AGENDA

February 25, 2021

REVISED

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

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

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

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

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual

materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

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 11, 2021

5.2. INFILL PCL 191 – Paradise Laundry Expansion, 105 Ascot Dr, File # PL20-0270

REQUEST

The applicant requests approval of a Conditional Use Permit to expand an existing legal nonconforming laundromat use into an adjacent tenant space. The expansion includes six (6) washers, six (6) dryers, and will provide one (1) employee. The proposed hours will be 6 AM to 10 PM, consistent with the current operation.

Applicant: Scott Agee, Agee Engineering
Owner: Deborah Dower, Paradise Laundry

RECOMMENDATION

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

A. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to four (4) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. SVSP PCL KT-43 – Baseline Self-Storage, 5750 Baseline Rd, File # PL19-0350

REQUEST

The applicant requests approval of a Conditional Use Permit and a Design Review Permit to construct an approximately 230,000 square foot self-storage facility that will consist of a 1,364 square foot office, a 1,452 square foot manager's residence, and 226,149 square feet of storage.

Applicant: Dave Stark, Stark Designs
Owner: KV Sierra Vista, LLC

RECOMMENDATION

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

A. Adopt the Baseline Storage Initial Study/Negative Declaration.
B. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval.

C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-two (92) conditions of approval.

6.2. SVSP PCL FD-08, FD-10, FD-21, FD-23 – JMC TM#3, 2150 Vista Grande Bl, File # PL20-0119

REQUEST

The proposed project will create 613 single-family residential lots within the Sierra Vista Specific Plan (SVSP). The project entitlements include a General Plan Amendment to change the land use designation of Parcel FD-10 from Low Density Residential (LDR) to Medium Density Residential (MDR), a Specific Plan Amendment to reflect the land use change and to transfer units among several large lot parcels within the SVSP, a Tentative Subdivision Map to create 613 single-family lots on parcels FD-8, FD-10, FD-21 & FD-23, a Major Grading Plan to allow rough grading for FD-10, and a Design Review for Residential Subdivision for FD-10, FD-21, and FD-23 to establish unit designs and modify development standards. Lastly, two Development Agreement Amendments are included to reflect the land use changes and unit transfers, revise development obligations with respect to groundwater and recycled water facilities, and to clarify evaluation of water conservation goals.

Applicant: David Cobbs, Baker Williams Engineering Group
Property Owner: Steve Schnable, Mourier Investments LLC

RECOMMENDATION

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

A. Consider the 4th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR);
B. Recommend the City Council approve the General Plan Amendment (Land Use Map);
C. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
D. Recommend the City Council approve the First Amendment of the Mourier Investments, LLC Development Agreement;
E. Recommend the City Council approve the Fourth Amendment of the Westpark Federico Development Agreement;
F. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to ninety-nine (99) conditions of approval;
G. Adopt the three (3) findings of fact and approve the Major Grading Plan subject to twenty-nine (29) conditions of approval; and
H. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-six (26) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

7.1. Planning Commission Meeting Start Time

8. ADJOURNMENT

PLANNING COMMISSION COMMUNICATION

Title:	Minutes of February 11, 2021
Contact:	Lupe Nelson, lnelson@roseville.ca.us, (9016) 774-5281

Meeting Date: 2/25/2021
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of February 11, 2021

CITY OF ROSEVILLE CALIFORNIA

DRAFT MINUTES
February 11, 2021

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

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

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

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

1. **CALL TO ORDER**
   Chair Brashears called the meeting to order at 6:30 p.m.

2. **ROLL CALL**
   Present: Caporusso, Krafka, Librea, Martin, Prior, Jensen, Brashears
   Absent: None

3. **PLEDGE OF ALLEGIANCE**
   Chair Brashears led the Pledge of Allegiance.

4. **PUBLIC COMMENTS**
   Chair Brashears opened the Public Comment period. Hearing none, Chair Brashears closed the Public Comment period.

5. **CONSENT CALENDAR**
   Motion by Commissioner Caporusso, seconded by Commission Martin, to approve the Consent Calendar.

   Roll call vote:
   Ayes: Martin, Krafka, Prior, Librea, Jensen, Caporusso, Brashears
   Noes: None
   Motion passed.

5.1. Minutes of December 10, 2020

5.2. 123 Alta Ave Rear Addition, 123 Alta Av, File # PL20-0229

REQUEST

The project applicant requests a variance to allow an addition of 138 square feet to the rear of a home. The variance includes a reduction in the required side yard setback for a corner lot from 15 feet to 5 feet. The proposed addition will be set back from the side property line the same distance as the existing house.

6. REQUESTS/PRESENTATIONS

6.1. Amy's Drive-Thru, 1119 Galleria Bl, File # PL20-0152

REQUEST

The project applicant requests a Major Project Permit Stage 2 for site development and architectural review for a new 4,908 square-foot Amy's Drive-Thru restaurant.

Associate Planner, Charity Gold, presented the staff report.

Chair Brashears opened the Public Hearing and invited the representative for this item to address the Commission.

Representative for the applicant, Joseph Junius, stated he had received a copy of the staff report and was in agreement with staff's recommendations. He also responded to questions from the Commission.

Commissioner questions to the applicant's representative:

- Will there be a water tower at the proposed Roseville site?

Chair Brashears opened the public comment period. Hearing none, Chair Brashears closed the public comment period and Public Hearing.

Motion by Commissioner Martin, seconded by Commissioner Prior, to adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy-three (73) conditions of approval and approve Revised Exhibit C.

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

The motion passed.

6.2. WRSP PCL W-20 - Coffee Shack, 1875 Pleasant Grove Bl, File # PL20-0142

REQUEST

The proposed project is a 910-square-foot drive-through coffee kiosk with associated parking, lighting, and landscaping. The project entitlements include a General Plan

Amendment and Specific Plan Amendment to modify the land use from Low Density Residential (LDR) to Community Commercial (CC), a Rezone from Single-Family Residential/Development Standards (R1/DS) to Community Commercial/Special Area (CC/SA), a Development Agreement Amendment to reflect the land use change, a Conditional Use Permit to allow a drive-through use contiguous to a residential zoned parcel, and a Design Review Permit to approve the building architecture and site design.

Associate Planner, Kinarik Shallow, presented the staff report.

Commissioner Discussion:

- Appreciate the deceleration lane and the room for queuing.
- Has an ordinance been established for parking requirements related to coffee kiosk projects?
- In the future, will there be a signal at Upland to allow for u-turns on Pleasant Grove?
- These site plans and building elevations are a placeholder until a tenant is identified.
- Rezone to CC zoning does not mean a coffee shop is the only type of use that would be allowed at this site.
- Tight site.
- Will a site plan and parking plan be included in a future design review?

Chair Brashears opened the Public Hearing and invited the representative for this item to address the Commission.

Representative for the applicant, Chad Roberts, stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Chair Brashears opened the public comment period.

Public Comments – Matt Gray, Hailey Patterson, Audrey & Charles Ehrlich:

- Mitigated negative declaration questions.
- Good area for coffee shop.
- Concern with traffic at exit point.
- When will area be rezoned?
- Appalled by the proposed 7:00 a.m. to 10:00 p.m. hours of operation.
- No sound protection such as a wall or plantings.
- This is not a proper project for this small site.

Chair Brashears closed the public comment period and Public Hearing.

Commissioner comments:

- Explain the noise from resident backyards versus commercial noise.
- Understand the concerns of neighbors to the project.
- Positive benefits with the project.
- Satisfy residents who have asked for services.
- Explain the notification process.
- Staff has addressed the potential use and traffic impacts.
- Is roadway noise part of the noise calculation?

Motion by Commissioner Martin, seconded by Commissioner Librea, to:

A. Adopt the WRSP PCL W-20 – Coffee Shack Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;
B. Recommend the City Council approve the General Plan Amendment (Land Use Map);
C. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
E. Recommend the City Council approve the Ninth Amendment of the Development Agreement by and between the City of Roseville and VC Roseville, LLC;
F. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to six (6) conditions of approval; and
G. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-four (74) conditions of approval.

Roll call vote:
Ayes: Jensen, Martin, Krafka, Caporusso, Prior, Librea, Brashears
Noes: None
The motion passed.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- Planning Commission meetings are planned for February 25 and March 11. Starting with the next meeting, the public can only make public comments via phone. Staff reading emails into the record during a meeting will no longer be available as a form of making public comments. Emails may still be submitted to staff in advance to be shared with the Commission.

Commissioner Reports

- The Commission directed staff to agenize the Planning Commission start time for the next Planning Commission meeting.

8. ADJOURNMENT

Motion by Commission Martin, seconded by Commissioner Caporusso, to adjourn the meeting. The Motion passed unanimously at 7:43 p.m. with a voice vote.

PLANNING COMMISSION COMMUNICATION

Title:	INFILL PCL 191 – Paradise Laundry Expansion, 105 Ascot Dr, File # PL20-0270
Contact:	Shelby Vockel, svockel@roseville.ca.us, (916) 746-1347

Meeting Date: 2/25/2021
Item #: 5.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Exterior Photos of Existing Condition

Exhibit A Operational Description

Exhibit B Project Plans

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting February 25, 2021

Prepared by: Shelby Vockel, Associate Planner

ITEM 5.2: Conditional Use Permit– 105 Ascot Dr. – INFILL PCL 191 – Paradise Laundry Expansion – PL20-0270

REQUEST

The applicant requests approval of a Conditional Use Permit to expand an existing legal nonconforming laundromat use into an adjacent tenant space. The expansion includes six (6) washers, six (6) dryers, and will provide one (1) employee. The proposed hours will be 6 AM to 10 PM, consistent with the current operation.

Applicant—Scott Agee, Agee Engineering
Owner—Deborah Dower, Paradise Laundry

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 Conditional Use Permit subject to four (4) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

Figure 1: Project Location

The project site is located at 105 Ascot Dr., which consists of one parcel (APN 014-440-061-000) for a total of 0.28 acres. The site is located within the City's Infill area, near the intersection of Ascot Dr. and Sunrise Av. (Figure 1). The site has a General Plan land use designation of Community Commercial (CC) and a zoning designation of Neighborhood Commercial (NC). Surrounding uses include a restaurant to the north, small office buildings to the east and south, as well as additional restaurants and offices to the west of Ascot Dr. An existing single-family residential neighborhood is located approximately 180 feet to the south of the project site, along Cardinal Way. An existing 2,880 square foot building and parking lot with 13 spaces occupies the project site, with the existing Paradise Laundry facility in Suite A and a vacant Suite B (formerly a hair salon).

The project proposes the expansion of the commercial laundry facility into the adjacent suite. If approved, the expanded use will occupy the entire building at 105 Ascot Dr. The business, Paradise Laundry, was purchased by the current owners in 2009; however, the site has been occupied by a laundromat use since the early 1970's. The business currently supplies 23 washing machines and 11 dryers for customer use, with no staff on site. The hours of operation for Paradise Laundry are currently 6 AM to 10 PM every

day. The proposed expansion would provide an additional six (6) washers and six (6) dryers, and increase the number of staff on-site to one employee. The intent of the expansion is to provide additional facilities, as well as reconfigure the layout to provide better flow of laundry traffic and additional seating. The proposed hours of operation would remain the same, and no modifications to the exterior of the building or the landscaping are proposed.

As discussed in the Evaluation section of this report, the existing commercial laundry is a nonconforming use in the NC zoning district. Therefore, in order to expand the use, approval of a Conditional Use Permit is required.

EVALUATION

According to the operational description provided by the applicant, the commercial laundry use in Suite A of 105 Ascot Dr. has been in operation since September of 1972. However, commercial laundries are not permitted with the Neighborhood Commercial (NC) zoning designation. The project requests a Conditional Use Permit to expand the laundry use to the adjacent suite, with the intent of occupying the entire building at 105 Ascot Dr. Per Section 19.24.020 (B) (3) of the City of Roseville Zoning Ordinance, a nonresidential, nonconforming use in a commercial zone may be expanded or modified provided that a Conditional Use Permit is first secured.

The three findings for approval of a Conditional Use Permit, as provided by Section 19.78.060 (A) of the Zoning Ordinance, are listed below in ***italicized, bold*** text and are followed by an evaluation of the proposed project in relation to each finding.

1. ***The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan.***

2. ***The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.***

3. ***The location, size, design, and operating characteristics of the proposed use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.***

Land Use and Zoning Compatibility

The project site has a land use designation of Community Commercial (CC), and a zoning designation of Neighborhood Commercial (NC). The CC land use designation is intended to provide for a broad range of goods and services. While not specifically listed as a primary use in the General Plan, the City's Zoning Ordinance conditionally permits commercial laundry facilities in some commercial districts, such as the CC and GC zones. The General Plan relies on the Zoning Ordinance to determine the appropriate location and design of commercial laundry facilities. However, these facilities are not permitted in the NC zone district.

As previously stated, a commercial laundry facility was first established at the 105 Ascot Dr. site in September 1972. According to the Zoning Ordinance Section related to the expansion of a nonconforming use (Section 19.24.020 (B)(3)), a nonconforming use that is not residential in nature may be expanded or modified provided that a Conditional Use Permit is first secured.

The project request includes the expansion of the existing laundry facility into the adjacent suite at 105 Ascot Dr., with very little exterior modification and no change to the building footprint proposed (exterior conditions can be found in the photographs included as Attachment 1). With the requested Conditional

Use Permit, the City can regulate the hours and other operational conditions to ensure that the use remains compatible with the surrounding neighborhood. As laundry facilities are considered conditionally compatible in other commercial zones, and the Zoning Ordinance allows the expansion of nonconforming uses with a Conditional Use Permit, the request is consistent with the General Plan and Zoning Ordinance with the recommended conditions of approval applied.

Design and Operation

As described in the applicant's business description (Exhibit A), Paradise Laundry is a commercial laundry facility. The applicant first purchased the business in 2009 in the existing location, and seeks to expand the operation into the adjacent suite. No exterior modifications to the building are proposed beyond standard tenant improvements. The building is approximately 2,880 square feet, and if the expansion request is approved, will accommodate a total of 29 washers and 17 dryers. The existing parking lot for the building, which includes 13 parking spaces, will meet the parking requirement of 10 parking spaces (1 per 300 square feet, for personal services).

The proposed hours of operation for the facility are 6 AM to 10 PM daily. This is consistent with the current operation of Paradise Laundry. Future changes to the hours of operation for the facility will require a modification of the Conditional Use Permit.

The project site is surrounded by a mix of residential and commercial uses. No impacts to surrounding uses are anticipated as the laundry facility will continue to be conducted within an enclosed building. Condition #4 has been included to ensure compliance with the City's Noise Regulation standards. Based on the proposed operations and with the conditions of approval in place, staff does not anticipate that the use will adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental to public or private property or improvements.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on February 12, 2021, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

Based on the analysis included in this staff report and as conditioned, the project is consistent with the requirements of the General Plan and Zoning Ordinance, and the required findings for the Conditional Use Permit can be made.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, which exempts the new construction or conversion of small structures.

RECOMMENDATION

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

A. Adopt the findings of fact as stated in the staff report and approve the **CONDITIONAL USE PERMIT – 105 ASCOT DR.– INFILL PCL 191 – PARADISE LAUNDRY EXPANSION– PL20-0270** subject to four (4) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT FILE # PL20-0270

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from **February 25, 2021** and if not effectuated shall expire on **February 25, 2023.** Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **February 25, 2024.** (Planning)

2. The project is approved as shown in Exhibits A-B, and as conditioned or modified below. Any modifications to the operations shall require approval of a Conditional Use Permit modification. (Planning)

3. The applicant shall submit plans to the Building Division and secure a building permit for a tenant improvement for the expanded use. The Conditional Use Permit shall be effectuated upon issuance of the Building Permit. (Building, Planning)

4. Operations shall be consistent with the City's Noise Regulation standards (Roseville Municipal Ordinance Chapter 9.24). (Planning)

Attachments
1. Exterior Photos of Existing Condition

Exhibits
A. Operational Description
B. Project Plans

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

EXISTING CONDITIONS AT
105 ASCOT DR. ROSEVILLE, CA

North Elevation, East half, Existing Laundry on left

North Elevation, West half, empty hair salon on right

West Elevation

South Elevation, Block wall on property line

Northeast Corner

East Wall with utility services

PC EXHIBIT A

3941 Park Drive, Suite 20-284
El Dorado Hills, CA 95762
916-933-9753

December 23, 2020

Project Number: PL20-0270

Project Name: INFILL PCL 191 - Paradise Laundry Expansion

Project Location: 105 ASCOT DR

Summary of Project

	2009 Acquired Laundromat	2011 Upgraded Laundromat	2021 Laundromat Expansion
Washers	33 (28 tops / 5 fronts)	23 (12 tops / 11 fronts)	29 (6 tops / 23 fronts)
Dryers	8 stacks / 16 pockets	11 stacks / 22 pockets	17 stacks / 34 pockets
Shampoo Bowls	2	2	0
Restrooms (laundry / salon)	0 in laundry / 2 salon	1 ADA laundry / 2 salon	2 ADA laundry / 0
Electrical (laundry / salon)	2 meters (200 amps / 100 amps)	3 meters (200 / 200 / 100 amps)	3 meters 200 / 200 / 100 amps
Plumbing	1 boiler	1 boiler	1 boiler + 80 gal storage tank
Lot Size	12,128	12,128	12,128
Building	2880 sq ft	2880 sq ft	2880 sq ft
Laundromat	1440 sq ft	1440 sq ft	2880 sq ft
Salon	1440 sq ft	1440 sq ft	0 sq ft
Laundry Staff	0	0	1
Hours	7am to midnight	6am to 10pm	6am to 10 pm
Signage	1	1	1
Landscaping	West facing planter w/ 1 shade tree	Same / no change	Same / no change

Description of Project

Parcel 014-440-061-000 at 105 Ascot Drive lots size is 12,128 with a developed area of 2,944. The building is 2,880 sq ft consisting of two suites each 1440 sq ft. Suite A was built out as the **existing laundromat back in September 1972**. The other suite was a hair salon which also included a massage station and esthetician station.

In **2009 Paradise Laundry Inc purchased the business**, lease hold, equipment, and goodwill. Deborah L Dower, CEO and James V Dower, COO are directors for Paradise Laundry Inc. At the time of purchase there were 33 washers and 16 dryer pockets. The laundromat only had 200 amps of single-phase power but was adequate for the existing equipment. Paradise Laundry operated the laundromat for a year while preparing for the upgrade which took place in 2011.

In **2011 Paradise Laundry pulled building permit BD-141728** to upgrade the equipment, electrical and plumbing. The upgrade included the need for more electrical, City Of Roseville Electric installed a new transformer and a third meter providing an additional 200 amp of three phase power. The upgrade included the replacement of old original boiler, 33 washers and 16 dryers with an energy efficient boiler and 23 state-of-the-art eco-friendly washers and 22 dryer pockets.

In 2019 JD2 Investment properties LLC acquire the building from the original John & Diane Campbell. Deborah L Dower and James V Dower are the members of JD2 Investments properties LLC. The pandemic shutdown impacted the salon tenant, and they vacated the adjacent suite on September 1, 2020. The current economic environment and high vacancy of space along Ascot Drive led us to the decision to expand the laundromat.

The 2021 the expansion will primarily provide a better flow of laundry traffic between washers and dryers and reducing crowding. The plans will double the folding table space. We will also be adding a children's reading center and more adult seating. The plans aslo include a second ADA restroom. The equipment increase is minimal, only 6 new washers and 12 new dryers. The total number of washers will be 29, still less than the original 33. The existing electrical will be ample to support the new equipment. There will be an attendant on duty however the hours of operations will remain the same; 6 am to 10pm.

It you take the time to visit the two closest laundry competitors, Launderland on Douglas next Office Depot and Family Wash & Dry behind Roseville Square, you will see why Paradise Laundry is so busy and warrants this expansion.

