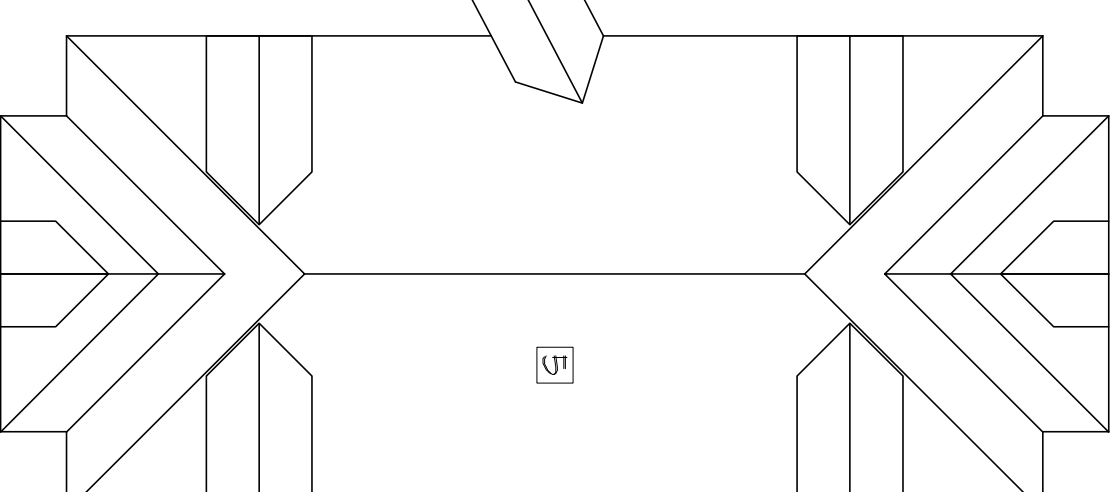
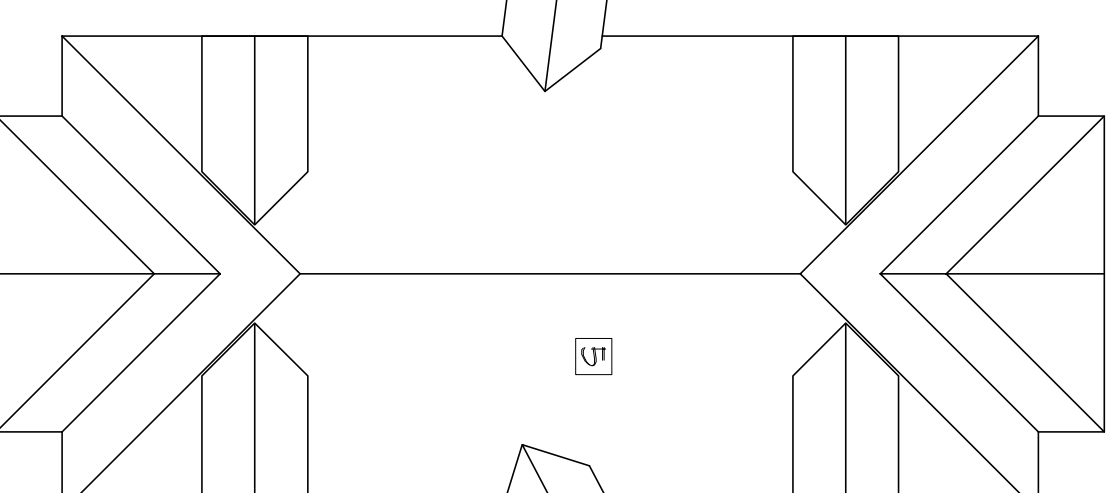
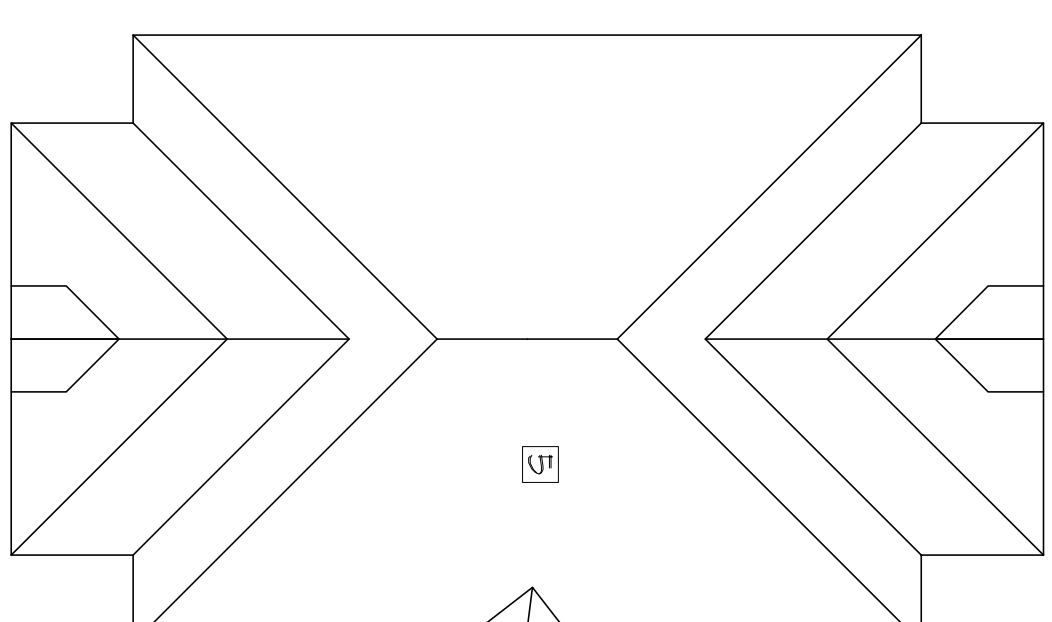
BUILDING D ROOF PLAN