ABBREVIATIONS

AFF _____ above finish floor
AFF _____ above top of footing
acous. _____ acoustical
adj. _____ adjustable or adjacent
a/c _____ air compressor
AC _____ air conditioning
a or A _____ amp or air (line)
AB _____ anchor bolt or aggregate base
∠ _____ angle
anod. _____ anodized
asph. _____ asphalt
@ _____ at
auto. _____ automatic
BC _____ bottom of girder
BJ _____ bottom of joist
BPP _____ backflow preventer
bm. _____ beam
brg. _____ bearing
B.M. _____ bench mark
btw. or betn. _____ between
bev. _____ bevel or beveled
blk. _____ block
blkg. _____ blocking
bd. _____ board
bs _____ both sides
bw _____ both ways
BF _____ bottom of footing elevation
B or bot. _____ bottom
brkr. _____ breaker
BTU _____ British thermal units
BU or b.u. _____ built up
Bldg _____ Building
cab. _____ cabinet
CBC _____ California Building Code
cklg. (caulk.) _____ caulking
csg. _____ casing
CI _____ cast iron
CIP _____ cast-in-place
CB _____ catch basin, carriage bolt, circuit breaker
ceil. _____ ceiling
CJ _____ ceiling joist or cold joint
ctr. _____ center or counter
c. to c. _____ center to center
℄ or CL or ⌀ _____ centerline
cer. _____ ceramic
c _____ channel, conduit, or Celsius
chk. _____ check
chkrd. _____ checkered
CO _____ cleanout
CR _____ clean room or classroom
cl. _____ clear or clearance
CRW _____ cold reuse water
CW _____ cold water
col(s) _____ column(s)
CP _____ complete penetration
compo. _____ composition
conc. _____ concrete
CMU _____ concrete masonry unit
c.o. _____ concrete opening
conn. _____ connection
const. _____ construction
cont. _____ continuous
contr. _____ contractor
conv. _____ convector or convenience
CMP _____ corrugated metal pipe
csk. _____ countersink (screws)
CS _____ counter sink (plumbing fixture)
Ctp _____ countertop
cu. _____ cubic
CFH _____ cubic feet per hour
CFM _____ cubic feet per minute
CFS _____ cubic feet per second
C⌀ _____ cut washer
DI _____ di-lationg, drop inlet, ductile iron
DL _____ dead load
dtlg. _____ detailing
dia. or ⌀ or ∘ _____ diameter or round
dim. _____ dimension
do. _____ ditto (same as above)
dr. _____ door or drain
DBL or dbl. _____ double
dp _____ double strength
DF _____ douglas fir or drinking fountain
dn. _____ down
d _____ penny (nail size)
ea. _____ each
EE _____ each end
EF _____ each face or exhaust fan
es _____ each side
ew _____ each way
E _____ east or electrical
EMT _____ electric metallic tubing
el. or elev. _____ elevation
embed. _____ embedment
EWH _____ epoxy anchor bolt
eq. _____ equal
EQ _____ Equipment
exc. _____ excavate
exh. _____ exhaust
(T)V _____ exhaust to roof
(E) or exist. _____ existing
exp. _____ exposed or expansion
ext. _____ exterior
f.c. _____ face of concrete
f.s. _____ face of stud or full size
f.m. _____ face of masonry
F.F. _____ face of finish
F.C. _____ face of curb
f.w. _____ face of wall
FN _____ face nail
FS _____ far side
FG or fin. gr. _____ finish grade
fin. _____ finish
fin. sch. _____ finish schedule
FE _____ fire extinguisher
FH _____ fire hydrant
fixt. _____ fixture
FP _____ flagpole
flg. _____ flange
flash. _____ flashing
FB _____ flat bar
FH _____ flat head
FHMS _____ flat head metal screw
FHWS _____ flat head wood screw
flr. _____ floor
FCO _____ floor cleanout
FD _____ floor drain or fire department
FDSC _____ fire department sprinkler connection
FJ _____ floor joist
℄ or FL _____ flow line
fluor. _____ fluorescent
ft. _____ foot or feet
ftg. _____ footing
fdn. _____ foundation
fr. _____ frame
frmg. _____ framing
FRP _____ fiberglass reinforced plastic
fur. _____ furred or furring
gpm _____ gallons per minute
galv _____ galvanized
GI _____ galvanized iron
G _____ gas
gage _____ gauge
gl. _____ glass or glazing
Glu or GLB _____ glue laminated beam
gr. _____ grade
GB _____ grade break
GCO _____ grade cleanout
G & D _____ grading and drainage
GFCI _____ ground fault circuit interrupter
GC _____ ground cover
grp. _____ group
GWB or gyp. bd. _____ gypsum board (wall board)
hrdw. _____ hardware
hgr. _____ hanger
hd. _____ head
hdr. _____ header
ht. _____ height
HPS _____ high pressure sodium
HSC _____ high strength
HSB _____ high strength bolt
HSG _____ high strength grout
HC _____ hold/open
HC _____ hollow core
HM _____ hollow metal
HSS _____ hollow structural section
horiz. _____ horizontal
HSH _____ horizontal slotted hole
HB _____ hose bibb
HW _____ hot water
ICBO _____ International Conf. of Bldg. Officials
ID _____ inside diameter
incl. _____ inclusive or including
insul. _____ insulation
int. _____ interior
inter. _____ intermediate
Inv. or ℄ _____ invert elevation (flowline)
jt. _____ joint
jst. _____ joist
kip _____ kilopsi
kva _____ kilovolt amps
KW or kw _____ kilowatt
lam. _____ laminate or laminated
L (or lav.) _____ angle or lavatory
lb or # _____ pound
ldscp. _____ landscaping
LGMF _____ light gauge metal framing (met. studs)
LL _____ live load
lckr. _____ locker
LP _____ light pole
LLH _____ long leg horizontal
LLV _____ long leg vertical
LC _____ lower chord
LR _____ lunchroom
MBTUH _____ 1000 btu/hour
MB _____ machine bolt
MH _____ manhole or metal halide
mfr. _____ manufacturer
mfg. _____ manufacturing
m.o. _____ masonry opening
max. _____ maximum
MBM _____ metal building manufacturer
MBD _____ metal building drawings
Mech. _____ Mechanical
met. or mtl. _____ metal
min. _____ minimum
misc. _____ miscellaneous
MCC _____ motor control center
mldg. _____ moulding or molding
mull. _____ mullion
NFPA _____ National Fire Protection Agency
NS _____ near side
(N) _____ new
NL _____ night light
nom. _____ nominal
N _____ north
NIC _____ not in contract
NTS _____ not to scale
No. or # _____ number
OH _____ office
oc _____ on center
ocbw _____ on center both ways
opng _____ opening
Opp _____ opposite
OD _____ outside diameter
o.f.w. _____ outside face of wall
O/ _____ over
o.a. _____ overall
overex. _____ overexcavation
OHD _____ overhead door
OSB _____ oriented strand board
PE _____ photo electric
PJ _____ panel joint
pt. _____ paint or point
pr. _____ pair
PNL or pnl. _____ panel
part. or part'n. _____ partition
pvg. _____ paving
plas. _____ plaster
pl. gl. _____ plate glass
P or PL or ▱ _____ plate or Property Line
pl. _____ plastic
PLam _____ plastic laminate
plywd _____ plywood
PLF _____ pound per lineal foot
psf _____ pounds per square foot
psi _____ pounds per square inch
PP _____ Power pole or partial penetration
PTDF _____ pressure treated Douglas Fir
PA _____ public address
qt. _____ quarry tile
T/ _____ Top elevation
r. or R _____ radius, riser, return or right
RFTR _____ rafter
RWL _____ rainwater leader (downspout)
rec. _____ recessed or receiver
rcpt. or receipt _____ receptacle
redwd _____ redwood
ref. _____ reference or refrigerator
refl. _____ reflector
reg. _____ register
reinf. _____ reinforc(ing) (ed)
RCP _____ reinforced concrete pipe
RV _____ relief vent
reqd. _____ required
resil. _____ resilient
RA _____ return air
ret. _____ return or retaining
rev. _____ revision, revised
r.h. or RH. _____ right hand
RJ _____ roof joist
r.o. _____ rough opening
sch. _____ schedule
SS _____ select structural, sanitary sewer, service sink or stainless steel
SES _____ service entrance section
SW _____ shear wall
sheig _____ sheathing
sht. _____ sheet
sim. _____ similar
sl. _____ sliding
SB _____ solid blocking
SC _____ solid core
sdbd _____ soundboard
S _____ south or supply
spcg _____ spacing
sp. _____ speaker
spec(s) _____ specification(s)
sprklr. _____ sprinkler(ed)
sq. ft. or sf _____ square foot
sq. or ⌀ _____ square
stag. _____ staggered
std. _____ standard
ST _____ steam
stl. _____ steel
SD _____ storm drain or smoke detector
s.s.w. _____ strands of barbed wire
St. _____ street light
struct. _____ structural
susp. _____ suspended
sym. _____ symmetrical
tbk _____ thick or thickness
TV _____ tile-vig
T _____ top, thermostat or tread (stair)
T&B _____ top & bottom
T & G _____ tongue & groove or tar & gravel
TS _____ top of beam elevation
TC _____ top of curb or column elevation
TF _____ top of framing or footing elevation
TL _____ top of ledger elev. or total load
TN _____ top of roller or toenail
TOS _____ top of steel
TP _____ top of pipe elevation
TR _____ top of roof elevation (insulation)
trans. or xfmr. _____ transformer
TS _____ structural tube steel
TW _____ top of wall or web elevation
typ. _____ typical
undgrd. _____ underground
UBC _____ Uniform Building Code
UH _____ unit heater
UON _____ unless otherwise noted
UC _____ upper chord
U _____ urinal
V _____ vent
VTR _____ vent through roof
vert. _____ vertical
VSH _____ vertical slotted hole
VCT _____ vinyl composition tile
VCP _____ vitreous clay pipe
walna. _____ walnut
WCO _____ wall cleanout
wc _____ water column
wpm. _____ waterproof membrane
wpg. _____ waterproofing
WP _____ weatherproof
WA _____ wedge anchor bolt
wt. _____ weight
WWF _____ welded wire fabric
WF _____ wide flange, water, west
w.d. _____ window dimension
wh. or w. _____ window
w or w/ _____ with
w/o _____ without
wd _____ wood
WP or w.p. _____ working point
WI _____ wrought iron
xfmr. _____ transformer

LAUNDROMAT EXPANSION T. I.

FOR

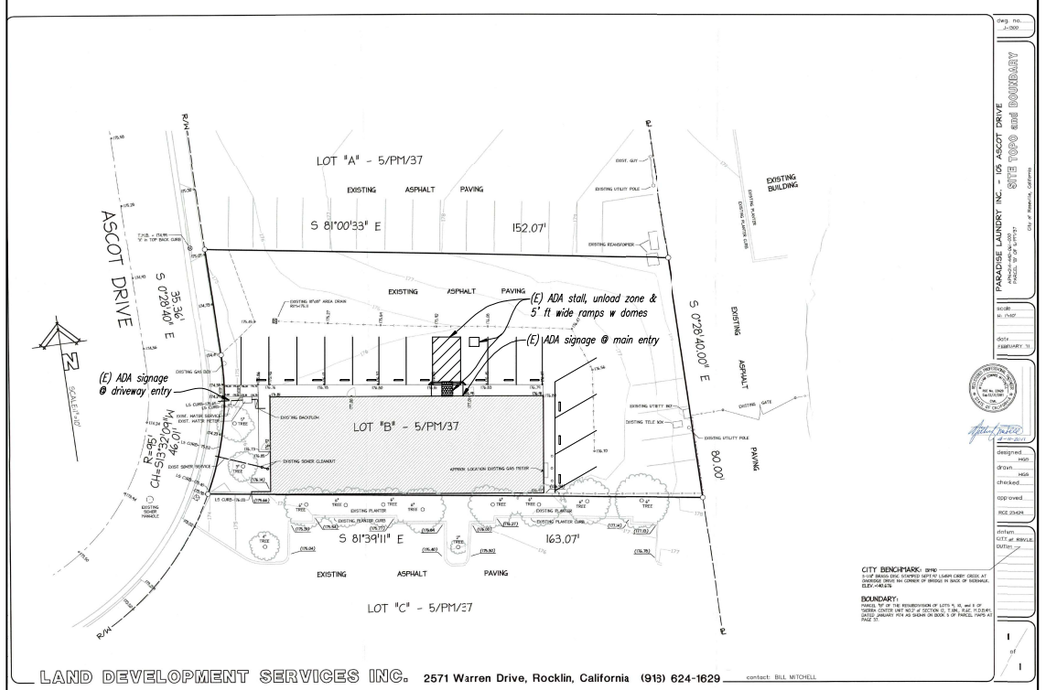
PARADISE LAUNDRY, INC.

105 Ascot Dr. Roseville, CA 95661

AGEE ENGINEERING, INC.

INDUSTRIAL BUILDING DESIGN

1724 Alicante St. Davis Ca 95618 Cell 916-607-0830 sagee@agee-engr.com



LAND DEVELOPMENT SERVICES INC. 2571 Warren Drive, Rocklin, California (916) 624-1629 contact: BILL MITCHELL

(E) ADA ACCESSIBILITY & SITE MAP No scale

PROJECT TEAM

TENANT

Paradise Laundry, Inc.
3941 Park Dr. Suite 20-284
El Dorado Hills, Ca 95762
Contact: Deborah Dower
916-933-9753

DESIGN ENGINEER

Agee Engineering, Inc.
1724 Alicante St.
Davis, CA 95618
Contact: Scott R. Agee, P.E.
530-758-2040
916-607-0830 cell
sagee@agee-engr.com

EQUIPMENT SUPPLIER

Western State Design
2331 Tripaldi Way
Hayward, CA 94545
Contact: Bryan Maxwell
bmaxwell@westernstatedesign.com

DRAWING LIST

SHEET	TITLE
0.0	COVER SHEET
0.3	ADA DETAILS
0.4	SPECIFICATIONS
0.5	SPECIFICATIONS
0.6	SPECIFICATIONS
A2.0	FLOOR & DEMOLITION PLANS
A2.1	REFLECTED CEILING PLAN & INTERIOR ELEVATIONS
A3.0	ARCHITECTURAL DETAILS
S1.0	STRUCTURAL PLAN & DETAILS
M1.0	VENTILATION & HEATING PLAN
P1.0	PLUMBING PLANS
E1.0	ELECTRICAL PLANS
T24.1	T 24

PC EXHIBIT B

PROJECT INFORMATION

BUILDING & SITE DATA

TYPE OF CONSTRUCTION:
SN, unsprinklered

OCCUPANCY:
Ten. Impvt: M / Laundromat

BUILDING AREA:

COMBINED TENANT IMPROVEMENT SPACE:

Usable area accessible to public =	*1,591 sf*
Fluff & Fold (not acc. to public) =	*136*
Accessory Use space =	*1,023 sf*
Total interior area =	*2,750 sf*

OCCUPANT LOAD
Per CBC Table 1004.1.2
Use 30 sf per occupant @ mercantile area, 300 @ accessory
1591 / 30 + 136 / 100 + 1023 / 300 = 58 occupants
Two exits required, two provided, therefore OK

SCOPE OF WORK

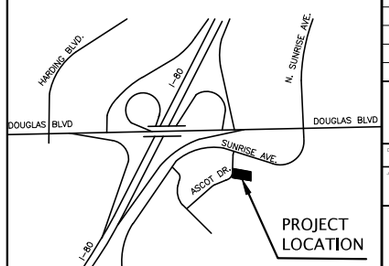
Tenant Improvement for (E) Coin-Op Laundromat
Expansion into vacated retail space

NIC WORK

No signs are approved with this permit.
All signs require a separate building permit.

APPLICABLE BUILDING CODES

2019 CBC 2019 CFC 2019 CPC
2019 CMC 2019 CEC



VICINITY MAP No Scale

AEI Agee Engineering, Inc.

Agee Engineering, Inc.
INDUSTRIAL BUILDING DESIGN
Davis, CA 95618
Cell (916) 607-0830
1724 Alicante St.
(530) 758-2040

REGISTERED PROFESSIONAL ENGINEER SCOTT R. AGEE No. C-31396 EXP. 12-31-2020 CIVIL STATE OF CALIFORNIA

Date Signed:

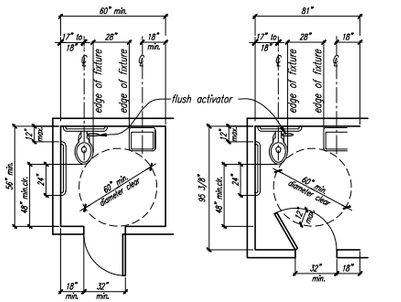
Laundromat Expansion for PARADISE LAUNDRY, INC
105 Ascot Dr. Roseville, CA 95661

REVISIONS

COVER SHEET

DATE 11-23-20 DRAWN SRA
JOB NO. 20-23 SHEET NO. 0.0

City of Roseville Approval

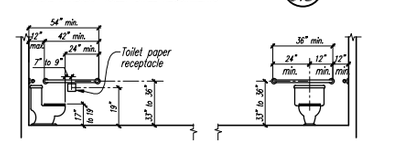


SINGLE OCCUPANT TOILET

PLAN OF TOILET STALL

TYPICAL HANDICAP TOILET STALL REQUIRMENTS

X 0.3

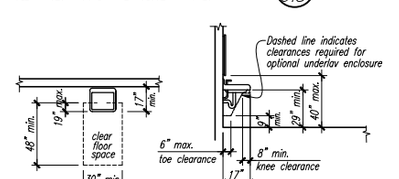


SIDE WALL VIEW BACK WALL VIEW

SIDE VIEW OF WATER CLOSETS

CLEARANCES AROUND WATER CLOSET FIXTURES

Y 0.3

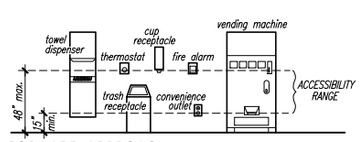


PLAN VIEW SIDE VIEW

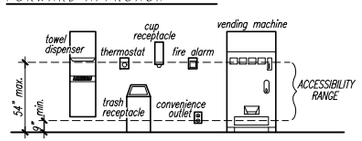
LAVATORY CLEARANCES

CLEARANCES AROUND FIXTURES

Z 0.3



FORWARD APPROACH

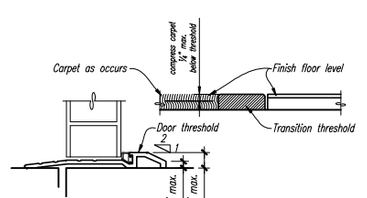


PARALLEL APPROACH

CONTROLS & OPERATING MECHANISMS

ELEVATION SHOWING RANGE OF ACCESSIBILITY

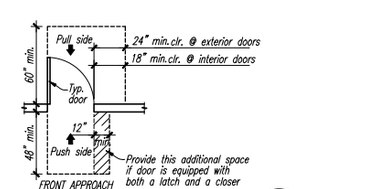
Q 0.3



THRESHOLD DETAILS

SECTIONS @ DOOR AND TRANSITION THRESHOLDS

D 0.3



FRONT APPROACH

PLAN DETAIL

CLEARANCES AROUND DOORS

E 0.3

AEI Agee Engineering, Inc.

Agee Engineering, Inc.

INDUSTRIAL BUILDING DESIGN
Davis, CA 95618
Cell (916) 607-0830

1724 Alicante St.
(530) 758-2040

REGISTERED PROFESSIONAL ENGINEER
ROBERT R. AGEE
No. C-31396
EXP. 12-31-2020
CIVIL
STATE OF CALIFORNIA

Date Signed:

Laundromat Expansion for PARADISE LAUNDRY, INC

105 Ascot Dr. Roseville, CA 95661

REVISIONS

ACCESIBILITY DETAILS

DATE	DRAWN BY
11-23-20	SRA
JOB NO.	SHEET NO.
20-23	0.3

City of Roseville Approval

GENERAL CONDITIONS

1. CONTRACT DOCUMENTS

The Contract includes the Contract Agreement, the General Conditions, the Drawings and the Specifications.

The intent of these documents is to include all labor, materials, appliances, and the services of every kind necessary for the proper execution of the work and the terms and conditions of payment therefore.

2. DEFINITIONS

The term, Engineer, used herein refers to AGEE ENGINEERING, INC. (AEI) and authorized representatives.

The term, Owner, used herein refers to Paradise Laundry. and authorized representatives.

The term, Contractor, used herein refers to the Contractor or Subcontractor to whom the contract for the work described and specified herein has been awarded.

3. SAMPLES

The Contractor shall furnish for approval all samples as directed. The work shall be in accordance with approved samples.

4. MATERIALS, APPLIANCES, EMPLOYEES

Except as otherwise noted, the Contractor shall provide and pay for all materials, labor, tools, water, power and other items necessary to complete the work.

5. ROYALTIES AND PATENTS

The Contractor shall pay for all royalties and license fees. He shall defend all suits or claims for infringement of any patent rights and shall save the Owner from loss on account thereof.

6. PERMITS AND REGULATIONS

The Contractor shall obtain and pay for all Building Department permits and licenses, but shall not be responsible for extraordinary fees in the nature of assessments which are attached to permits such as development fees, school fees, utility connection fees, street or drainage improvement assessments, etc. The design and construction of the work shall comply with all laws, ordinances, rules, regulations and lawful orders of any public authority bearing on the performance of the work. The Contractor shall notify the Engineer if the drawings and specifications are at variance with same.

7. PROTECTION OF WORK, PROPERTY AND PERSONS

The Contractor shall adequately protect the work, adjacent property and the public; and shall be responsible for any damage or injury due to his act or neglect.

8. INSPECTION OF WORK

The Contractor shall permit and facilitate inspection of the work by the Owner, the Engineer, and Public Authorities at all times.

9. CORRECTION OF WORK AND GUARANTEE

The Contractor shall re-execute any work that fails to conform to the requirements of the contract and that appears during the progress of the work and shall remedy any defects due to faulty materials or workmanship which appear within a period of time of one (1) year from the date of acceptance of the work by the Owner.

10. PAYMENTS

Within the first ten (10) days of each calendar month, the Owner will make a partial payment to Contractor in the amount of 90%, on the basis of a duly approved estimate of the work performed during the preceding calendar month under this contract. In preparing estimates, the materials delivered on the site and preparatory work done may be taken into consideration.

11. CONTRACTOR'S LIABILITY INSURANCE

The Contractor shall maintain such insurance as will protect him from claims under Workman's Compensation Acts and from any other claims for damages for personal injury, including death, which may arise from operations under this contract. Certificates of such insurance shall be filed with the Owner, if he so requires, and shall be subject to his approval for adequacy protection.

12. OWNER'S LIABILITY INSURANCE

The Owner shall be responsible for and at his option may maintain such insurance as will protect him from his contingent liability for damages for personal injury, including death, which may arise from operations under this contract.

13. FIRE AND EXTENDED COVERAGE INSURANCE

The Owner shall carry fire and extended coverage insurance (including vandalism and malicious mischief) in the amount of 100% to protect himself and the Contractor against loss.

14. LIENS

The final payment shall not be due until the Contractor has delivered to Owner a complete release of all liens arising out of the contract, or receipts in full covering all labor and materials for which a lien could be filed or a bond satisfactory to the Owner indemnifying him against any lien.

15. CLEANING UP

The Contractor shall keep the premises free from accumulation of waste materials and rubbish and at the completion of the work, he shall remove from the premises all rubbish, implements, and surplus materials and leave the building broom clean.

16. EXECUTION OF WORK

All Contractors must carefully inform themselves as to the construction and finish and shall in no case proceed with the work without all necessary drawings, figures or explanations.

All dimensions shall be verified at the job and any discrepancies immediately reported to the Engineer. Figured dimensions shall be followed in preference to scale measurements and large scale drawings shall take preference over small scale.

The contract drawings represent the finished structure. They do not indicate the method of construction. The Contractor shall be solely responsible for construction means, methods, techniques, sequences, and procedures. It shall be the Contractor's responsibility to design and provide adequate shoring bracing and form-work, etc., as required for the protection of life and property during construction. Construction materials shall be spread out if placed on framed construction such that design live load per square foot as stated herein is not exceeded. Visits to the site by the Engineer shall not include inspection of the above items nor will the Engineer be responsible for the Contractors's means, methods, techniques sequences of construction or safety precautions and programs incident thereto.

Typical details and notes not necessarily indicated on a specific location on plans or details shall apply non-the-less. Where no details are shown, construction shall conform to similar work on the project. Details may show only one side of a connection or may omit information for clarity.

Establish and verify all openings and inserts for architectural, mechanical, plumbing, and electrical with appropriate trades, drawings and subcontractors and subcontractors prior to construction.

17. QUALITY OF ARTICLES, MATERIALS AND EQUIPMENT

Articles, materials and equipment to be incorporated in the work under the contract shall be new and unused unless otherwise specified.

18. REFERENCE TO SPECIFICATIONS AND TRADE NAMES

Substitute materials and equipment different from the trade names or manufacturer's listed will be considered unless specifically noted otherwise.

Whenever the trade name of a product or the name of a manufacturer appears, it shall be understood to specify the product so identified or its "approved equal." The words, "approved equal" shall mean equal in the opinion of, and approved by the Engineer in writing.

Prior to proposing a substitution, the Contractor shall satisfy himself that it is "equal." The burden of proof of equality shall be on the Contractor.

Approval of a substitution shall not relieve Contractor from responsibility for compliance with all requirements of the Contract. Contractor shall bear the expense for any changes in other parts of the work caused by the proposed substitution.

19. SUBMITTALS

When requested to do so, Contractor shall submit five (5) copies of details for approval by the Engineer. Contractor shall review all shop drawings prior to submittal. Items not in accordance with contract drawings shall be flagged upon his review. Verify all dimensions with the Engineer.

Any changes, substitutions, or deviations from original contract drawings shall be clouded. Any of the aforementioned which are not clouded or flagged by submitting parties, shall be not considered approved after Engineer's review, unless noted accordingly. Any engineering provided by others and submitted for review, shall bear the seal of an engineer registered in the appropriate state.

The shop drawings do not replace the original drawings. Items omitted or shown incorrectly and are not flagged by the Engineer are not to be considered change to original drawings. The adequacy of engineering design and layout performed by the others rests with the designing or submitting authority.

Reviewing is intended only as an aid to the Contractor in obtaining correct shop drawings. Responsibility for correctness shall rest with the Contractor. Allow 5 working days for the Engineer's review. One copy of each submittal will be retained for the Engineer's records.

20. INSPECTIONS

Any inspections, special (CBC Chapter 17) or otherwise that are required by the building codes, local building departments, or by these plans, shall be done by an independent inspection company or the building department. Site visits by the Engineer do not constitute an official inspection, unless specifically contracted for.

21. ADDITIONS AND DEDUCTIONS

The Contractor shall make additions or deductions to the work as ordered by the Owner. This work shall be executed on a lump sum basis and the Contractor shall furnish the Owner with a complete breakdown showing the cost of labor, materials, and mark-up involved. The work for changes shall be performed pursuant to the change order issued by the Engineer and approved by the Owner and the Contractor. The change order shall provide for extension of time of completion, if involved, and shall provide for change in allowance items, if applicable.

22. TERMINATION

If at any point in the project the Owner encounters conditions making it impossible to continue, the Owner may terminate the contract upon written notification to the Contractor. The Contractor shall then submit for payment, a billing for all work completed to date, including any obligations incurred in pursuing the Contract, plus reasonable mark-up.

23. HAZARDOUS MATERIALS

The Engineer and Contractor shall not be required to perform any work relating to asbestos, PCB's or any other hazardous material unless specifically authorized and directed by the Owner to do so in accordance with Article 20 of the General Conditions. In the event that material reasonably believed to be a hazardous material is encountered during performance of the work, the party making such discovery (Owner, Engineer or Contractor) shall notify the other two parties in writing immediately.

24. SAFETY PROGRAM

The Contractor shall maintain a written Hazzard Communication Program, Injury and Illness Prevention Program, Fire Prevention Plan, and Emergency Action Plan in order to provide a safe and healthy workplace for employees. The company's policy is to comply with all OSHA, Labor Code and general industry safety orders applicable.

25. BONDS

If requested to do so by Owner, Contractor shall provide Owner with payment and performance bond in amount, form and surety satisfactory to Owner. The premium for such bond will be paid directly by Owner, without mark-up to Contractor.

26. ARBITRATION

Claims, disputes and other matters in question between the parties arising out of any matter under the Contract Documents shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then in effect unless the parties agree otherwise.

Notice of demand for arbitration shall be filed in writing with the other party and with the American Arbitration Association. The demand shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for arbitration be made after the date when the applicable statute of limitations would bar institution of a legal or equitable proceeding based on such claim, dispute or other matter in question.

The award rendered by arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction.

2.2 EXCAVATION AND BACKFILL

I. GENERAL

1. Furnish all labor, equipment and materials necessary to complete all excavation and backfilling work as shown on the Drawings and as specified herein.

2. The General Conditions apply to this Section, certain portions of which are referenced or partially re-stated for emphasis.

3. Work shall include:
a) Excavation for footings, slabs, pipes, conduits, pits, etc.
b) Backfilling of trenches for same.

B. Codes, Regulations & Standards
1. All work and materials shall be in full accordance with the following:
a) All laws, ordinances and regulations of the State and Local Agencies having jurisdiction, including latest editions of CBC adopted by same.

2. Where the standards of the Drawings, "The Soils Report" and "The Specs." for materials and/or workmanship are higher than the requirements of the documents cited in the previous article, the Drawings and Specifications shall take precedence; otherwise the documents shall govern.

C. Workmanship
All work shall be performed by skilled mechanics with the best practices of the trade in a neat and workmanlike manner.

D. Drawings
Before execution of any work, refer to all of the Drawings for conditions and dimensions. Take necessary measurements at the Jobsite. Report to the Engineer all observed discrepancies before proceeding.

E. Submittals and Substitutions
Furnish shop drawings for Engineer's approval prior to fabrication, including:
1. NONE unless 'import fill is utilized, in which case proposed fill shall be documented in a manner sufficient to support that fill meets the following requirements:
4" max. size
Min. percentage finer than #4 screen = 50%
Max. plasticity index = 10
Min. "R" value = 25
See Articles 18 & 19 of the General Conditions for number of copies, proposed substitutions, and other information.

II. PRODUCTS AND MATERIALS
A. Materials
1. Excavated clean existing soil on-site may be used as fill.

III. EXECUTION
A. General
Compaction reports for backfill shall be provided at the following frequency:
Linear spacing of not less than 20'
6" lifts at top 24" of backfill
24" lifts below 24" deep

B. Installation
1. Bottoms of footing excavations shall be cleaned free of all loose dirt, clods, refuse, etc., before concrete is poured.
2. Pipes shall be bedded in sand, 4" min. thick.
3. All backfill under building or paved areas shall be compacted in 6" layers at optimum moisture content to produce a relative compaction in each layer of not less than 90% of maximum density obtainable by ASTM D 1557 test method except the upper 2 ft. shall be compacted to 95 %.
4. Backfill, other than under bldg. & paved areas, shall be compacted to 90%.

C. Quality
Work shall be left neat, clean and free of defects.

D. Warranty
See Article 9 of the General Conditions.

3.1 CONCRETE

I. GENERAL
A. Scope
1. Furnish all labor, equipment and materials necessary to complete all concrete work as shown on the Drawings and as specified herein.

2. The General Conditions apply to this Section, certain portions of which are referenced or partially re-stated for emphasis.

3. Work shall include:
a) Slab-on-grade, and poured-in-place concrete.
b) Concrete, accessories, forms, and curing compounds.
c) Reinforcing steel.
e) Installation of embedded steel, connectors, etc.
f) Finishing of all concrete.

Note: Supply of embedded steel is under Section 5.1 Structural Steel & Miscellaneous Iron and both Sections are by Others.

B. Codes, Regulations & Standards
1. All work and materials shall be in full accordance with the following:
a) Applicable Standards of the American Concrete Institute (ACI), Portland Cement Association (PCA), and ASTM.

b) All laws, ordinances and regulations of the State and Local Agencies having jurisdiction, including latest editions of UBC adopted by same.

2. Where the standards of the Drawings and Specifications for materials and/or workmanship are higherthan the requirements of the documents cited in the previous article, the Drawings and Specifications shall take precedence; otherwise the documents shall govern.

C. Workmanship
All work shall be performed by skilled mechanics with the best practices of the trade in a neat and workmanlike manner.

D. Drawings
Concrete work shall be as shown on the Drawings. Before execution of any work, refer to all of the Drawings for conditions and dimensions. Take necessary measurements at the Jobsite. Report to the Architect all observed discrepancies before proceeding.

E. Submittals and Substitutions
Furnish shop drawings for Architect's approval prior to fabrication, including:

1. "Catalog cut sheets" for each type of accessory and curing compounds.
2. Concrete Mix designs, include aggregate gradation.
3. Proposed curing method.
4. Detailed Reinforcing Steel Shop Drawings.

See Articles 18 & 19 of the General Conditions for number of copies, proposed substitutions, and other information.

II. PRODUCTS AND MATERIALS
A. Materials
All accessories, chemicals, cement and other materials as applicable shall be new, unused and of first line quality.

B. Cement
Shall be Portland Cement conforming to the requirements of Type II Cement, ASTM C-150.

C. Concrete Aggregates
Shall be "Hardrock" and conform to the requirements of the ASTM C-33.
The percentage of the combined aggregates by weight shall fall within the following grade limits:

SIEVE NO. OR	*PERCENTAGE PASSING*
SIZE IN INCHES	*BY WEIGHT*
Passing a 3/4"	*90-100*
Passing a 3/8"	*60-80*
Passing a No. 4	*40-60*
Passing a No. 8	*30-45*
Passing a No. 16	*20-35*
Passing a No. 30	*13-23*
Passing a No. 50	*5-15*
Passing a No. 100	*0-5*

D. Water
Water used in mixing concrete shall be clean, potable and free from deleterious amounts of acids, alkalis, salts or organic materials.

E. Reinforcement Bars
Shall conform to ASTM A 615/A 615M.
Grade shall be as specified on the Drawings.

F. Reinforcement Chairs or Dobbies
Shall be used at all flatwork. Chairs shall be plastic type at precast panels.

G. Concrete
1. Ultimate compressive strength shall be as specified on the Drawings.

2. Minimum cement sack content shall be as specified on the Drawings.

3. Concrete mixes:
a) Shall be designed by a certified laboratory and approved by the Architect.
b) Air entrainment shall not exceed 2%.
c) Water/Cement ratio shall NOT exceed 0.50 at floor slabs & precast wall panels.
d) No admixtures are allowed without written approval by the Architect.

III. EXECUTION
A. General
1. Before depositing any concrete, all debris shall be removed from the space to be occupied by the concrete.

2. All steel reinforcing shall be secured in its proper location.

3. Forms shall be securely installed, square and level, plumb and true.

4. All sill bolts, anchor straps, inserts, nailing blocks, pipe sleeves and other embedded items shall be placed as shown on the Drawings or as necessary to suit various equipment, and securely anchored to the forms before concrete is placed.

5. Cold/Hot Weather Concreting: Protect concrete from damage or reduced strength in compliance with ACI 305 and 306.

6. The Contractor shall keep the premises free from the accumulation of waste materials and rubbish pertaining to his work.

7. The Contractor shall adequately protect the work and shall be responsible for any damage due to his act or neglect.

8. Provide all temporary bracing, shoring, guying, or other means to avoid excessive stresses and to hold structural elements in place during construction.

9. The Architect shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precaution and programs in connection with the work.

B. Installation
1. Mixing
a) All aggregates shall be measured by weight or by an equivalent accurate method.

b) Proportion of water to cement shall be accurately controlled.

c) Concrete shall be handled from the mixer to the place of final position within 1-1/2 hours after water is first added and in such a manner as to prevent separation or loss of ingredients.

d) Retempering of concrete which partially hardened will not be permitted.

e) NO water shall be added to the ready-mixed concrete on-site under any circumstances.

2. Placement
a) Ready-mix concrete tags shall be delivered to the General Contractor's Superintendent prior to placement of each truck load.

b) Concrete shall be thoroughly compacted during the operation of placing and thoroughly worked around the reinforcing and into the corners of the forms.

c) Concrete shall not be dropped through reinforcing steel (as in walls and columns) so as to cause segregation of aggregates.

d) Unconfined fall of concrete shall not exceed 5 feet.

e) Care shall be taken in placing slabs on grade to not disturb fill material.

3. Slab Pouring and Finishing:
a) Slab Pouring Schedule shall be arranged to minimize effects of shrinkage.

b) Scheduled pours shall be canceled if poor weather conditions develop.

c) All concrete slabs, except as noted otherwise on the Drawings, shall be brought to a true, even plane, wood floated, steel troweled and compacted thoroughly with a machine trowel.

d) Continue machine troweling until slab becomes black on all exposed slab floors.

4. Construction and Control Joints
Shall be as shown on the Drawings.

C. Testing
1. Special Inspections, when called for on the Drawings, shall be by Others.

2. Concrete test specimens shall be made for all concrete work, regardless of location, at the rate of three (3) per 50 CY of concrete.

a) Make and cure test specimens in the field per ASTM C 31-91.

b) Test for compressive strength per ASTM C39-91.

c) Test at the ages of 7 and 28 days (hold third cylinder).

D. Quality
Work shall be left neat, clean and free of defects. Completed work tolerances shall include compliance with ACI 117-81 and as clarified or modified below:

1. Slab-On-Grade (exterior and interior)

Final Elevation:	*±0.02 ft. (1/4")*
Thickness:	*+0.04 ft. (1/2"), -0.02 ft. (1/4")*
Smoothness:	*±.015 ft. (3/16") in 10 ft.*

2. Reinforcement Placement Slab-On-Grade:

Depth (top surface to center of lowest bar):	*±1/4"*
Variation in uniform spacing:	*±2"*
Bar lap length at splices:	*±1 1/2"*
Embedded lengths:	*+2", -1"*

E. Warranty
See Article 9 of the General Conditions.

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1724 Alicante St.
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REGISTERED PROFESSIONAL ENGINEER
SCOTT R. AGEE
No. C-31396
EXP. 12-31-2020
CIVIL
STATE OF CALIFORNIA

Date Signed:

Laundromat Expansion for PARADISE LAUNDRY, INC

105 Ascot Dr. Roseville, CA 95661

REVISIONS

SPECIFICATIONS

DATE: 11-23-20	DRAWN BY: SRA
JOB NO.: 20-23	DRAWING: 0.4

City of Roseville Approval

15.1 PLUMBING

I. GENERAL

A. Scope

1. Furnish all labor, materials, equipment, permits and services required to complete all plumbing work as shown on the Drawings and as specified herein.
2. The General Conditions apply to this Section, certain portions of which are referenced or partially re-stated for emphasis.
3. Work shall include:
   a) All process piping, vents, clean-outs, traps, supports, including:
      1. Gas piping and regulators with vents,
      2. Sanitary sewer lines, traps, vents
      3. Cold and Hot water systems,
      4. All piping shown on Schematic Plans, UON as specifically by Owner's Vendor
4. Backfill of all excavations shall be in accordance with Section 2.2.

B. Codes, Regulations & Standards

1. All work and materials shall be in full accordance with the following:
   a) Application of standards of the National Board of Fire Underwriters.
   b) Regulations of the State Fire Marshal and NFPA.
   c) All laws, ordinances and regulations of the State and local Agencies having jurisdiction, including latest editions of CBC, CPC, CMC, and NEC adopted by same.
2. Where the standards of the Drawings and Specifications for materials and/or workmanship are higher than the requirements of the documents cited in the previous article, the Drawings and Specifications shall take precedence; otherwise the documents shall govern.

C. Drawings

The location of plumbing fixtures is as shown on the Drawings. Before executing any work, refer to all of the Drawings for conditions and dimensions. Determine plumbing requirements of all equip. and take necessary measurements at the Jobsite. Report to the Engineer all observed discrepancies before proceeding.

D. Workmanship

All work shall be performed by skilled mechanics with the best practices of the trade in a neat and workmanlike manner.

E. Submittals and Substitutions

Submit for approval by the Engineer copies of all materials and equipment proposed for installation, including:

1. "Catalog cut sheets" for fixtures, equipment and materials.

See Articles 18 & 19 of the General Conditions for number of copies, proposed substitutions, and other information.

II. PRODUCTS AND MATERIALS

A. Materials

Fixtures, equipment and material shall be new, unused, of first line quality and as shown on the Drawings

1. PIPING

Pressure Relief	Sch. 80, Black Malleable Iron, 300 psi rated
Water	Sch. 40, Galvanized Iron
Air	Sch. 40, Black Malleable Iron, 150 psi rated
Gas	Sch. 40, Black Malleable Iron, 150 psi rated

See General Notes on Dwg. P1.0 for additional information

2. VAVLES

Ball Type: Bronze, "Apollo" or equal, 150 psi rated
Butterfly: Bronze, "Apollo" or equal, 150 psi rated

3. INSULATION

Install on hot water lines. 1" thk., w/ white PVC jacket

4. COUPLINGS

T & C
Apply both teflon dope and teflon tape to threads prior to joining pipe.

5. PRESSURE GAGES

Not Used this Job

6. PIPE HANGER RACKS

Unistrut @ 10'-0 oc max spacing, hung from (E) bar joists

7. PIPE SIGNAGE

Not Used this Job

III. EXECUTION

A. General

1. Unless noted otherwise or restricted by building constraints install piping:
   a) True to line and grade, plumb and true.
2. Provide for expansion, contraction and structural settlement.

B. Installation

1. No pipe shall be embedded in concrete. Install sleeves where pipes pass through concrete walls. Allow ample clearance between sleeves and pipes with oakum and seal with mastic where below grade.

C. Testing

1. Testing of piping systems shall be as follows below and the equipment and expense for making tests shall be included hereunder.
2. Piping system must be hydrostatically tested.
3. Testing shall be conducted before backfilling and again after completion of system prior to use.
4. Provide Engineer with copies of test results.
   a) Sanitary sewer, drains and vents:
      Stop all openings, set up the necessary standpipe and fill with water to the top of highest vent. Show no leakage for one (1) hour.
   b) All above ground gas, water, air piping: Make tight at min. of 150 psi

D. Quality

Work shall be left neat, clean, free of defects, including leaks, rattles, or loose trim.

E. Warranty

See Article 9 of the General Conditions.

15.2 HVAC & SHEETMETAL DUCTWORK

I. GENERAL

A. Scope

1. Furnish all labor, materials, equipment, permits and services necessary to complete all duct work as shown on the Drawings and as specified herein.
2. The General Conditions apply to this Section, certain portions of which are referenced or partially re-stated for emphasis.
3. Work shall include:
   A) All Domestic and Process piping, vents, clean-outs, traps, supports, including:
      1. Dryer ductwork
      2. Make-up Gravity Vents
      3. Evaporative Coolers
      4. Flues

B. Codes, Regulations & Standards

1. All work and materials shall be in full accordance with the following:
   a) Applicable standards of ASHRAE, ANSI and SMACNA.
   b) Applicable standards of the National Board of Fire Underwriters.
   c) Regulations of the State Fire Marshal and NFPA.
   d) All laws, ordinances, and regulations of State and Local Agencies
2. Where the standards of the Drawings and Specifications for materials and/or workmanship are higher than the requirements of the documents cited in the previous article, the Drawings and Specifications shall take precedence; otherwise the documents shall govern.

C. Drawings

The Drawings are diagrammatic and establish the general requirements of the work, the sizes of members and the relations of parts. Before executing any work, refer to all of the Drawings for conditions and dimensions. Take all necessary measurements at the Jobsite. Report to the Architect all observed discrepancies before proceeding.

D. Workmanship

All work shall be performed by skilled mechanics with the best practices of the trade in a neat and workmanlike manner.

E. Submittals and Substitutions

Submit for approval by the Architect copies of all materials and equipment proposed for installation, including:

1. Ductwork drawings showing layout, sizes, materials, fittings & joints.
2. "Catalog cut sheets" for factory-made equipment and materials.
3. Detailed shop drawings for shop or field-fabricated work.
4. Indicate proposed method of supporting and bracing equipment and ductwork

See Articles 18 & 19 of the General Conditions for number of copies, proposed substitutions, and other information.

II. PRODUCTS AND MATERIALS

A. Materials

1. Equipment and material shall be new, unused and of first line quality and as shown on the Drawings.

B. Ductwork

1. Ductwork shall be mild steel, galv. sheet metal, spiral or shop fabricated and shall be sized as shown on the plans with gauge sizes as follows UON on the plans:
   8" to 10" dia.: 26 ga.
   12" to 14" dia.: 24 ga.
   16" to 24" dia.: 22 ga.
   26" to 42" dia.: 20 ga.
   except use 18 ga. at rectangular-to-round transitions.
2. At dryer exhaust ducts provide inspection doors max. @ 8" oc & where shown.

III. EXECUTION

A. General

1. Exposed ductwork shall be installed parallel and perpendicular to building walls and ceiling, plumb and true.
2. All work shall be securely fastened, including seismic.