BUILDING C ROOF PLAN

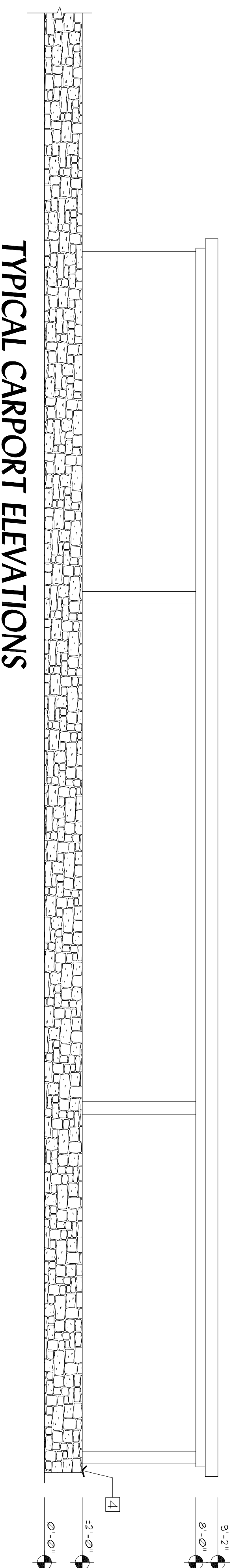
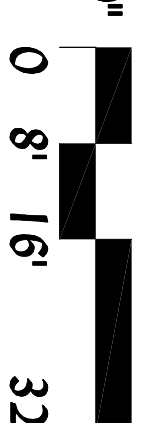