B. Installation

1. Equipment shall be installed in accordance with manufacturer's instructions.
2. Ductwork joints:
   a) Special care shall be taken at seams and corners within reach to remove burrs and sharp edges.
   b) Dryer ducts: All hems to be on exterior of ductwork for smooth interior (duct carries lint). No projections from screws or other obstructions allowed. Wrap all joints with tape. Remove all burrs and sharp edges.
   c) Support with galv. metal strapping to prevent sags in excess of ½" between supports.
   d) Ductwork joints shall be substantially airtight.
   e) Bends/Curves: Min. radius to duct centerline = 1.5D
   f) Offsets: Use max. of 30 deg. wherever possible. Drift as required from dryer to roof opening as shown.
   g) If adjustable fittings are used, tack weld after installation for fixed, sound connections without movement.
3. Roof penetration:
   Ductwork Contractor shall review existing conditions on-site. Flash, seal and construct penetration for waterproof performance. Reinforce openings at wood roofs per Plans.
4. Clearance:
   Maintain 10'-0 clearance to intake supply vents.
5. Field verify all existing conditions prior to duct fabrication.

C. Quality

All equipment and ductwork shall be left clean, free of defects, including free of excessive rattles.

D. Warranty

See Article 9 of the General Conditions.

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REGISTERED PROFESSIONAL ENGINEER
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REVISIONS

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DATE	DRAWN
11-23-20	SRA
JOB NO.	DRAWING
20-23	0.5

City of Roseville Approval

16.1 ELECTRICAL

I. GENERAL

A. Scope

1. Furnish all labor, material, equipment, permits, and services necessary to complete all electrical work shown on the Drawings and as specified herein.

2. The General Conditions apply to this Section, certain portions of which are referenced or partially re-stated for emphasis.

3. Work Shall Include:

a) Electrical distribution system, including mains devices, over current devices, feeders, and panelboards, and branch circuitry, outlets, boxes, and wire and cable terminations, nameplates and wire markers. Include all items required to provide a complete and operational electrical installation.

b) Complete electrical raceway system including conduits and/or cables installed complete, and includes mounting, securing, trenching, backfilling, and grounding as required.

c) Supports, anchors, sleeves, hangers, and the like for electrical work.

d) Complete grounding system, including testing.

4. Backfill of all excavations shall be in accordance with Section 2.2.

5. Low voltage or control circuits for thermostats, gate operators, and the like are by Others. Line voltage circuits are by the Electrical Contractor.

B. Codes, Regulations & Standards

1. All work and materials shall be in full accordance with the following:

a) Safety Orders of the Division of Industrial Safety, Department of Industrial Relations.

b) Applicable standards of NEMA and ANSI.

c) Regulations of the State Fire Marshal and NFPA.

d) All laws, ordinances, and regulations of State and Local Agencies having jurisdiction, including latest editions of CBC and NEC adopted by same.

2. All material shall conform to the published requirements of the Underwriters Laboratories, Inc., (UL) and shall bear their label wherever they have established standards and regularly furnish label service.

3. Where the standards of the Drawings and Specifications for materials and/or workmanship are higher than the requirements of the documents cited in the previous article, the Drawings and Specifications shall take precedence; otherwise, the documents shall govern.

C. Workmanship:

All work shall be performed by skilled mechanics with the best practices for the trade in a neat and workmanlike manner.

D. Drawings

The Drawings are diagrammatic and establish the general requirements of the work, the sizes of members and the relation of parts. Before executing any work, refer to all of the Drawings for conditions and dimensions. Take all necessary measurements at the Jobsite. Report to the Engineer all observed discrepancies before proceeding.

Maintain a set of as-built drawings which document all changes made. Upon completion of work, transfer these changes to a neat clean set of full size drawings with red ink to indicate deletions. Submit these full size drawings to the Engineer.

E. Submittals and Substitutions

Submit for approval by the Engineer copies of material and equipment proposed for installation including:

1. "catalog cut sheets" for light fixtures, outlets, switches, panelboards, and circuit breakers.

See Articles 18 & 19 of the General Conditions for number of copies, proposed substitutions, and other information.

II. PRODUCTS AND MATERIALS

A. Materials

Fixtures, equipment and material shall be new, unused, of first line quality and as shown on the Drawings.

B. Outlets, Pull and Junction Boxes

1. All fixtures, switches, and receptacle outlets shall be commercial grade and of the shape best suited to the particular locations and of sufficient size to contain all wires and connections without crowding.

2. All switch and receptacle outlets shall be in standard or gang switch boxes with suitable covers.

3. Covers shall be white at office areas and clear aluminum or stainless steel at plant areas, unless otherwise noted.

4. In dry and damp locations, provide sheet metal units conforming to UL 50 with hotdipped galvanizing conforming to ASTM A123.

5. In corrosive locations provide hot-compressed fiberglass units with minimum wall thickness of 1/8-inch.

C. Conductors:

1. THWN/THHN copper wire (no aluminum), 75C, 600v, #12 min. size, except ground wires.

2. Copper bus bars with aluminum plating allowed at distribution panels.

3. Colors:

	120/208v	277/480v
Phase A	black	brown
Phase B	red	orange
Phase C	blue	yellow
Ground	green	green
Neutral	white	gray

4. Wireways and gutters shall be screw cover type unless noted otherwise on Drawings. In exterior locations, units shall be the NEMA 4X molded fiberglass or stainless steel.

5. Surface raceways shall conform to NEC Article 352. Minimum cross- sectional area shall equal or exceed that of 3/4" conduit.

6. Conductors for equipment grounding shall be stranded copper sized to meet the NEC. Conductors shall have Type TW insulation.

D. Circuit Breakers:

1. Plug-in at 120v, 1ph.
2. Bolt-on at 3 ph. 208v, 277v & 480v.

E. Conduit:

1. Types - Unless noted otherwise on Drawings:
   a) Concealed spaces: Flexible metal conduit ("Greenfield").
   b) Exposed and wet locations: EMT ("rigid thin-wall").
   c) Underground: PVC or EMT

2. Conduit terminations shall be provided with a plastic insulated throat bushing.

3. For conduit 2" diameter and larger use 12" min. inside sweep elbows.

F. Panelboards and Light Fixtures

Shall be as shown on the Drawings

G. Wiring Devices

1. Receptacles shall be 20 ampere, 250 volt or as shown on the Drawings, NEMA 5-20. Color shall be white at Office areas. Devices shall have nylon composition face with a nylon or melamine body. Units shall comply with Federal Specification W-C-596E and UL 498. Weatherproof receptacles shall be mounted in a cast metal box with gasketed, weatherproof, cast metal cover plate and a separate cap over each opening. Each cap shall be provided with a spring hinged flap, stainless steel springs an rubber gaskets.

2. GFI receptacles shall conform to UL 943.

3. Device plates shall be white at Office areas and of the style and color to match the wiring devices. Plates shall conform to NEMA WD1, UL 514, ANSI C73 and Federal specification W-P-4552. Plates and boxes on finished walls and in corrosive areas shall be non-metallic or stainless steel.

H. Disconnect Switches

1. Disconnect switches shall be heavy duty safety switches, horsepower rated, 600 volt type. Units shall be Westinghouse HUN Series: Square D type HD, or equal.

2. Control stations shall be heavy duty oiltight type control switches and pushbuttons, NEMA A600. NEMA 1 or 4 enclosures shall be cast metal oiltight type. Units shall be Allen-Bradley Bulletin 800T, Westinghouse Type OT, or equal.

J. Grounding

1. Ground rods shall be copper clad steel, not less than 5/8" diameter by 10'-0 length.

2. Buried conductors shall be medium-hard drawn bare copper, other conductors shall be soft-drawn copper.

3. Exposed ground connections shall be high copper alloy, bolted pressure type. Buried connections in ground rod boxes shall be exothermic weld type.

K. Panel Board and Transformer Identification:

1. Face of Equipment: Use plastic engraved nameplates listing:
   Name, Voltage, Amperage, Location of Main Disconnect that feeds it.

2. Circuits: Typewritten circuit labels protected by clear plastic at panelboards.
   Approved plastic tags at all J-boxes, pull boxes, etc.

3. Externally Operated Switches, Disconnects and Starters: Use plastic engraved nameplates listing equipment served and panel that feeds it.

4. Meet all OSHA requirements for labeling.

III. EXECUTION

A. General

1. Conduit shall be installed parallel and perpendicular to building walls and ceiling, square and level, plumb and true, and not above the roof except where required at final connections.

2. Install equipment in accordance with the Standards referenced and the manufacturer's instructions.

3. Install fixtures and conduit securely (including seismic restraint where required).

4. Notching of wood studs shall not exceed the limitations allowed by the UBC. Metal studs shall NOT be notched, frilled, or cut in any manner.

5. NO conduit or feeders shall be installed UNDER building floor slabs unless specifically noted on the Drawings or approved by the Engineer in writing.

6. The raceway construction shall be complete and protected from the weather before the conductors are pulled into it. Swab conduits before installing conductors. Exercise care tin puling wires and cables into conduits or wireways so as to avoid kinking, putting undue stress, or otherwise abraiding or damaging them. No grease will be permitted in pulling conductors. Use only soapstone, talc, or UL listed pulling compound. Provide adequate bending radius,. Install feeder cables in one continuous length without splices wherever possible.

7. Provide an equipment grounding conductor, whether or not it is shown on the Drawings, in any flexible conduit or any raceway in which all or any portion of a run consist of non-metallic duct or conduit. for flexible conduit, an external bonding jumper is an acceptable alternative.

8. In panels, bundle incoming wire and cables. Lace at intervals not greater then 6", neatly spread into trees, and connect to their respective terminals. Allow sufficient slack for alterations in terminal connections. For lacing, use plastic cable ties or linen lacking twine. Lacing is not necessary where conductors are properly installed in plastic panel wiring duct. For cables crossing hinges, utilize extra flexible standard wire, make up into groups not exceeding 12, and arrange so that they will be protected from chafing when the hinged member is moved.

9. Splices in wire and cable rated 600 volts or less shall be as follows:
   a) Solid conductors: Use insulated wire nuts.
   b) Stranded conductors #12 thru #8 AWG: Use crimp type sleeve connectors and insulation tape.

10. Install all conductors without splices unless necessary as determined by the Engineer. All splices in pull boxes below grade shall be watertight.

11. All cable must be kept dry and free of contaminants while storing, pulling and terminating.

12. Terminate all standard conductors using spade type terminals unless box lug terminals are provided on the equipment.

13. Identify each wire or cable at each termination using pre-printed head shrinkable wire markers.

14. In dry locations, install device in flush mounted box with washers as required to bring device mounting strap even with finished wall surface.

15. Mounting heights in inches from finished floor to center of outlet:
   a) Single or duplex Receptacles, Industrial areas: 36
   b) Toggle Switches, all areas: 46
   c) Office: 18

16. Mount switches and circuit breakers with operating handle 5'-0 above finish floor.

17. Perform circuit continuity test with a low powered dc test source before energizing the protected equipment.

18. Demonstrate that the protect circuit can be manually controlled by the installed equipment.

B. Installation

1. Convenience Outlets

a) Install in standard boxes with single gang covers.

b) Center box 18" above finished floor, with long dimension vertical UON or where the location of cases, counter, or other equipment requires a different mounting height.

2. Grounding

a) A continuous grounding system shall be installed in accordance with NEC article 250.

b) All non-current carrying metal parts of electrical equipment enclosures, frames, raceways, etc. shall be grounded to provide a low impedance path for line-to-ground fault current and to bond all non-current carrying parts together.

c) A separate isolated green continuous and un-spliced green ground conductor shall be provided for panelboards and devices as noted on the Drawings.

d) Reference ground resistively shall be less than 25 OHMS.

e) Bond metallic water pipe at each entrance into the building.
Ground separately derived electrical system neutrals to the metallic water piping in addition to the system drain ground per ANSI C1 requirements.

f) Provide a ground wire in every conduit carrying a circuit of over 150 volts to ground.

g) Make embedded or buried ground connections, taps, and splices with exothermic welds.

h) effectively bond structural steel for buildings to the ground system.

i) Conduct ground resistance test using a ground megohmmeter with a scale reading of 25 ohms maximum. test methods shall conform to IEEE Standard 81 using the three electrode method. conduct tests only after a period of not less than 48 hours of dry weather. furnish to the Engineer a test report with recorded data for each ground rod location.

C. Testing

1. All labor, material, and expense shall be included for the completion of all tests to prove adequacy of the system. Record all measurements. Resistance measurements shall meet the requirements of the National Electric Code.

2. Test all circuits for:
   a) Insulation resistance
   b) Ground resistance for the continuity of ground.
   c) Shorts

D. Quality

Thoroughly clean all conduits and equipment. Work shall be left neat, clean and free of defects.

E. Operation

Upon completion of the work, make final inspection and operate equipment under normal conditions to the satisfaction of the Engineer and other interested authorities.

F. Owner's Manuals

Provide two (2) complete sets of "Owner's Manuals" including operating instructions, care, maintenance, servicing, warranties and equipment list.

G. Warranty

See Article 9 of the General Conditions.

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REGISTERED PROFESSIONAL ENGINEER
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Date Signed:

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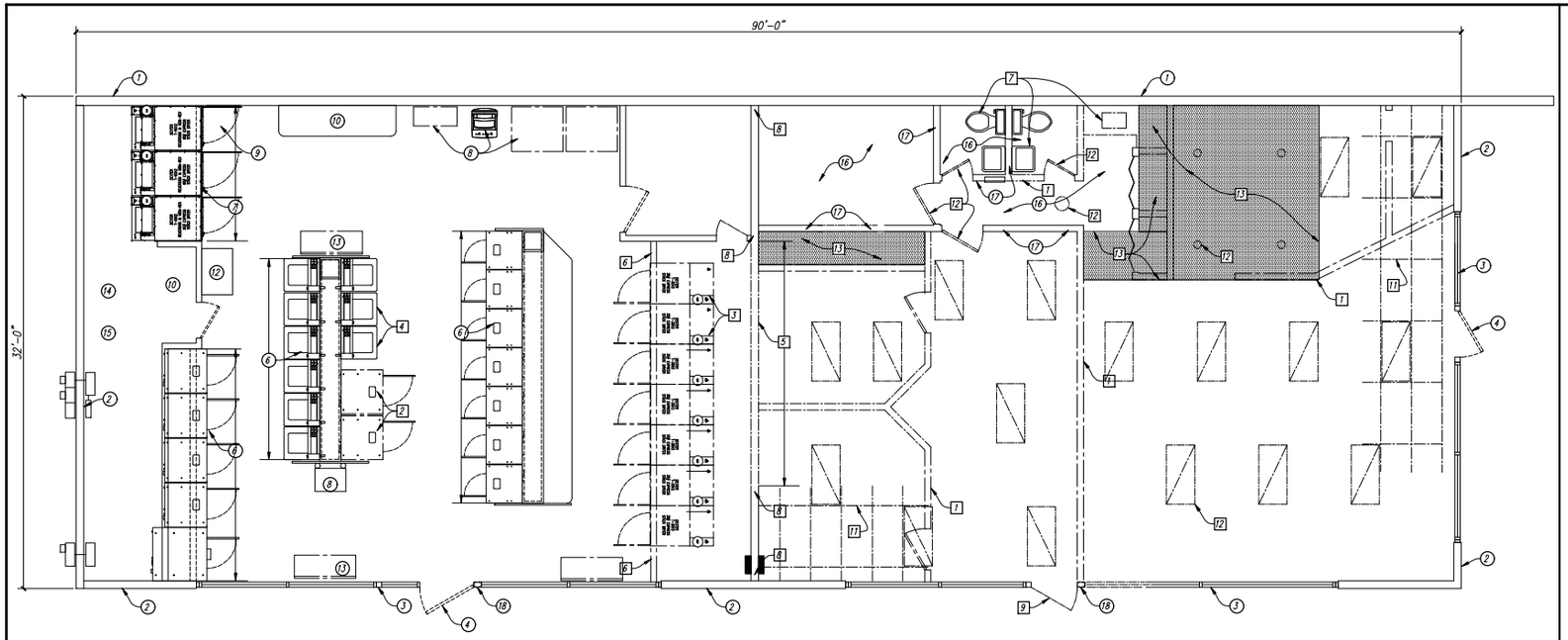
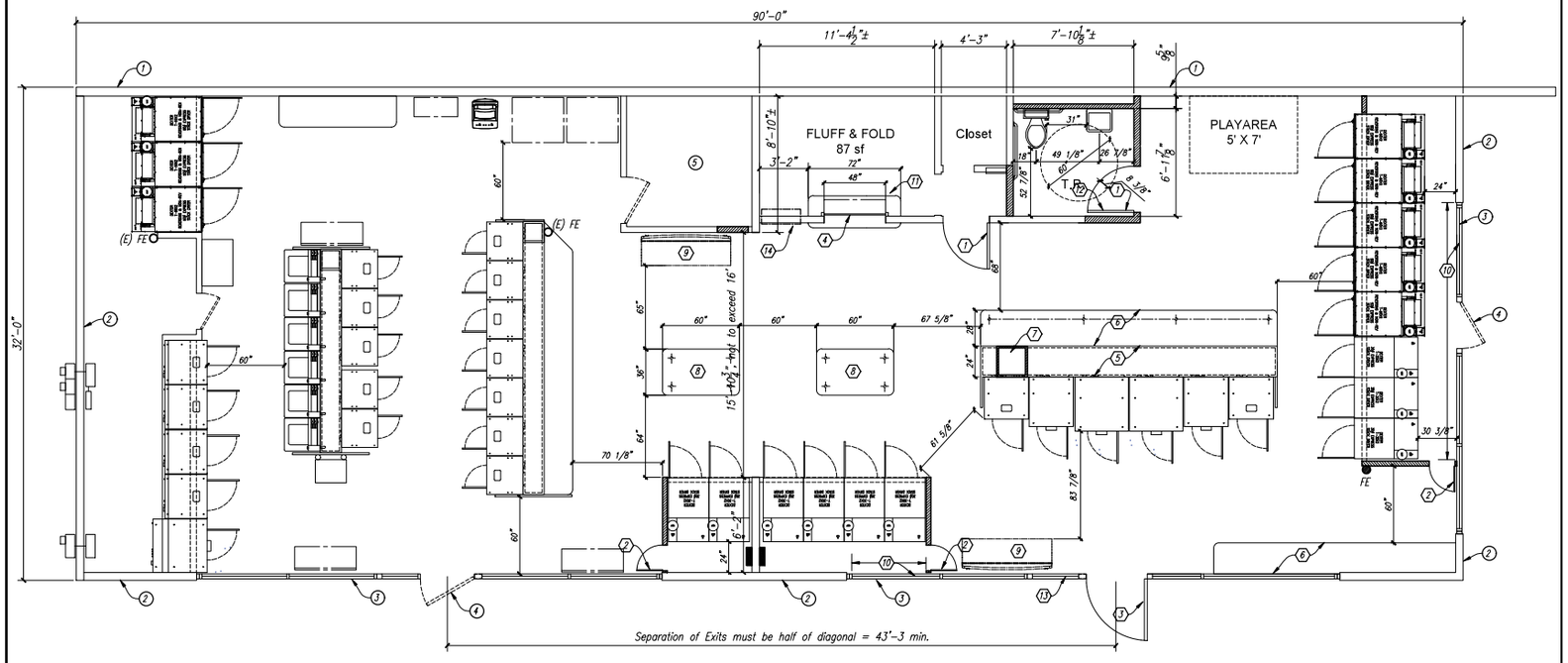


DEMOLITION PLAN 10 16 1/4" = 1'-0



FLOOR PLAN 1/4" = 1'-0

KEYED NOTES

1. Door, 3'-0 x 7'-0, HM door & frame, 1-½ pair hinges, lockset, see E/A3.0, typ of 2
2. Same an note #1, except door width = 20", typ of 3
3. Alum. door, 48" w. x 7'-0 h. with safety glazing. Hardware to match (E)
4. Roll-up counter door, 48" wide, see interior elevations.
5. Removable FRP countertop
6. Quartz countertop
7. Vertical plumbing chase, ceiling to bulkhead, see detail B/A3.0.
8. Quartz table top w (4) SS legs, 5' x 3' plan dim.
9. Bench: Match (E). Typ of 2.
10. Paint inside surface of storefront glazing black or other solid color to screen equipment.
11. Quartz transaction countertop.
12. Mount handicap signage to toilet room door, up 60" to center of sign, with color and contrast distinctly different from color and contrast of door:
    - -At Unisex: use 1/4" thk. triangle superimposed on 12" dia. circle
    - -In addition, provide braille signage at strike side of ea TR door.
13. New storefront safety glazing @ removed door.
14. Soap Vending Dispenser: Vendmaster 240n by Vendrite, 8 col. recessed, 30.625" w x 45.125" tall x 11.5" deep. See detail D/0.3 for mounting height.

EXISTING FEATURES TO REMAIN

1. Conc. block fire wall on property line.
2. Wood frame wall with stucco stone or plaster exterior finish.
3. Aluminum storefront
4. Alum. exit door
5. ADA compliant toilet room.
6. Washers this row to remain.
7. Dryers this row to remain.
8. Vending or gaming equipment
9. TV, wall hung
10. Tabletop
11. Mop Sink
12. Base cabinet w SS Sink
13. Bench seat
14. Water Heater
15. Water Storage Tank
16. Hard ceiling @ 8'-0 AFF this room.
17. Wd. frame interior partition
18. 4x6 post within storefront alum. framing for header beam (6x16) abv.

DEMOLITION NOTES

1. Remove (E) walls from floor to (E) hard ceiling. NOTE: (E) ceiling has texture coat with asbestos. Keep disturbance to a minimum.
2. Relocate (E) washers, typ of 2
3. Remove (E) double-stack dryers, typ. of 7
4. Remove (E) top-load washers, typ. of 3
5. Remove (E) shear wall, 16 ft max. opening allowed
6. Remove (E) "skirt" wall above front edge of dryers to hard ceiling
7. Remove (E) plumbing fixtures this room. Cap off utilities as req'd.
8. Demo conc. flr. as req'd for holdown installation, see Structural Dwg. S1.0
9. Remove (E) Alum. door.
10. Remove (E) floor finishes throughout.
11. Remove (E) ceiling tiles. (E) grid to remain, except demo grid @ dryer spaces.
12. Remove (E) light fixtures throughout expansion space & at (E) laundromat
13. Remove (E) hard ceiling @ 8'-0 AFF this area
14. Remove (E) wood interior door
15. Remove & alter (E) storefront for new 48" door.
16. Not Shown: Demo two (E) AC RTUs on roof serving Suite "B" (expansion area). Safe-off utilities, patch plywd. deck at duct opngs. and patch roofing as req'd

GENERAL NOTES

1. Typ. new interior partitions are 358IC25 studs @ 24" oc with 5/8" GWB ea side, run from floor to (E) hard ceiling (bot. of roof trusses) with Slip-Trk @ top of wall, UON.
2. Dimensions are to face of stud UON: FF or ff = face of finish
3. Install fire extinguishers in accord. w/ N.F.P.A. Pamphlet #10. Placement of extinguishers shall be approved by Fire Marshal and a maximum of 75 ft. travel distance from any point in the bldg.
4. See Dwg. A3.1 for typical metal stud details.

INTERIOR FINISHES

FLOORING	
(E) Concrete	Polished to xxx grit, stain and seal with xxx
BASE	
Rubber Base	6", Roppe, Brown
WALLS	
All rooms	FRP to 48" AFF @ all walls, 0.09" thk., embossed, color: Silver Painted GWB abv FRP to ceiling, (1) base coat, (2) finish coats; enamel; eggshell sheen; colors: Kelly Moore KM4704 Dusty Trail Rides & KM5056 Beach Glass.
CEILING	
Suspended Acoustical	Use (E) grid at expansion space, add new in (E) laundromat, 2'x4' except use 2'x2' @ Toilet Rm. New tiles throughout to be xxx

EQUIPMENT LIST

See Dwg. P1.0 for new and relocated equipment list with utility connection data

- ●FE Indicates new 2A10BC portable fire extinguisher wall-mounted per Fire Code & NFPA Pamphlet #10 as approved by Fire Marshall & a max. of 75 ft. of travel.
- ○(E) FE Indicates (E) fire extinguisher

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1724 Alicante St.
(530) 758-2040

REGISTERED PROFESSIONAL ENGINEER — SCOTT R. AGEE — No. C-31396 — EXP. 12-31-2020 — CIVIL — STATE OF CALIFORNIA

Date Signed:

Laundromat Expansion for PARADISE LAUNDRY, INC

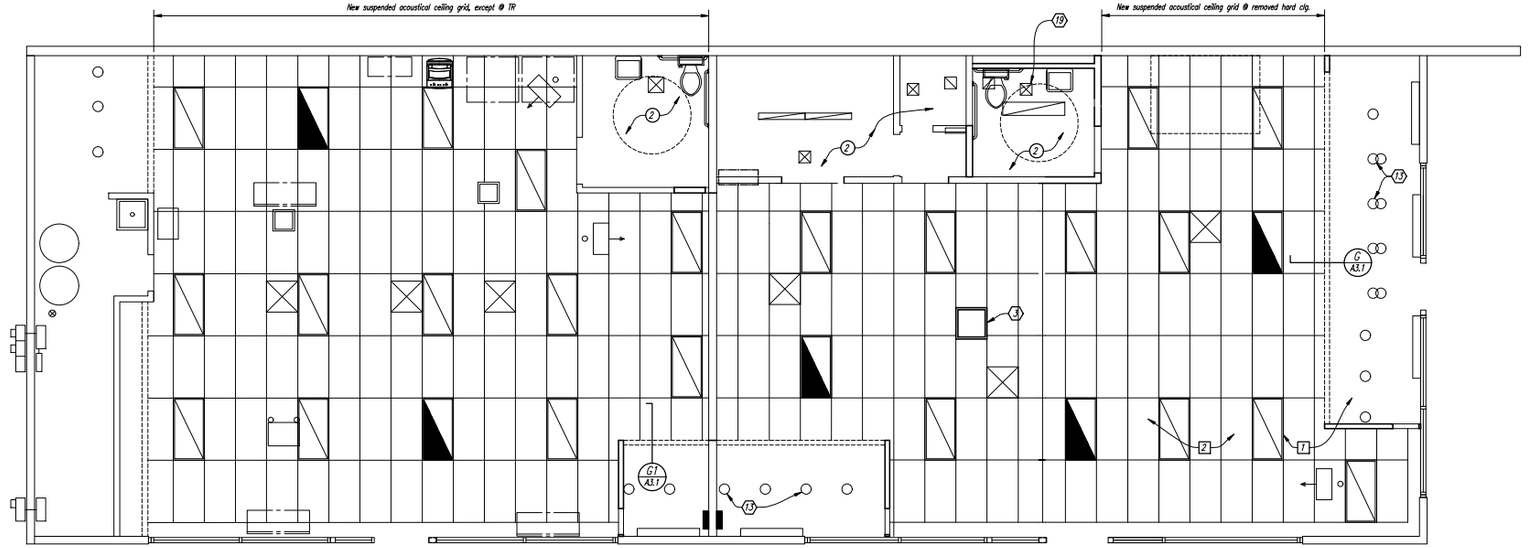
105 Ascot Dr. Roseville, CA 95661

REVISIONS

DATE	11-23-20
DRAWN BY	SRA
JOB NO.	20-23
DRWG NO.	A2.0

FLOOR & DEMOLITION PLANS

City of Roseville Approval



REFLECTIVE CEILING PLAN GENERAL NOTES:

1. Remove all (E) ceiling tiles. Install new ceiling tiles in (E) laundromat and into T.I. expansion space
2. New ceiling grid in (E) laundromat to match (E) in expansion space and be set at same height, 8'-11±
3. Remove all (E) lay-in light fixtures
4. (E) FS heads have not been located, thus not shown.

REFLECTED CEILING PLAN 1/4" = 1'-0

KEYED NOTES

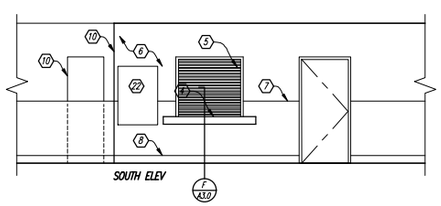
1. Removable FRP countertop
2. Quartz countertop
3. Vertical plumbing chase, ceiling to bulkhead, see detail B/A3.0.
4. Quartz transaction countertop.
5. Roll-up shutter.
6. Painted GWB
7. 4'-0 FRP wainscot
8. 6" Rubber base
9. FRP removable panels
10. New GWB flush with (E)
11. Painted wood trim at Dryer opening
12. FRP covered bulkhead
13. Dryer exhaust duct thru roof, typ of 14.
    NOTE: Leave sheetmetal exhaust penetration thru roof @ removed dryers in (E) laundromat as combustion air openings, typ of 7
14. Insulate hot water and drain pipes. No sharp projections to be beneath lavatories
15. Paper holder
16. Mirror, shim behind abv. wainscot
17. Grab bar
18. Soap dispenser
19. Ceiling-mtd. Exhaust Fan: Greenheck SP-A290, 287 CFM @ 0.125" S.P., 1050 rpm, control with light switch, duct to roof utilizing (E) roof opening from demo'd EF,
20. Provide 1" door undercut for make-up air
21. Locate tank lever action on side of approach.
22. Soap vending machine, see Dwg. A2.0

EXISTING FEATURES TO REMAIN

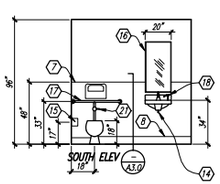
1. Alum. storefront beyond
2. Hard ceiling @ 8'-0 AFF this room, patch as req'd @ removed walls

DEMOLITION NOTES

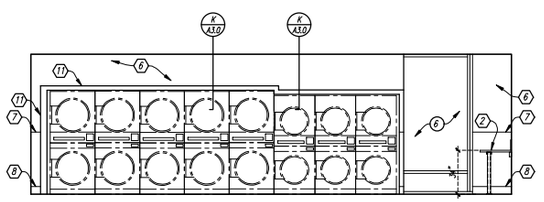
1. Remove (E) ceiling tiles. (E) grid to remain, except demo grid @ dryer spaces.
2. Remove (E) light fixtures throughout expansion space.



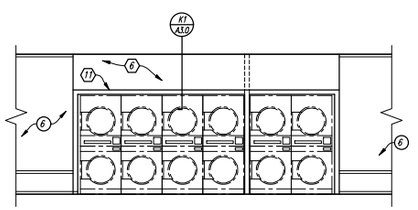
LAUNDROMAT - West Wall at FLUFF & FOLD



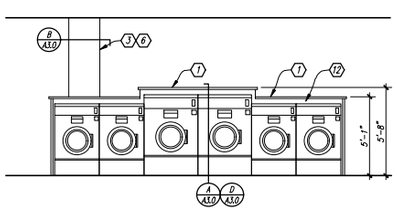
UNISEX



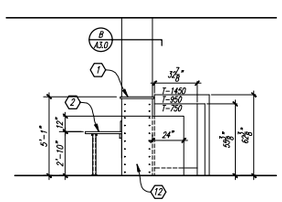
LAUNDROMAT - West Wall



LAUNDROMAT - North Wall 1/4" = 1'-0, typ.



LAUNDROMAT - North Elev. @ Bulkhead



LAUNDROMAT - East Elev. @ Bulkhead

GENERAL DOOR HARDWARE NOTES

1. Exit doors shall be operable from inside without the use of a key, special knowledge or effort. No thumb latches or keyed cylinder dead bolts allowed on any doors unless operated by a single action with a lever from the inside of the area served per CBC 1003.
2. Manually-operated edge or surface-mounted flush bolts and surface bolts or any type of device that may be used to close or restrain the door other than the operation of the locking device shall not be used and are prohibited, except at dead leaf doors.
3. Hand-activated door opening hardware shall be lever type mounted 36" above floor. Maximum effort to operate doors shall not exceed 8.5 lbs. for exterior doors & 5 lbs. for interior doors being applied at right angles of hinged doors.
4. Thresholds, where provided, shall meet CBC 1133B.2.4.1 & 1133B7.4: 1/2" max. total differential, portion between 1/4" and 1/2" sloped no more than 1:2

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REGISTERED PROFESSIONAL ENGINEER SCOTT R. AGEE No. C-31396 EXP. 12-31-2020 CIVIL STATE OF CALIFORNIA

Date Signed:

Laundromat Expansion for PARADISE LAUNDRY, INC

105 Ascot Dr. Roseville, CA 95661

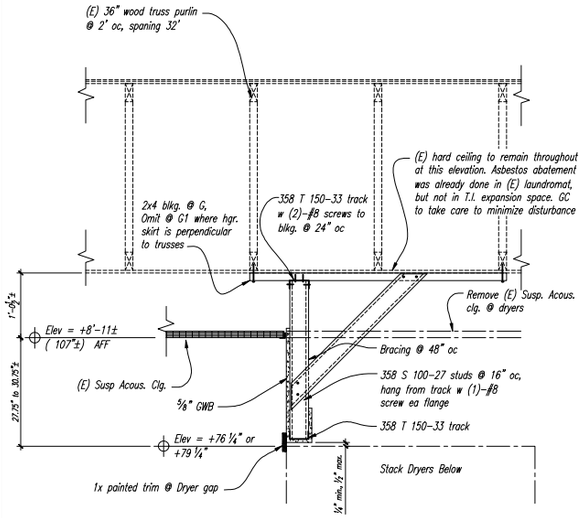
REVISIONS

REFLECTED CEILING PLAN & INTERIOR ELEVATIONS

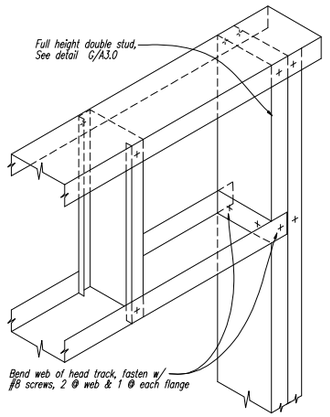
DATE 11-23-20 CHK'D BY SRA

JOB NO. 20-23 SHT NO. A2.1

City of Roseville Approval



SECTION — K A3.0 / K1 A3.0 — 1" = 1'-0"

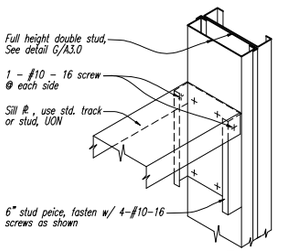


*NA @ doors w/ closers

ISOMETRIC — G A3.0 — NO SCALE

NON-LOAD BEARING DOOR'& WINDOW HEADER WIDTH ≤ 5'-0"

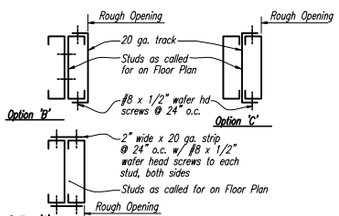
05A-20



ISOMETRIC — H A3.0 — NO SCALE

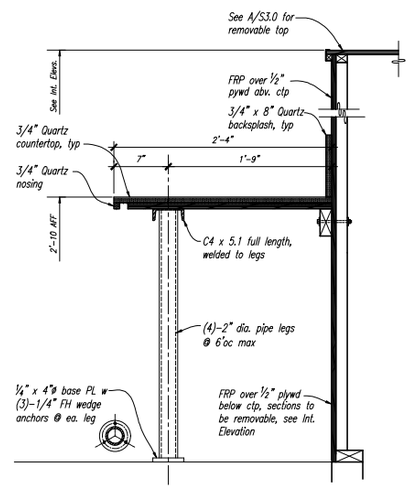
VENDING OPENING SILL R.O. FRAMING

05A-19

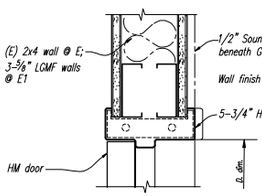


SECTION — J A3.0 — NO SCALE

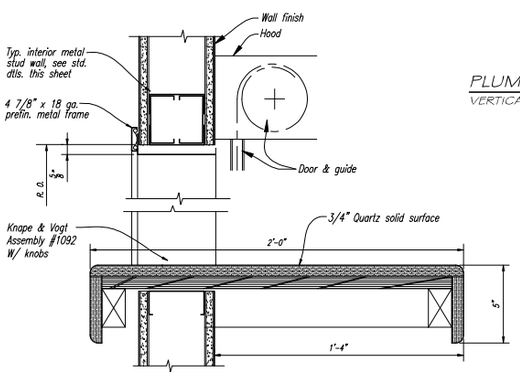
FULL HEIGHT DOUBLE STUD OPTIONS @ DOOR AND WINDOW OPENINGS



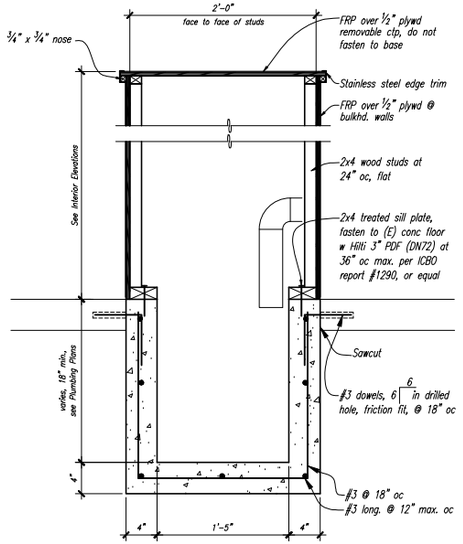
COUNTERTOP SECTION at BULKHEAD — D A3.0 — 1 1/2" = 1'-0"



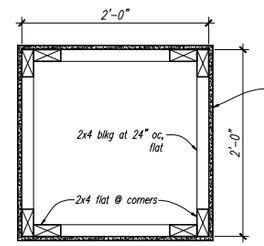
HEAD - (JAMB SIM.) — E A3.0 / E1 A3.0 — 3"=1'-0



HEAD & SILL — F A3.0 — 3"=1'-0"

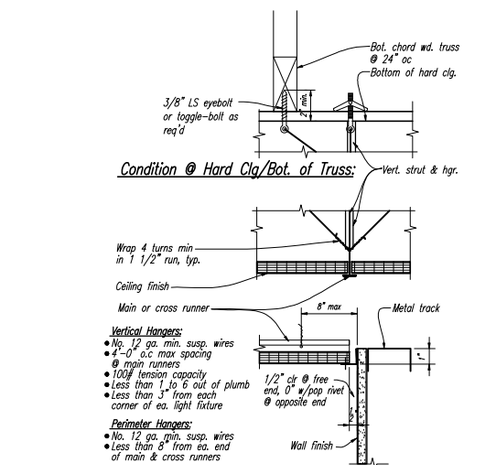


BULKHEAD SECTION — A A3.0 — 1 1/2" = 1'-0"



PLUMBING CHASE SECTION — B A3.0 — 1 1/2" = 1'-0"

VERTICAL TOWER



SUSPENDED CEILING — L A3.0 — 3" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER — SCOTT R. AGEE — No. C-31396 EXP. 12-31-2020 — CIVIL — STATE OF CALIFORNIA

Date Signed:

Laundromat Expansion for PARADISE LAUNDRY, INC

105 Ascot Dr. Roseville, CA 95661

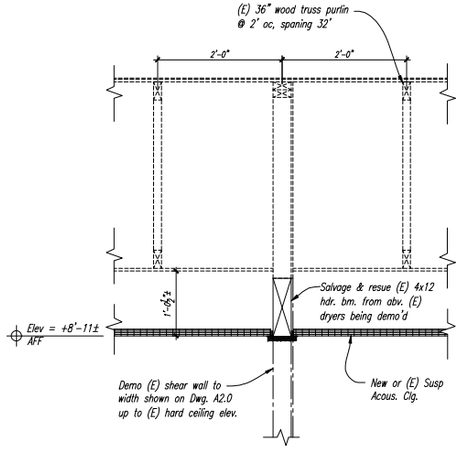
REVISIONS

ARCHITECTURAL DETAILS

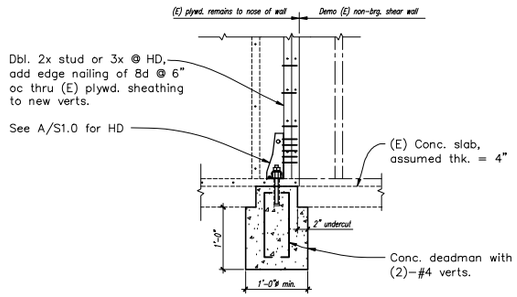
DATE 11-23-20 | DRAWN SRA

JOB NO. 20-23 | DRWG NO. A3.0

City of Roseville Approval

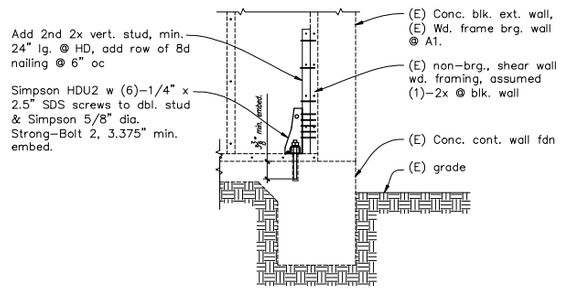


SECTION C S1.0 1" = 1'-0"



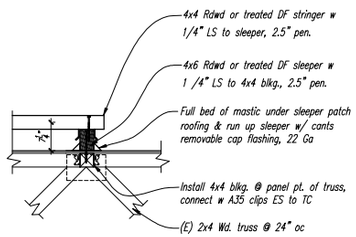
SECTION B S1.0 1" = 1'-0"

Holdown @ No. End, South Panel &
So. End, North Panel

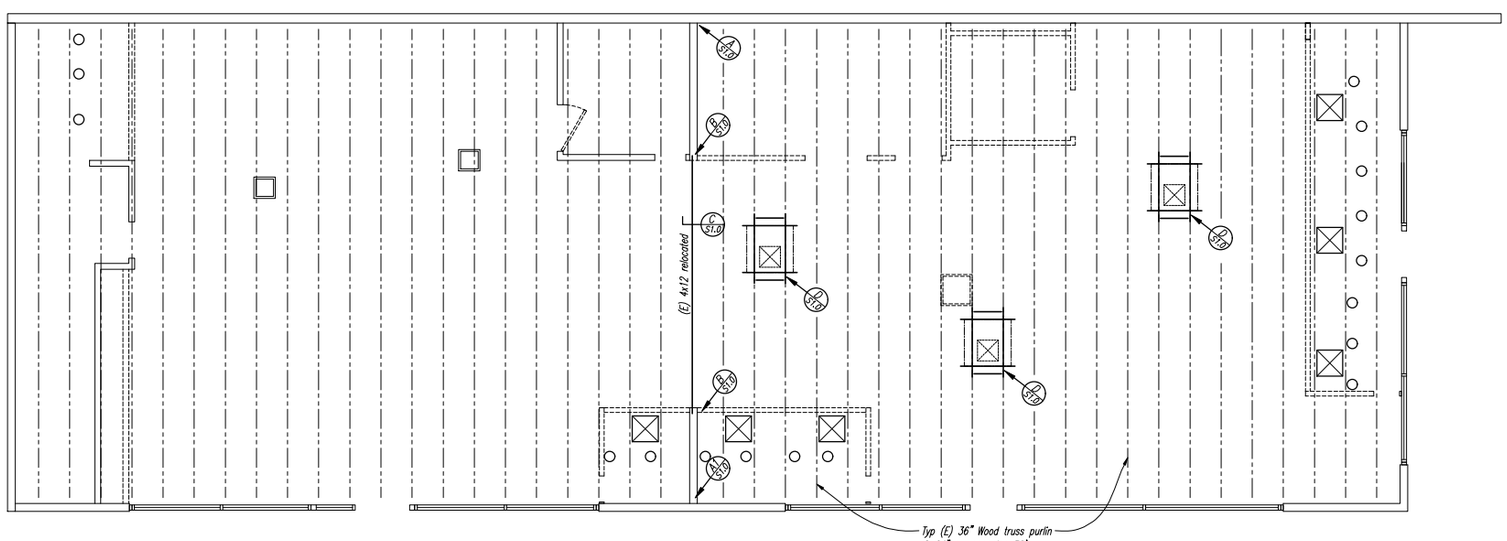


SECTION A S1.0 A1 S1.0 1" = 1'-0"

Holdown @ So. End, South Panel @ A;
No. End, North Panel @ A1



EVAP. COOLER SUPPORT D S1.0 3/4" = 1'-0



STRUCTURAL PLAN 1/4" = 1'-0

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No. C-31396
EXP. 12-31-2020
CIVIL
STATE OF CALIFORNIA
Date Signed:

Laundromat Expansion for PARADISE LAUNDRY, INC

105 Ascot Dr. Roseville, CA 95661

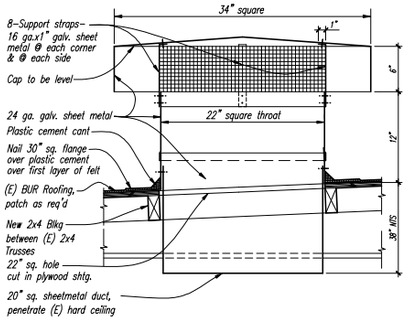
REVISIONS

STRUCTURAL PLAN & DETAILS

DATE 11-23-20 DRAWN BY SRA

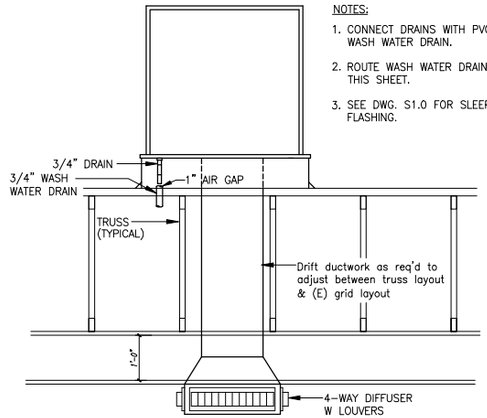
JOB NO. 20-23 DWG NO. S1.0

City of Roseville Approval



TYPICAL RELIEF VENT (B / M1.0) 1 1/2"=1'-0

ALTERNATE: use Greenheck curb-mounted
Fabrahood with 20x20 throat
2.78 sf net opng.