BUILDING A ROOF PLAN

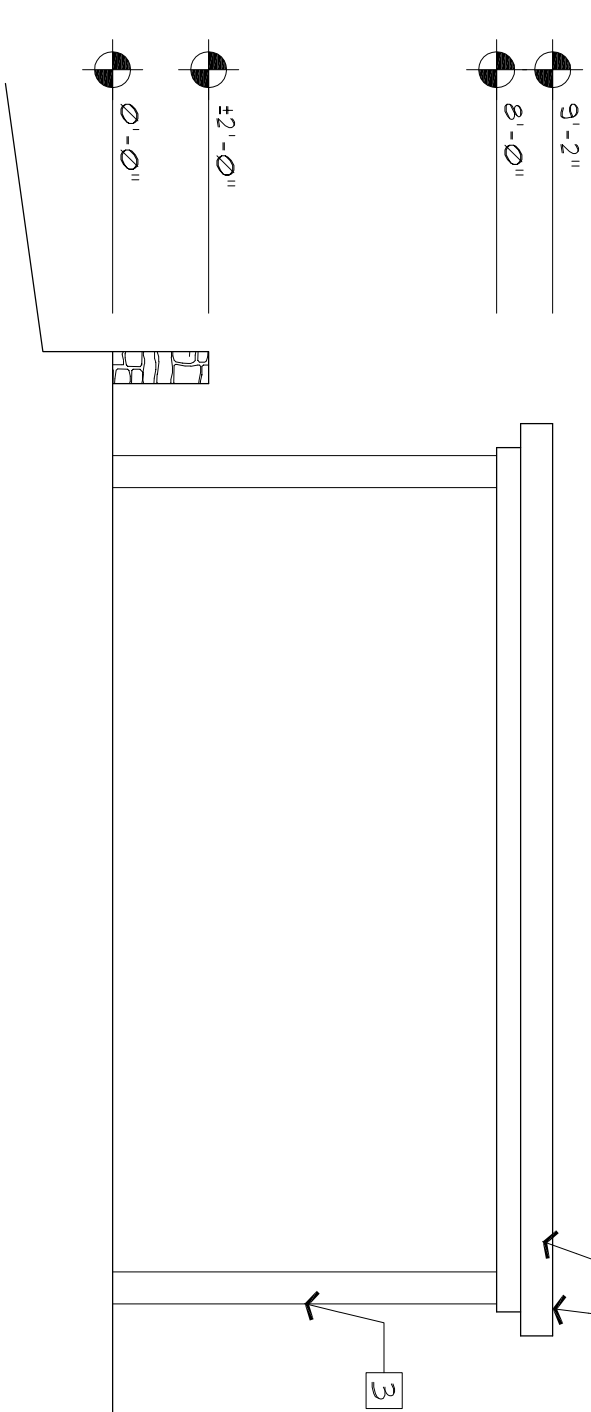


BUILDING B ROOF PLAN

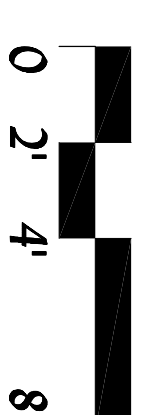
SCALE: 1/16"=1'-0"