NOTES:

1. CONNECT DRAINS WITH PVC AND ROUTE TO WASH WATER DRAIN.
2. ROUTE WASH WATER DRAIN AS SHOWN ON THIS SHEET.
3. SEE DWG. S1.0 FOR SLEEPER, STRINGER & FLASHING.

SECTION (A / M1.0) 3/4" = 1'-0"

Evap. Cooler

KEYED NOTES

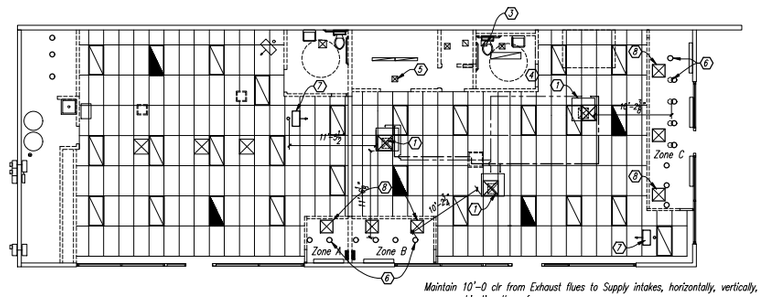
1. Install (3) evaporative coolers, 5000 CFM, downdraft, 3/4 hp, 120V, Champion 5500DD or equal. 1/2 hp blower motor, 120v, 1 phase, See Detail A/M1.0 this sheet. See Dwg. S1.0 for support framing. Controls as directed by Owner/Tenant.
2. Not shown: Demo two (E) AC units serving Suite B
3. (E) TR EF to remain.
4. Undercut TR door 1" for make-up air
5. Provide 150 CFM air supply from EC using (E) supply diffuser from demo'd AC unit.
6. 8"ø Dryer duct roof penetration, gooseneck style, maintain 10'-0 clr. from any intake openings, flash for waterproof condition, typ of 14
7. Unit Heater: Reznor UDAP-45, power vented, low static, 45,000 BTUH, 629 CFM, 1/2"ø gas conn., 4"ø vent-to-roof, 59 lbs. hung from (E) roof trusses, typ of 2
8. Relief vent, see Detail B/M1.0 this sheet, 2.78 sf net free area, typ of 6

MAKE-UP AIR CALC. - by Zone

Dryer Demand in Zone A, combustion + Blower Exhaust =
2 x 180 CFH/60 + 2 x 1,200 CFM = 2,406 CFM
2406 CFM / 1200 FPM = 2.0 SF min net free area req'd
Use one relief vent

Dryer Demand in Zone B, combustion + Blower Exhaust =
4 x 180 CFH/60 + 4 x 1,200 CFM = 4,812 CFM
4812 CFM / 1200 FPM = 4.0 SF min net free area req'd
Use 2 relief vents

Dryer Demand in Zone C, combustion + Blower Exhaust =
3 x 180 CFH/60 + 3 x 1,200 CFM + 5 x 216 CFH/60 + 5 x 1300 CFM = 10,127 CFM
10127 CFM / 1200 FPM = 8.44 SF min net free area req'd
Use 3 relief vents



Maintain 10'-0 clr from Exhaust flues to Supply intakes, horizontally, vertically, or a combination thereof.

VENTILATION & HEATING PLAN 1/8" = 1'-0"

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JEFF R. AGEE
No. C-31396
EXP. 12-31-2020
CIVIL
STATE OF CALIFORNIA

Date Signed:

Laundromat Expansion for PARADISE LAUNDRY, INC

105 Ascot Dr. Roseville, CA 95661

REVISIONS

VENTILATION & HEATING PLAN

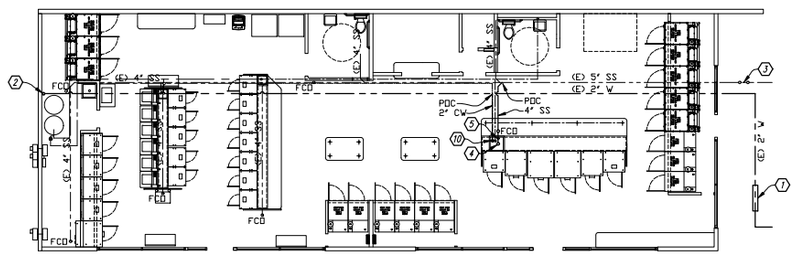
DATE	DRAWN BY
11-23-20	SRA
JOB NO.	DRAWING NO.
20-23	M1.0

City of Roseville Approval

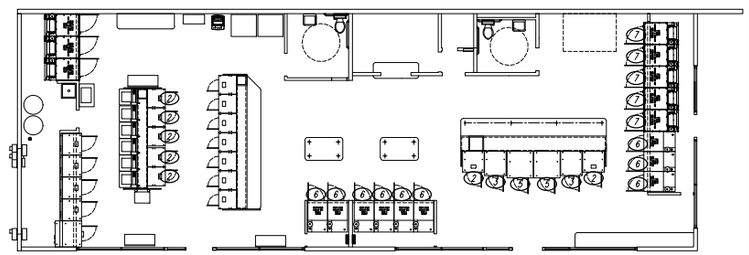
LAUNDRY EQUIPMENT SCHEDULE

EQUIPMENT				BASE	VENTILATION			EQUIP WT	PLUMBING												ELECTRICAL						
									HOT WATER				COLD WATER				WASTE		GAS				CONN. LOAD					
No.	QTY	DESCRIPTION	REMARKS	Ht.	SIZE	C.F.M.		VENT	APPX	ROUGH-IN		CONNECT		ROUTH-IN		CONNECT		SIZE	Hgt abv. Top of Base	ROUGH-IN		CONNECT		R Amps	V	PH	CB	TYPE CONN	MOTOR SIZE/TYPE	WIRE SIZE	
				IN	IN	EXH	SPLY	TO	LB.	IN	HGT	IN	HGT	IN	HGT	IN	HGT	IN	IN	IN	W.C	N/BTU	HGT						Cndctr	Grnd
1	---	Not Used																											
2	7	30 Lb Washer/Extractor	Dextor T-450						–	3/4"ø				3/4"ø				3"ø						6.2	208	1ø	20A		3 HP	12 AWG	10 AWG
3	2	50 Lb Washer/Extractor	(E) Dextor T-750 relocated						–	3/4"ø				3/4"ø				3"ø						6.2	208	1ø	20A		3 HP	12 AWG	10 AWG
4	---	Not Used																											
5	2	90 Lb. Washer/Extractor	Dextor T-1450						–	3/4"ø				3/4"ø				3"ø						15	120	1ø	15A		6.7 HP	14 AWG	10 AWG
6	9	Stack Dryers, Dbl. 30 Lb.	Dexter T-30x2		8"ø	1,200		VTR	719											1/2"ø	5"-8"	180,000		5	240	1 PH		DISC	1/2 HP x 2	12 AWG	8 AWG
7	5	Stack Dryers, Dbl. 50 Lb.	Dexter T-50x2		8"ø	1,300		VTR	879											1/2"ø	5"-8"	216,000		10	240	1 PH		DISC	3/4 HP x 2	12 AWG	8 AWG

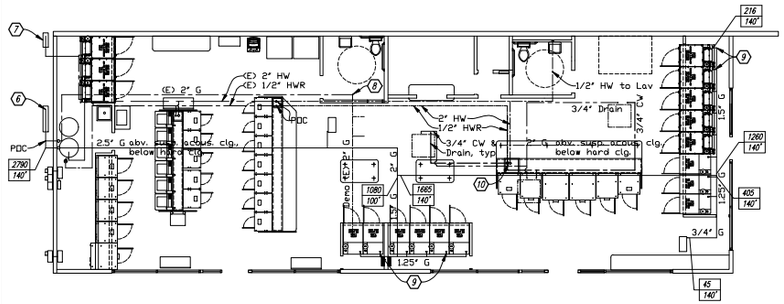
75° Cu THWN



UNDERGROUND PLUMBING PLAN 1/8" = 1'-0"



EQUIPMENT LAYOUT PLAN 1/8" = 1'-0"



OVERHEAD PLUMBING PLAN 1/8" = 1'-0"

GAS TABLE INFO FROM CPC

Per Table 1216.2(2) 2019 CPC for Sch. 40 Metallic Pipe, Inlet pressure < 2 psi with 3.0 inch w.c. pres. drop for initial supply pressure of 8.0 inch w.c. or greater

Length	Pipe Size	CFH Capacity
150'	3"	6893
	2.5"	3899
	2"	2446
	1.5"	1270
	1.25"	848
	1"	413
	0.75"	219

Paradise Laundry
105 Ascot Dr. Roseville, CA

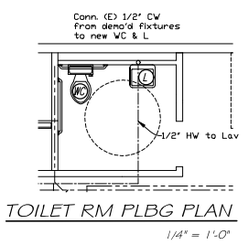
EQUIPMENT GAS LOAD
Newer Gas Meter, 3000 CFH cap.

QTY	DESCRIPTION	CFH	TOTAL CFH
9	T-30x2 Stack Dryers (new)	180	1,620
5	T-50x2 Stack Dryers (exs+new)	216	1,080
2	Unit Heaters	45	90
	TOTAL CFH'S		2,790

DELIVERY GAS PRESSURE LESS THAN 2 PSIG

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	ELECTRICAL	WASTE	VENT	CW	HW
WC	WATER CLOSET - Flr mtd., tank-type, 17" ht, 1.28 gal/flush, elongated, white vit. china, white open front seat, ADA compliant Mount flush handle on same side as wheel chair space @ handicap accessible stalls	Amer. Std. Madera 2835.128		3"	2"	1"	-
L	LAVATORY - countertop drop-in, self-rimming, white vitreous china, front overflow, 4" centers, w/ 16" w x 11" front-to-back x 6" deep Chrome plated, 4" wrist blade trim w/ ceramic cartridge, color-coded indexes, 1-1/4" pop-up drain, vandal resistant 0.5 gpm flow restrictor, ADA compl. Countertop @ 34" AFF, lav rim 2-½" max from front edge	Amer. Std. 0476.028 "Aquatyn", white Speakman SC-3065 - 8OCA/FLO		2"	1 1/2"	3/4"	3/4"



TOILET RM PLBG PLAN 1/4" = 1'-0"

KEYED NOTES

1. (E) 2" WM & BFP
2. (E) 2" W stub-up
3. (E) 5" Two-way CO
4. Connect new 4" SS to bot. of conc. trench with P-trap
5. 2" VTR
6. (E) Gas meter location w 3000 CFH capacity
7. (E) Gas meter (original to bldg), PGE 623783369, no add'l load added to this meter
8. At demo'd dryers, demo header & cap off 2" Gas
9. 3/4" G drops to all new dryers, w SOV & flex conn., typ of 14
10. 2" HW & 1/2" HWR drops to new bulkhead & run to west end of bulkhead beyond last washer. All HW & HWR lines shall be insulated with 1" thk. fiberglass insulation.
11. 2" CW stub-up into bulkhead & run to west end sim. to #10.

PLUMBING GENERAL NOTES

PIPE MATERIALS WITHIN BUILDING (Interior)
Water:

Abv. grnd., HW, HWR & CW:	Copper, Type L
Undrgrnd., SS:	Cast Iron, service wt.
Abv. grnd., SS:	Cast Iron, service wt.
Natural Gas:	Black Iron, Sch 40, ASTM A-53 with Viega MegaPressG Fittings

GAS LINE TESTING
Shall be per 2019 CBC 1213.0

GENERAL NOTES:

1. Drift vents as req'd to maintain 10-0" clr. to outside air intakes of HVAC equipment
2. Provide, vents, traps, cleanouts, ect. as req'd by City and CPC Chapters 7, 9 & 10; Tables 7-5, 7-6 & 10-1
3. Insulate all HW, ST and CD pipes w/ 1", R-4 insulation.
4. Provide 12" double braided flex connection, union, SOV and dirt leg at all gas connections to Mech. Equipment.
5. Wall cleanout, where occur, shall be between 12" and 24" AFF w SS cover at wall finish. UON to be hidden in wall cavity w 12" sq. access panel at wall.

LEGEND & SYMBOLS

75 / 160' — Indicates total gas demand in CFH at point; Indicates total distance from most remote unit to gas meter on branch line

Maximum developed length = 160 ft. from meter to most remote gas appliance.

■ Indicates gas regulator, 5 psi to 12" wc, vent to roof

Inv.= 95.22 (-57.38) — Indicates invert elevation relative to FF = 100 in feet; Indicates invert elevation below FF in inches

Gas Cock, AC-VL, AIRCONN, BALL, BIV, CAP, CHK, CONL, CONRED4, ELBOW90T, EYEWASH, FLOW, GLOBE, GVBODY, ISBALL, ISHKSTP, ISOLEVER, LHNDL, LVLCNTRL, PRBODY, PUMPSYM, PVBODY, REDUCER, SHOCKS, Press Reducing Valve, SVMVG, THDL, TRAP, UNION, VALSUPER, VBE1, VL

AEI Agee Engineering, Inc.
Agee Engineering, Inc.
INDUSTRIAL BUILDING DESIGN
Davis, CA 95618
Cell (916) 607-0830
1724 Alicante St.
(530) 758-2040

REGISTERED PROFESSIONAL ENGINEER — SCOTT R. AGEE — No. C-31396 EXP. 12-31-2020 — CIVIL — STATE OF CALIFORNIA

Date Signed:

Laundromat Expansion for PARADISE LAUNDRY, INC
105 Ascot Dr. Roseville, CA 95661

REVISIONS

PLUMBING PLANS

DATE 11-23-20 | DRAWN SRA

JOB NO. 20-23 | DRAWING P1.0

City of Roseville Approval

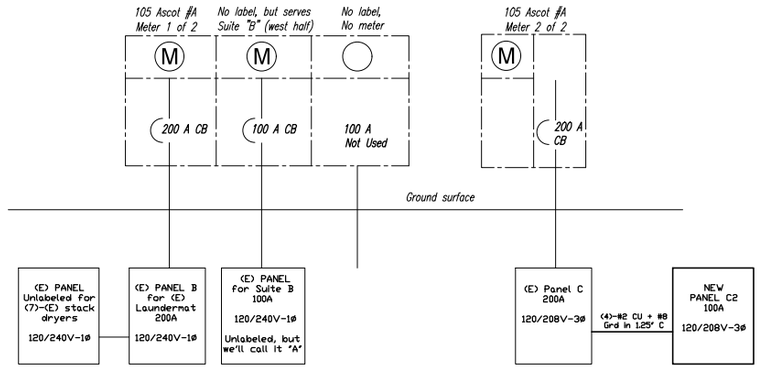
(E) Panel "B"

120 / 240v, 1 PH, 3W, SN

DIRECTORY	CIRCUIT NO	BREAKERS AMP	BREAKERS POLE	PHASE A	PHASE B
Spare	1	20	1		
Spare	2	20	1		
Dryers 28 & 29 D-1	3	30	1	1800	
Dryers 30 & 31 D-2	4	30	1		1800
Spare	5	20	1		
Spare	6	20	1		
Spare	7	20	1		
Spare	8	20	1		
Sub Panel B2 Stack Dryers	9	70	1	3,600	
Sub Panel B2 Stack Dryers	10	70	1		3,600
Lights	11	20	1	1080	
Lights	12	20	1		1080
Spare	13	20	1		
Swamp Cooler	14	20	1		1800
Outlets / Vending	15	20	1	1080	
Wall Outlet Shelf	16	20	1		1080
Lights & Bathroom	17	20	1	1080	
ADT Box (alarm)	18	20	1		360
Circ Pump	19	20	1	1080	
Lorex Electronics	20	20	1		360
Dryers 46 47	21	30	1	1800	
Dryers 48 49	22	30	1		1800
Spare	23	30	1		
Dryers 32 33	24	30	1		1800
Outlets	25	20	1	360	
Spare	26	20	1		
Spare	27	20	1		
Spare	28	20	1		
Spare	29	20	1		
Outlets	30	20	1		1080
Spare	31	20	1		
Vending	32	20	1	360	
Convenience Lights	33	20	1	1080	
Exit Light	34	20	1		1080
Vending-Video Game	35	20	1	360	
Vending	36	20	1		1800
Spare	37	20	1		
Boiler	38	20	1		1800
Card Reader	39	20	1	360	
Outlet & Lights behind Dryers	40	20	1		720

Connected Load, VA	14,040	20,160		
Connected Load, KVA		34.20	kva =	142.5 amps
Spare Capacity		0	kva =	0.0
25% of Continuous Load		0	kva =	0.0
25% of Largest Motor		1.35	kva =	5.6
Min. Bus and Feeder size		35.55	kva =	148.1 amps

Main Breaker: **200 Amp @ Serv.** Type:
Feeder: **Unknown** Fault rating: 10 KIAC
System: **120 / 240, 1PH, 3W, SN** Mounting: Surface



(E) SINGLE LINE DIAGRAM

KEYED NOTES

1. 2'x4' Troffer light fixture, one 32W LED lamps. Use Cree ZR24C-40L-40K-10V-FD-ZR24 typ of 27, (5) as night lights with emergency ballast.
2. 4', 2-tube, T-8 fluorescent strip lite fixture, 34w lamps, typ of 5
3. Surface mounted ceiling lite fixture, 10" x 48", wraparound, LED, 60L, Lithonia STL4 series or equal.
4. Internally lit Exit fixture with (2)-bugeye lamps, typ of 1 new, Lithonia LHQM series or equal.
5. (E) Internally lit EXIT fixture w (2)-bugeye lamps to remain.
6. See Equipment Schedule, Dwg. P1.0 for min. conductor sizes for equipment.

GENERAL NOTES:

A. Grounding of HVAC equipment to be per NEC Article 250.
B. Power for Owner's security cameras to be determined by that vendor.
C. Light fixtures are switched by the circuit breakers except where shown otherwise (i.e. toilet rooms)
D. All equipment and appliances shall be hard wired with an approved disconnect unless the equipment and appliances are supplied with an approved factory installed cord and male connector.

(E) Panel "B2" Stack Dryers

120 / 240v, 1 PH, 3W, SN

This panel serves the 7 dryers demo'd. Repurpose & relocate to serve new dryers

DIRECTORY	CIRCUIT NO.	BREAKERS AMP	BREAKERS POLE	PHASE A	PHASE B	PHASE C	BREAKERS POLE	BREAKERS AMP	CIRCUIT NO.	DIRECTORY
T-30x2 Stack Dryer Pr. 1/2 hp, 5 A	1	30		600	600			30	2	T-30x2 Stack Dryer Pr. 1/2 hp, 5 A
	3		2			600			4	
T-30x2 Stack Dryer Pr. 1/2 hp, 5 A	5	30		600	600			30	6	T-30x2 Stack Dryer Pr. 1/2 hp, 5 A
	7		2			600			8	
T-30x2 Stack Dryer Pr. 1/2 hp, 5 A	9	30		600				30	10	T-30x2 Stack Dryer Pr. 1/2 hp, 5 A
	11		2	600					12	
	13								14	
	15								16	

Connected Load, VA	3,600	3,600		
Connected Load, KVA		7.20	kva =	30.0 amps
Spare Capacity		0	kva =	0.0
25% of Continuous Load		0	kva =	0.0
25% of Largest Motor		1.35	kva =	5.6
Min. Bus and Feeder size		8.55	kva =	35.6 amps

Main Breaker: **70 Amp** Type:
Feeder: **Unknown** Fault rating: 10 KIAC
System: **120 / 240, 1PH, 3W, SN** Mounting: Surface

(E) Panel "A"

120 / 240, 1 PH, 3W, SN

Reconfigure existing panel in place

(E) & New DIRECTORY	CIRCUIT NO.	BREAKERS AMP	BREAKERS POLE	PHASE A	PHASE B	BREAKERS POLE	BREAKERS AMP	CIRCUIT NO.	(E) & New DIRECTORY
T-50x2 Stack Dryer Pr. 3/4 hp, 10 A	1	20		1200			20	2	T-50x2 Stack Dryer Pr. 3/4 hp, 10 A
	3		2	1200				4	
T-50x2 Stack Dryer Pr. 3/4 hp, 10 A	5	20		1200			20	6	T-50x2 Stack Dryer Pr. 3/4 hp, 10 A
	7		2		1200			8	
T-50x2 Stack Dryer Pr. 3/4 hp, 10 A	9	20		1200			20	10	T-30x2 Stack Dryer Pr. 1/2 hp, 5 A
	11		2		1200			12	
Evap. Cooler, 1/2 Hp	13	20	1	480			20	14	Evap Cooler, 1/2 Hp
Evap Cooler, 1/2 Hp	15	20	1	480					
Ext. Sign	17	20	1	900		1	20	16	Unit Heater
	19	15		600		1	20	18	Unit Heater
T-30x2 Stack Dryer Pr. 1/2 hp, 5 A	21		2		612	1	20	20	Lights in laundry, behind dryers
T-30x2 Stack Dryer Pr. 1/2 hp, 5 A	23	15		600		1	20	22	Spare
	25		2		350	1	20	24	Lights & Bath & EF
Fluff & Fold Lights, exist	27	20	1	150		1	20	26	Lights & Bath & EF
Recpt.	29	20	1	900		1	20	28	Recpt
						1	20	30	Recpt

Connected Load, VA	10,710	11,968	0	
Connected Load, KVA		22.68	kva =	94.5 amps
Spare Capacity		0	kva =	0.0
25% of Continuous Load		0	kva =	0.0
25% of Largest Motor		0.9	kva =	3.8
Min. Bus and Feeder size		23.58	kva =	98.2 amps

Main Breaker: **100 Amp @ Serv., 125 A Main Lugs** Type:
Feeder: **Unknown** Fault rating: 10 KIAC
System: **120 / 240, 1 PH, 3W, SN** Mounting: Recessed

(E) Panel "C"

120 / 208v 3 PH, 4W, SN

DIRECTORY	CIRCUIT NO.	BREAKERS AMP	BREAKERS POLE	PHASE A	PHASE B	PHASE C	BREAKERS POLE	BREAKERS AMP	CIRCUIT NO.	DIRECTORY
W 18 & 19 two 450	1	20		1488				20	2	W 16 & 17 two T-450
	3			1488	1488				4	
	5		3			1488			6	
W 24 750	7	15		1008				20	8	W 14 & 15 two T-450
	9			1488	1008				10	
	11		3		1488	1008			12	
W 23 750	13	15		1008				15	14	W 13 T-450
	15			744	1008				16	
	17		3		744	1008			18	
W 22 750	19	15		1008			1	20	20	T-4, WE #5 removed, CB changes to SPARE
	21				1008		1	20	22	T-4, WE #6 removed, CB changes to SPARE
	23		3			1008	1	20	24	Garage machine
W 21 750	25	15		1008			1	20	26	Network IT
	27			360	1008				28	#7 Washer (750) relocated, CB changes to SPARE
	29		3			1008	2		30	
W 20 T-1450	31	15		1800			1	15	32	#3 Top-Load Washer, exstg
	33			1176	1800		1	15	34	#10 Top-Load Washer, exstg
	35		3		1176	1800	1	15	36	#4 Top-Load Washer, exstg
T-1, WF #2 removed & #8 Washer (750) relocated. Feed New Panel "C2" from these 3 circuits	37	100		1176			1	15	38	#1 Top-Load Washer, exstg
	39			10,824	1800		1	15	40	#12 Top-Load Washer, exstg
	41		3		10,824	1800	1	15	42	#11 Top-Load Washer, exstg

Connected Load, VA	24,576	24,840	25,200	
Connected Load, KVA		74.62	kva =	207.3 amps
Spare Capacity		0	kva =	0.0
25% of Continuous Load		0	kva =	0.0
25% of Largest Motor		1.35	kva =	3.8
Min. Bus and Feeder size		75.97	kva =	211.0 amps

Main Breaker: **200 Amp @ Serv.** Type:
Feeder: **Unknown** Fault rating: 10 KIAC
System: **120 / 208, 3PH, 4W, SN** Mounting: Surface

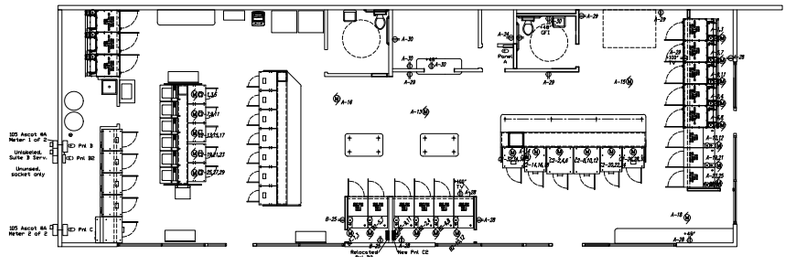
New Panel C2, fed from Panel C

120 / 208v, 3 PH, 4W, SN

DIRECTORY	CIRCUIT NO.	BREAKERS AMP	BREAKERS POLE	PHASE A	PHASE B	PHASE C	BREAKERS POLE	BREAKERS AMP	CIRCUIT NO.	DIRECTORY
T-450 WE, 30 lb	1	15		744				30	2	T-1450 WE, 90 lb
	3			1800	744				4	
	5		3		1800	744			6	
T-450 WE, 30 lb	7	15		744				30	8	T-1450 WE, 90 lb
	9			1800	744				10	
	11		3		1800	744			12	
T-450 WE, 30 lb	13	15		744				20	14	T-750 WE, 50 lb existing, relocated was fed by Panel C
	15			1008	744				16	
	17		3		1008	744			18	
T-450 WE, 30 lb	19	15		744				20	20	T-750 WE, 50 lb existing relocated was fed by Panel C
	21			1008	744				22	
	23		3		1008	744			24	
T-450 WE, 30 lb	25	15		744				15	26	T-450 WE, 30 lb
	27			744	744				28	
	29		3			744			30	
Space	31								32	
				744				15	34	
Space	33				744				36	T-450 WE, 30 lb
Space	35					744			38	

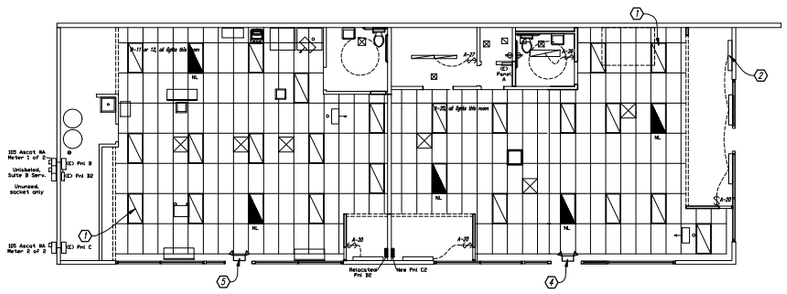
Connected Load, VA	10,824	10,824	10,824	
Connected Load, KVA		32.47	kva =	98.2 amps
Spare Capacity		0	kva =	0.0
25% of Continuous Load		0	kva =	0.0
25% of Largest Motor		1.35	kva =	3.8
Min. Bus and Feeder size		33.82	kva =	94.0 amps

Main Breaker: **100 Amp** Type:
Feeder: **4 - #2 CU + #8 CU Grd. In 1-1/4" Conduit** Fault rating: 10 KIAC
System: **120 / 208v, 3PH, 4W, SN** Mounting: Surface



POWER PLAN

1/8" = 1'-0"



LIGHTING PLAN

1/8" = 1'-0"

AEI Agee Engineering, Inc.

Agee Engineering, Inc.
INDUSTRIAL BUILDING DESIGN
Davis, CA 95618
Cell (916) 607-0830
1724 Alicante St.
(530) 758-2040

REGISTERED PROFESSIONAL ENGINEER 2007 E. AGEE STATE OF CALIFORNIA
No. C-31396
EXP. 12-31-2020
CIVIL
Date Signed:

Laundromat Expansion for PARADISE LAUNDRY, INC

105 Ascot Dr. Roseville, CA 95661

REVISIONS

ELECTRICAL PLANS

DATE: 11-23-20 DRAWN BY: SRA

JOB NO.: 20-23 SHEET NO.: E1.0

City of Roseville Approval

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 01/20) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
This document is used to demonstrate compliance with requirements in §110.9, §110.12(c), §130.0, §130.1, §140.6, and §141.0(b)2 for indoor lighting scopes using the prescriptive path.	
Project Name: Paradise Laundry T.I.	Report Page: Page 1 of 6
Project Address: 105 Ascot Dr. Roseville, CA 95661	Date Prepared: 11-27-2020

A. GENERAL INFORMATION

01	Project Location (city)	Roseville	04	Total Conditioned Floor Area (ft²)	2,750
02	Climate Zone	11	05	Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1

☐ Office ☑ Retail ☐ Warehouse ☐ Hotel/Motel ☐ School ☐ Support Areas
☐ Parking Garage ☐ High-Rise Residential ☐ Relocatable ☐ Healthcare ☐ Other (write in):

B. PROJECT SCOPE
Table Instructions: Include any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)2 for alterations. WARNING: Changing the Calculation Method in this table will result in the deletion of data previously input. If you need to change the calculation method, please open a new form or use "Save As".

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☑ New Lighting System	Complete Building	2,750		
☐ Altered Lighting System				
Total Area of Work (ft²):	**2,750**			

C. COMPLIANCE RESULTS
Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)1.	Allowed Lighting Power per §140.6(b) (Watts)						Adjusted Lighting Power per §140.6(a) (Watts)					Compliance Results
	01	02	03	04	05		06	07		08		09
	Complete Building §140.6(c)1	Area Category §140.6(c)2	Area Category Additional §140.6(c)2G (+)	Tailored §140.6(c)3 (+)	Total Allowed (Watts)	≥	Total Designed (Watts)	Adjustments PAF Control Credits §140.6(a)2 (-)	=	Total Adjusted (Watts) *Includes Adjustments		05 Must be ≥ 08 §140.6
	(See Table I)	(See Table I)	(See Table J)	(See Table K)			(See Table F)	(See Table P)				
Conditioned:	0				=		1,222		=	**1,222**		
Unconditioned:					=				=			

Table Continued

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 01/20) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: Paradise Laundry T.I.	Report Page: Page 2 of 6
Project Address: 105 Ascot Dr. Roseville, CA 95661	Date Prepared: 11-27-2020

Controls Compliance (See Table H for Details)	COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)	Not Applicable

D. EXCEPTIONAL CONDITIONS
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

No exceptional conditions apply to this project.

E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. INDOOR LIGHTING FIXTURE SCHEDULE
Table Instructions: Include all permanent designed lighting and all portable lighting in offices.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How Wattage is determined	Total number luminaires	Exempt per §140.6(a)3	Design Watts	Field Inspector	
									Pass	Fail
1	2 x 4 Troffer 32V LED	☐	☐	32	Mfr. Spec[2]	22	☐	704	☐	☐
1NL	2 x 4 Troffer 32V LED (NL)	☐	☐	32	Mfr. Spec[2]	5	☐	160	☐	☐
2	4' 2 Tube T-8, 34 W	☐	☐	34	Mfr. Spec[2]	5	☐	170	☐	☐
3	10" by 48" wraparound LED 60L	☐	☐	45	Mfr. Spec[2]	4	☐	180	☐	☐
4	Exit bugeye Lithonia LHQM	☐	☐	4	Mfr. Spec[2]	2	☐	8	☐	☐
							Total Designed Watts CONDITIONED SPACES:	**1,222**		

[1] FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)4B is adjusted to be 75% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.
[2] Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c) Wattage used must be the maximum rated for the luminaire, not the lamp.

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 01/20) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: Paradise Laundry T.I.	Report Page: Page 3 of 6
Project Address: 105 Ascot Dr. Roseville, CA 95661	Date Prepared: 11-27-2020

G. MODULAR LIGHTING SYSTEMS
This Section Does Not Apply

H. INDOOR LIGHTING CONTROLS (Not Including PAFs)
*Table Instructions: Please include lighting controls for conditioned and unconditioned spaces in this table. When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.*

Building Level Controls

01	02	03	
Mandatory Demand Response §110.12(c)	Shut-Off Controls §130.1(c)	Field Inspector	
		Pass	Fail
Not Required ≤ 10,000 SF	See Area/Space Level Controls	☐	☐

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Skylit Daylighting §130.1(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(a)1	Field Inspector	
								Pass	Fail
Entire Suite	Retail Store Building	Manual ON/ OFF	Bi-level Switch	Occ. Sensor	NA	NA	☐	☐	☐

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved. EX: Conference 1: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting; EXCEPTION 1 to §130.1(d)2*	13 Plan Sheet Showing Daylit Zones:

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS
Table Instructions: Complete the table for each area complying using the Complete Building or Area Category Methods per §140.6(b). Indicate if additional lighting power allowances per §140.6(c) or adjustments per §140.6(a) are being used.

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowances / Adjustment	
					Area Category	PAF
				0	☐	☐
			TOTAL:	**0**	See Tables J or P for detail	

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 01/20) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: Paradise Laundry T.I.	Report Page: Page 4 of 6
Project Address: 105 Ascot Dr. Roseville, CA 95661	Date Prepared: 11-27-2020

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowances / Adjustment	
					Area Category	PAF

J. ADDITIONAL LIGHTING ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM
This Section Does Not Apply

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE
This Section Does Not Apply

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY
This Section Does Not Apply

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING
This Section Does Not Apply

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS
This Section Does Not Apply

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE
This Section Does Not Apply

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))
This Section Does Not Apply

Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS
This Section Does Not Apply

R. 80% LIGHTING POWER FOR ALTERATIONS - CONTROLS EXCEPTIONS
This Section Does Not Apply

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 01/20) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: Paradise Laundry T.I.	Report Page: Page 5 of 6
Project Address: 105 Ascot Dr. Roseville, CA 95661	Date Prepared: 11-27-2020

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)
This Section Does Not Apply

T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://ww2.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

YES	NO	Form/Title	Field Inspector	
			Pass	Fail
◉	○	NRCI-LTI-01-E - Must be submitted for all buildings	☐	☐
○	◉	NRCI-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐
○	◉	NRCI-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.	☐	☐
○	◉	NRCI-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	☐	☐
○	◉	NRCI-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	☐	☐

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with " A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

YES	NO	Form/Title	Field Inspector	
			Pass	Fail
◉	○	NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	☐	☐
○	◉	NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	☐	☐
○	◉	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	☐	☐
○	◉	NRCA-LTI-05-A - Must be submitted for institutional tuning power adjustment factor (PAF).	☐	☐
○	◉	NRCA-ENV-03-F - Must be submitted for daylighting design power adjustment factors (PAF).	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 01/20) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: Paradise Laundry T.I.	Report Page: Page 6 of 6
Project Address: 105 Ascot Dr. Roseville, CA 95661	Date Prepared: 11-27-2020

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete

Documentation Author Name:	Lina Hartwig	Documentation Author Signature:	Digitally signed by Lina Hartwig
Company:	Title 24 ASAP	Signature Date:	11-27-2020
Address:	23546 Community St.	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	West Hills, CA 91304	Phone:	833-482-4362

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:	Scott Agee	Responsible Designer Signature:	Digitally signed by Scott Agee
Company :	Agee Engineering Inc.	Date Signed:	11-27-2020
Address:	1724 Alicante St.	License:	P.E. C-31396
City/State/Zip:	Davis CA, 95618	Phone:	530-758-2040

TITLE 24 ASAP

RESIDENTIAL TITLE 24 DOCUMENTS & HVAC DESIGN SERVICES

LITTLE TREE ENERGY CONSULTING, LLC
D.B.A. TITLE 24 ASAP

23546 COMMUNITY ST
WEST HILLS, CA 91304

LINA@TITLE24ASAP.COM
CALL/TEXT (833) 482-4362

PROJECT ADDRESS
Paradise Laundry T.I.
105 Ascot Drive
Roseville, CA 95661

REVISIONS

#	DATE	REVISION

DATE 11/27/2020 — PROJECT # 0290

SHEET DESCRIPTION

TITLE 24

SHEET #

T24. 1

PLANNING COMMISSION COMMUNICATION

Title:	SVSP PCL KT-43 – Baseline Self-Storage, 5750 Baseline Rd, File # PL19-0350
Contact:	Charity Gold, cgold@roseville.ca.us, (916) 774-5247

Meeting Date: 2/25/2021
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Exhibit A ISND

Exhibit B Plans

Exhibit C Architectural Plans

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting February 25, 2021

Prepared by: Charity Gold, Associate Planner

ITEM 6.1: Conditional Use Permit and Design Review Permit – 5750 Baseline Road – SVSP PCL KT-43b - Baseline Self-Storage – PL19-0350

REQUEST

The applicant requests approval of a Conditional Use Permit and a Design Review Permit to construct an approximately 230,000 square foot self-storage facility that will consist of a 1,364 square foot office, a 1,452 square foot manager's residence, and 226,149 square feet of storage.

Applicant – Dave Stark, Stark Designs
Owner – KV Sierra Vista, LLC

SUMMARY RECOMMENDATION

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

A. Adopt the Baseline Storage Initial Study/Negative Declaration.
B. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval.
C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-two (92) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

Figure 1: Project Location

On May 5, 2010, City Council approved the Sierra Vista Specific Plan (SVSP). The SVSP area includes 2,064 acres located west of Fiddyment Road and north of Baseline Road. The SVSP sets the framework for development of the plan area with a mix of residential, commercial, parks, and open space land uses.

The project is located on SVSP Parcel KT-43. On December 23, 2019, a Tentative Parcel Map was approved to divide Parcel KT-43 (11.97 acres) into two parcels, KT-43a (1.97 acres) and KT-43b (10 acres). The proposed project is located on the resulting 10-acre parcel KT-43b. The General Plan Land Use designation of site is Community Commercial (CC) and the site is zoned Community Commercial (CC/SA).

The project includes a Conditional Use Permit and Design Review Permit for an approximately 230,000 square foot self-storage facility. The facility will offer a variety of storage sizes ranging from 5 x 5 to 10 x

40, with a portion of them to include climate control. The facility will include a 1,364 square foot office with hours of operation between 8:00 am and 6:00 pm, a 1,452 square foot onsite manager's residence, and 226,149 square feet of storage buildings. The project will be built in phases with the first phase to include 50,000 to 100,000 square feet of rentable space and 94 RV/Boat parking stalls. The remainder of the site will be built in the second phase with the RV/Boat storage spaces replaced with storage buildings.

SITE INFORMATION

Location: 5750 Baseline Road

Total Size: Approximately 10 acres

Topography and Setting: The project is located on a vacant property on the north side of Baseline Road within a developing portion of the City of Roseville. Topography of the site is relatively flat. The site has been heavily disturbed from previous grading and site preparation for adjacent development. Currently, there are no trees or other biological resources on the site. The current land use and zoning of the site allow for commercial and business professional uses. The site is surrounded by vacant properties that are planned for residential and commercial development as well and an existing open space parcel. A new subdivision is currently under construction adjacent to the project's northern boundary.

EVALUATION: USE PERMIT

Section 19.78.60 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a CUP. The three findings are listed below in ***bold, italicized*** text and are followed by an evaluation of the proposal in relation to each finding.

1. ***The proposed use or development is consistent with the City of Roseville General Plan and any applicable Specific Plan.***

2. ***The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.***

3. ***The location, size, design, and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.***

The General Plan and SVSP land use designation for the site is Community Commercial (CC). Pursuant to Section 19.12.020 of the Zoning Ordinance, a Conditional Use Permit is required for personal storage facilities when those facilities are located within the CC zone adjacent to residential uses. The Conditional Use Permit process allows the Planning Commission to impose operational conditions on the use.

The project is surrounded by existing and planned residential uses to the north and east. Personal storage facilities are considered conditionally compatible with residential uses. As discussed in the Design Review Permit section of this report, the project has been designed to minimize conflicts with the adjacent residential uses. Masonry walls will be constructed along the perimeter of the site where the site is adjacent to residentially designated property and the entries to the storage units will face the interior of the site away from residential uses. Additionally, the operational hours will be limited to 7:00 AM to 7:00 PM on weekdays and 8:00 AM to 8:00 PM on weekends and holidays as required by Section 19.54.020 of the Zoning Ordinance, which includes a list of limitation of use for storage facilities.