TYPICAL CARPORT ELEVATIONS



TYPICAL CARPORT ELEVATIONS



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

HUNTINGTON SENIOR APARTMENTS

for ICON ENTERPRISES - HUNTINGTON PLACE

1650 HUNTINGTON DRIVE

ROSEVILLE, CALIFORNIA

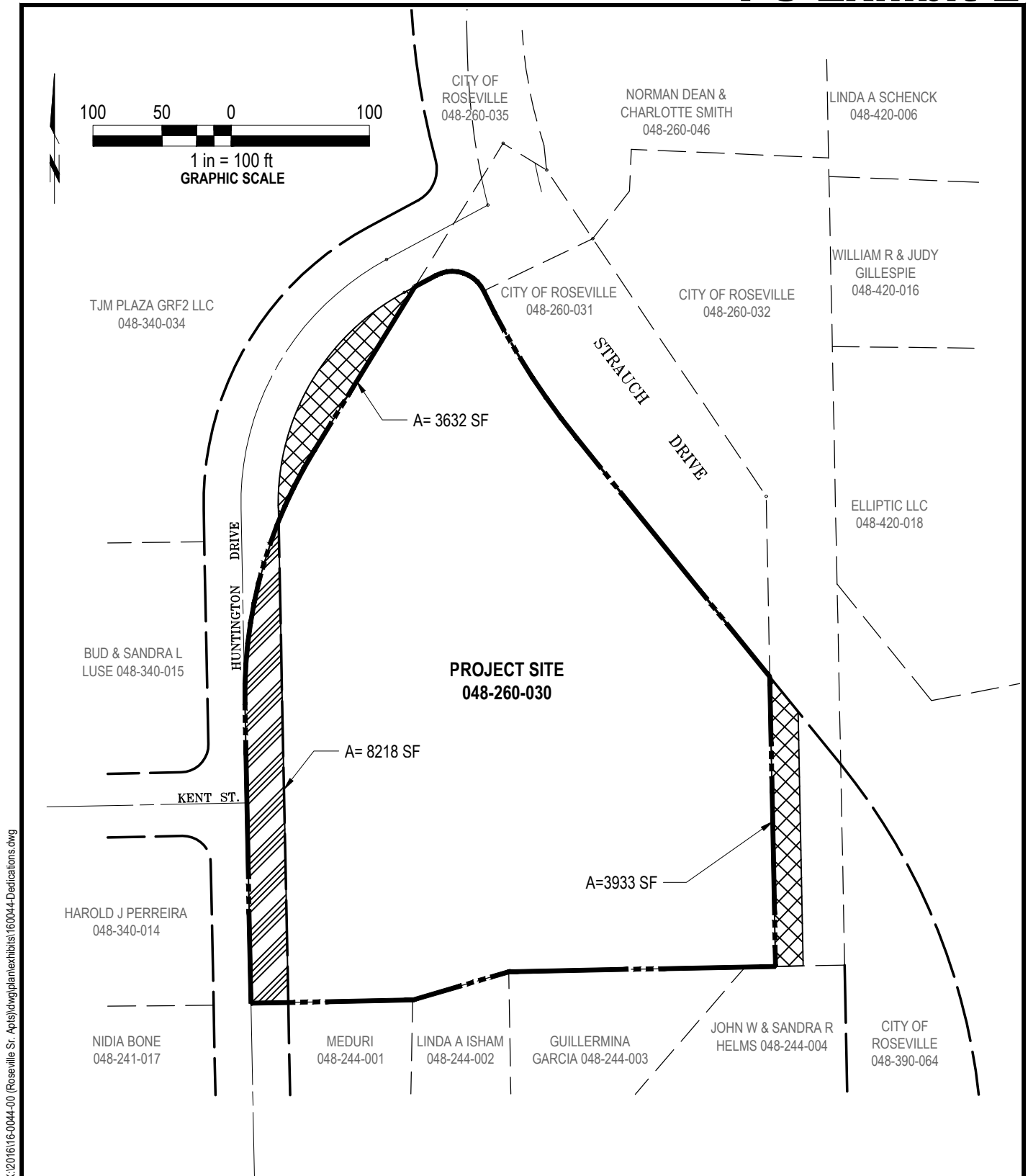
PROPOSED DETAILS P7

August 7, 2017

REVISÉ May 15, 2018

REVISED October 2, 2018

PC Exhibit L



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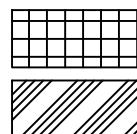
ROSEVILLE SR. APARTMENTS PROPOSED PROPERTY TRANSFER EXHIBIT JULY 20, 2018



MORTON & PITALO, INC.

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 □ Central California Office 7643 North Ingram Avenue, Suite 105 Fresno, CA 93711 phone: 916.853.4505 web: www.mpengr.com

LEGEND



PROPOSED DEDICATION
TO PROJECT SITE

PROPOSED DEDICATION
TO CITY OF ROSEVILLE

ROSEVILLE, CALIFORNIA