The site will be gated and lighted throughout. The gate will be accessed with a keypad and knox box, that will restrict gate access to business hours. No interior access will be permitted outside the stated hours of operation. The facility manager will reside onsite within a 1,452 square foot manager's residence on the second floor of the office building. These measures are expected to ensure that the site is secure and monitored outside business hours and during nights.

As designed and with compliance with the Zoning Ordinance requirements, the use will not be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

EVALUATION: DESIGN REVIEW PERMIT

Section 19.54.030 of the Zoning Ordinance includes specific design standards for the development of personal storage facilities. Additionally, the SERSP Landscape Guidelines were used to evaluate the project. Section 19.78.60 of the Zoning Ordinance requires that four findings of fact be made to approve DRP. The four findings can be found below in ***bold, italicized*** text and are followed by an evaluation.

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

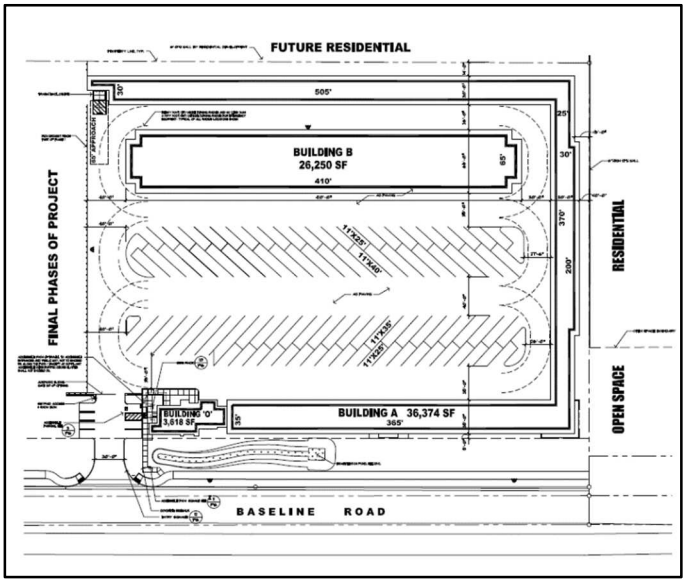
The site does not include trees, wetlands, or watercourses and has been previously graded. The proposed site improvements for this project include stormwater swales and drainage improvements which have been found to be adequate by Engineering. The improvement of the surrounding roadways and of the site itself will allow beneficial use to be made of the site.

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.***

Site Design

Zoning Ordinance Section 19.54.030.B provides site design standards for personal storage facilities. The section states that entry/exit locations shall be placed as far from residential land uses as possible; manager's residence and office shall be placed as close as possible to the project entrance; outdoor storage of materials shall be placed a minimum of 20 feet from the property lines adjacent to residential land uses; and storage buildings over one story in height shall be placed a minimum of 30 feet from property lines adjacent to residential uses.

Figure 3: Site Plan (Phase 1)

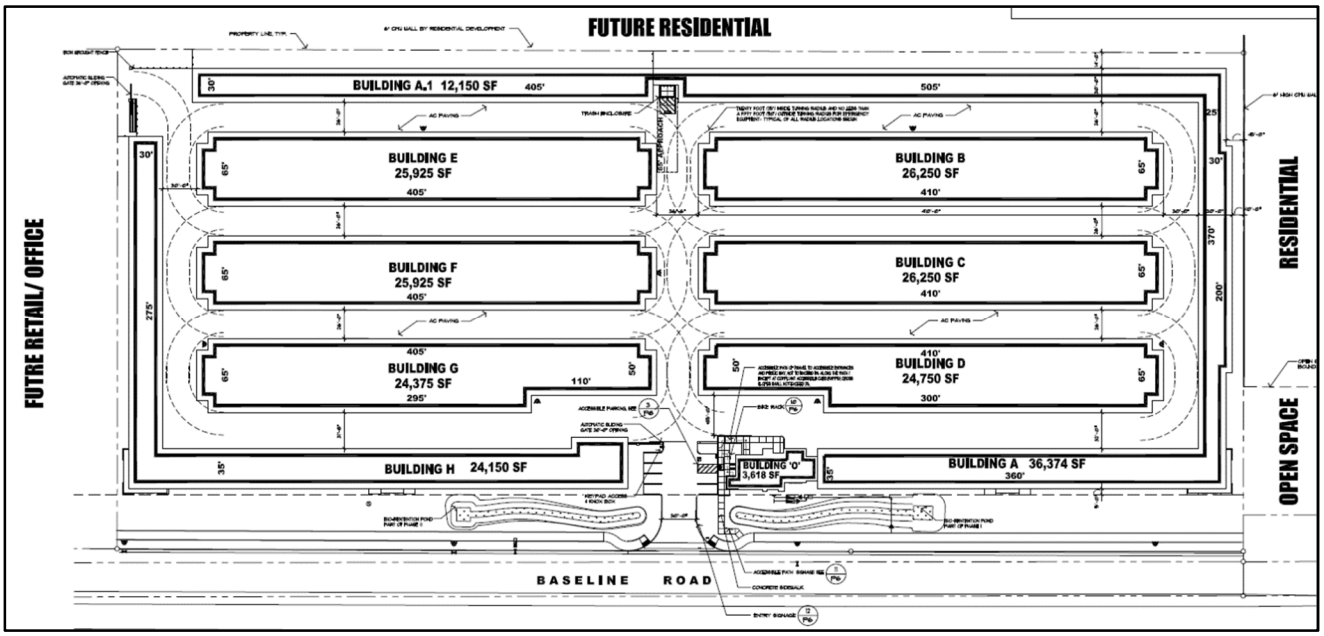


The project will be constructed in two phases with the first phase constructing the eastern half of the project. Phase 1 is shown on Figure 2 and full

buildout is shown on Figure 3. The following evaluation describes the full build out of the project with reference to Phase 1 where applicable.

The main entrance to the site will be located adjacent to Baseline Road, approximately 390 feet from the nearest residentially designated property and therefore will be located as far from the residences as possible. The office will be located adjacent to the eastern site of the storage facility entrance. Although no materials will be stored outdoors, Phase 1 will include outdoor RV and boat storage. The proposed outdoor RV/Boat stalls will be located at least 60 feet from residentially designated properties. The office and manager's residence, which is a two-story building, will be located at the entrance to the site. This building is more than 300 feet from the nearest residentially zoned property. The Zoning Ordinance parking requirement for storage facilities consists of four customer spaces, plus two spaces for a manager's residence. The project provides six parking spaces plus one accessible space.

Figure 3: Site Plan (Buildout)



Section 19.54.030.E for personal storage facilities includes screening requirements, including a minimum six-foot-tall masonry screen wall (measured from the highest grade) when a project is located adjacent to a residential use, and a minimum ten-foot-wide landscape planter along the perimeter of the storage facility when adjacent to a residential use. The proposed project will provide a six-foot-tall masonry wall adjacent to the residential uses to the east. To the north the masonry wall has been constructed as part of the residential development under construction.

The project as proposed is consistent with the Site Design requirements for personal storage facilities, as required by the Zoning Ordinance.

Access and Circulation:

The primary ingress and egress to the project will be from Baseline Road. This access will be located adjacent to the office and will be gated. All required parking will be located outside the gated portion of the site. A secondary access will be located in the northwestern portion of the site will only be available to emergency personnel. This access point will also be gated.

Baseline Road adjacent to the project site is currently constructed as a two-lane road. The ultimate plan for this roadway is a six-lane arterial. The project will construct its frontage on Baseline Road consistent with the planned expansion of this roadway including the addition of curb, gutter, sidewalk, and a 50-foot landscape buffer. Consistent with the 20-foot turning radii required by the Fire Department, the internal circulation of the site includes a 36-foot center drive aisle that provides access to 26-foot drive aisles between the drive up storage units.

The access and circulation design has been evaluated by the Engineering Division and was found to be consistent with City standards and the planned development of Baseline Road.

Landscape and Lighting:

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

The project includes landscaping around the perimeter site. To the north, the project includes a 14-foot landscape buffer consisting of a mixture of trees, shrubs, and groundcover. To the east, the project includes a minimum 10-foot landscape buffer consisting of this mixture, though portions of this buffer are as wide as 15 feet. To the west, the project includes a 10-foot landscape buffer at the ultimate western property boundary. In Phase 1, shrubs will be planted along the Phase 1 western boundary. A 50-foot landscape corridor is provided along the project frontage on Baseline Road. Landscaping within the 50-foot corridor has been designed so that it does not conflict with existing and planned easements adjacent to Baseline Road. The proposed landscaping is consistent with the requirements in the SVSP.

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 proposed storage buildings will be entirely screened from view by the walls of the storage complex. The northern, western, and eastern elevations consist of bock wall separated by pilasters. Along the southeastern boundary where the project site abuts open space, wrought iron fence will separate the properties. Wrought iron will also be used along the northwestern boundary where the emergency exit is proposed. These elevations face residential and commercial properties and are not highly visible. In Phase 1, the western boundary will be constructed with a wrought iron fence.

The southern elevation, fronting Baseline Road, is the primary entrance to the project (Figure 4). The project has more than 900 feet of frontage on Baseline Road. This southern elevation is designed to avoid a long expanse of uniform wall with a mix of materials and pilasters to break up panel segments. This southern elevation also includes tower elements, and variation in the height of the walls between segments. The tower elements include a variation in materials including spandrel glazing, metal lattice, and faux wood. This elevation includes the caretaker's residence and office, which will have the highest roofline (at 27 feet, compared to the 22 feet of the tower elements) to make it a more dominant feature.

Figure 4: Southern Elevation

The storage units will have block wall facades with metal roofing and roll up doors. The units will be mostly shielded from view, but may be visible through the gated entrance. It is anticipated that the visible portion of the units will be limited to the block wall façade. Though the units will be partially visible, the office, manager's unit, and tower elements will dominate the view from the roadway.

Based on the foregoing analysis, the variation in materials, colors, and architecture, as well as the massing and overall location of the building is consistent with the applicable goals, policies, and objectives set forth in the General Plan, SVSP, and the Community Design Guidelines.

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

The equipment for the proposed use will be within the buildings or inside the walls of the project, and thus will not be visible from the street. The design of public services and other equipment is harmonious with the site and building designs, and is appropriately screened.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on February 12, 2021, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and overall intent of the General Plan, SVSP, Zoning Ordinance, and Community Design Guidelines. The required findings can be made for each requested entitlement, and staff requests that the Planning Commission take the actions listed in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

An Initial Study/Negative Declaration (IS/ND) has been prepared consistent with the California Environmental Quality Act (Exhibit A). The IS/ND was released for public comment on October 16, 2020 for a 20 day review period ending on November 4, 2020. No comments were received. The project is

subject to the mitigation measures that were adopted as part of the Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program that was certified and adopted for the SVSP project (SCH #2008032115; File 2007PL-044) on May 5, 2010. Attachment 2 of the IS/ND includes a summary of the SVSP Mitigation Measures that are applicable to the project.

RECOMMENDATION

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

A. Adopt the Baseline Storage Initial Study/Negative Declaration.

B. Adopt the three (3) findings of fact as listed in the staff report and approve the **Conditional Use Permit – 5750 Baseline Road – SVSP PCL KT-43b – Baseline Self-Storage – PL19-0350** subject to five (5) conditions of approval.

C. Adopt the four (4) findings of fact as listed in the staff report and approve the **Design Review Permit – 5750 Baseline Road – SVSP PCL KT-43b – Baseline Self-Storage – PL19-0350** subject to ninety-two (92) conditions of approval.

CONDITIONS OF APPROVAL FOR USE PERMIT

1. The Conditional Use Permit shall be effectuated upon issuance of an occupancy permit by the Building Division. (Planning, Building)

2. The activities and services approved in conjunction with this Conditional Use Permit shall be as identified in Exhibit B. No expansion of the use beyond what is outlined in these exhibits shall be permitted without prior approval from the Planning Commission. (Planning)

3. The following uses or activities are prohibited in personal storage facilities:

    a. Automotive repair, which includes, but is not limited to, auto body and paint shop facilities.

    b. Practice facilities for musical bands.

    c. Wood, metal, or working shops whether for business or hobby.

    d. Office and other business uses, except for the office for the facility and the storage of personal belongings.

    e. Living quarters for human habitation or the keeping of animal life.

    f. Storage of hazardous materials as listed in Title 8, California Code of Regulations, Section 5194 as amended, or its successor section or statue.

        i. Rental agreements shall contain language prohibiting the storage of hazardous materials as outlined above.

        ii. The operator of the facility shall maintain a copy of said section and ensure compliance with these regulations.

4. No sewer, water, or electrical services shall be permitted to each of the storage units except electrical services needed for lighting purposes. (Planning)

5. The hours of operation shall be in accordance with the Roseville Municipal Code Chapter 19.54, as follows:

    a. 7:00 a.m. to 7:00 p.m. (Monday through Friday)

    b. 8:00 a.m. to 8:00 p.m. (Saturday, Sunday, and holidays)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **February 25, 2021** and if not effectuated shall expire on **February 25, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **February 25, 2024** (Planning)

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

3. The project shall comply with all required environmental mitigation identified in the Baseline Storage Initial Study/Mitigated Negative Declaration, and shall include all applicable mitigation measures as included in the SVSP Table of as notes on the grading plans and/or improvement plans as applicable. (All Departments)

4. Masonry walls shall be constructed consistent with the Sierra Vista Specific Plan Design Guidelines. Wall materials shall have a textured face such as cast patterns, split-faced, or stucco-finished and shall include a trim cap which adds color and texture. Pilasters shall be used at each angle point and change in fencing materials. (Planning)

5. The project shall be addressed as 5750 Baseline Rd. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)

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)

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)

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

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

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

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

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

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

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

11. 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)

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

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

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

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

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

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

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

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

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

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

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

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

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

16. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

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

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

19. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)

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

*"Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is*

within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)

21. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). Any drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. All drainage facilities on site shall be privately owned and maintained (by the Home Owners Association). The City has no responsibility in the maintenance of the drainage facilities and will not assume any responsibilities for maintenance in the future. (Engineering)

22. Baseline Road improvements shall be constructed to a four lane arterial with auxiliary lane. The roadway section will include providing an additional 8' of paving (from the existing pavement as shown, as part of the Sierra Vista Phase 1A Infrastructure Plans- EN18-0223) and 3' vertical curb and gutter and 8' separated sidewalk. The roadway section will include two (2) 11' travel lanes, a 6' bike lane, a 10' auxiliary lane and the aforementioned 3' curb and gutter. The dimension from the ultimate centerline of Baseline Road to back curb will be 60'. (Engineering)

23. Per Section 3.5.7 Traffic Signals and Exhibit "K" of the Development Agreement, the project shall be responsible for the installation of a privately funded traffic signal located at the project's driveway/Baseline Road intersection. The driveway shall be a 40-foot wide A-7 type driveway with a minimum 30-foot radius, 18-foot ingress lane, and two 11-foot egress lanes for left and right egress. (Engineering)

24. Per the Development Agreement (DA) for the Sierra Vista Specific Plan (SVSP), all utility upsizing fees shall be paid by the SVSP commercial developer prior to building permit issuance. The fees will be based on the original parcel prior to lot split. (Engineering)

25. 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)

26. 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)

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

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

29. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)

30. 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)

31. 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)

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

33. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)

34. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services Department, Planning)

35. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services Department, Planning)

36. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services Department, Planning)

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

38. 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)

39. 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)

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

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

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

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

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

42. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)

43. Public water, sewer and recycled water mains are to be constructed from Westbrook Blvd. to the project's Western property boundary. A PUE for water and recycled water is existing along the northern boundary of the Western property. A public sewer easement shall be dedicated to the City centered over the 8" sewer line that extends past the Right of Way boundary of Baseline Self Storage to the most upstream onsite sewer manhole. A public water easement shall be dedicated to the City centered over the proposed 12" water line that extends from the northwestern boundary to the existing 12" service along Baseline Road (Environmental Utilities)

44. Water and recycled water are to maintain 10' separation throughout the site. (Environmental Utilities)

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

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

47. A trash enclosure and recycling enclosure is required for this project as shown on the site plan. (Refuse)

48. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)

49. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)

50. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)

51. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. The designated fire lanes shall be for aisles fronting the premises. This shall be enforced at the time plan are submitted for review. Additional information can be found on the City's web site www.roseville.ca.us. (Fire)

52. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. There shall be only one fire control room per building. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)

53. 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. For one-and-two single family residential units that do not meet the set-back provisions in the California Building Code are subject to require an automatic fire sprinkler system in accordance with the RFD adopted ordinance for R-3s. All amendments, standards, policies and fee schedule can be found on the City's web site www.roseville.ca.us or contact the Fire and Life Safety Division for information at 916-774-5800. (Fire)

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

55. There shall be one fire department connection at the public entrance serving all the fire sprinkler systems only. Private fire hydrants shall not be part of this fire line. All private fire hydrants shall be served off their own independent water line. (Fire)

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

57. 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)

58. Use, increase of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan,

including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact our Hazardous Materials Division within the Fire Department at (916) 774-5800 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)

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

60. Adequate radio coverage shall include all of the following:

    a) A minimum signal strength of 95 dBM available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.

    b) A minimum signal strength of 95 dBM received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.

    c) The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.

    d) A 100 % reliability factor. (Fire, Police)

61. 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/building plans

    b) load calculations

    c) electrical panel one-line drawings

62. All commercial air conditioning units 5 tons or less (<65,000 btu/h) shall met the current Consortium for Energy Efficiency ("CEE") Tier I specifications. The SEER/EER ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of any building permit for any commercial building in the Plan Area. Any variances, with the exception of Tier 2 compliance, must be approved by the Electric Department's Retail Energy Services Department. (Electric)

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

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

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

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

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

    a) There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.

    b) For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.

    c) The control valves and the water meter shall be physically unobstructed.

    d) The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

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

    a) A 12.5 -foot-wide public utilities easement along all road frontages.

    b) Water, sewer, and reclaimed water easements.

    c) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric, Engineering, Environmental Utilities)

68. 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)

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

    a) The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.

    b) The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.

c) The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)

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

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

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

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

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

75. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)

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

77. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

78. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:

    a) Locate the metered service panel on the outside of the building.

    b) Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)

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

80. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

81. Developer will be required to extend (4)-6" electrical conduits and (2)-1.5" street light conduits from western boundary (KT 42) to 5' past the eastern property line (KT 43). In addition, pad mount switches and street lighting must be installed per Roseville Electric design. (Electric)

OTHER CONDITIONS OF APPROVAL:

82. 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)

83. 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)

84. 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)

85. 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)

86. 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)

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

88. 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)

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

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

91. 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)

92. 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 the following:

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

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

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

Exhibits

A. Baseline Storage Initial Study/Negative Declaration
B. Plans
C. Architectural Plans

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

PC Exhibit A

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION
311 Vernon Street, Roseville, CA 95678 (916) 774-5276

NEGATIVE DECLARATION

Project Title/File Number:	SVSP PCL KT-43 – Baseline Storage; File # PL19-0350
Project Location:	5750 Baseline Road, Roseville, Placer County; APN 499-010-082
Project Applicant:	Dave Stark, Stark Designs; (916) 390-2236; 2411 Saint Andrews Drive, Rocklin, CA 95765
Property Owner:	KV Sierra Vista LLC; 601 University Ave. Ste. 125, Sacramento, CA 95825
Lead Agency Contact Person:	Charity Gold, Associate Planner - City of Roseville; (916) 774-5247
Date:	October 15, 2020

Project Description:

The project includes a Conditional Use Permit and a Design Review Permit to construct an approximately 230,000 square foot self-storage facility that will consist of a 1,364 square foot office, a 1,452 square foot manager's residence, 226,149 square feet of storage.

DECLARATION

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

A. The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, reduce the number or restrict the range of rare or endangered plants or animals or eliminate important examples of the major periods of California history or prehistory.

B. The project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.

C. The project will not have impacts, which are individually limited, but cumulatively considerable.

D. The project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

E. No substantial evidence exists that the project may have a significant effect on the environment.

PC Exhibit A

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION
311 Vernon St, Roseville, CA 95678 (916) 774-5276

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number:	SVSP PCL KT-43 – Baseline Storage/PL19-0350
Project Location:	5750 Baseline Road
Project Description:	The project includes a Conditional Use Permit and a Design Review Permit to construct an approximately 230,000 square foot self-storage facility that will consist of a 1,364 square foot office, a 1,452 square foot manager's residence, 226,149 square feet of storage.
Project Applicant:	Dave Stark, Stark Designs
Property Owner:	KV Sierra Vista, LLC
Lead Agency Contact:	Charity Gold, Associate Planner

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

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

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

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PROJECT DESCRIPTION

Project Location

The project site is located on the north side of Baseline Road approximately one mile west of the intersection of Fiddyment Road and Baseline Road and within the Sierra Vista Specific Plan (SVSP) area (Figure 1).

Background

An Environmental Impact Report (EIR) was certified (SCH #2008032115) and a Mitigation Monitoring and Reporting Program was adopted for the SVSP project (File 2007PL-044) on May 5, 2010. The SVSP plan area includes 2,064 acres located west of Fiddyment Road and north of Baseline Road. The SVSP sets the framework for development of the plan area with a mix of residential, commercial, parks, and open space land uses.

On December 23, 2019, a Tentative Parcel Map was approved to divide Parcel KT-43 (11.97 acres) into two parcels, KT-43a (1.97 acres) and KT-43b (10 acres). The proposed project is located on the resulting 10-acre parcel (KT-43b).

Figure 1: Project Location

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	CC/SA	CC	Vacant
North	RS/DS	LDR-5.9	Vacant
South	SPL-PVSP	Placer Vineyards Specific Plan	Vacant / Dry Farm
East	RD/DS and OS	LDR-4.8 and OS	Vacant and Open Space
West	GC	CC	Vacant

Environmental Setting

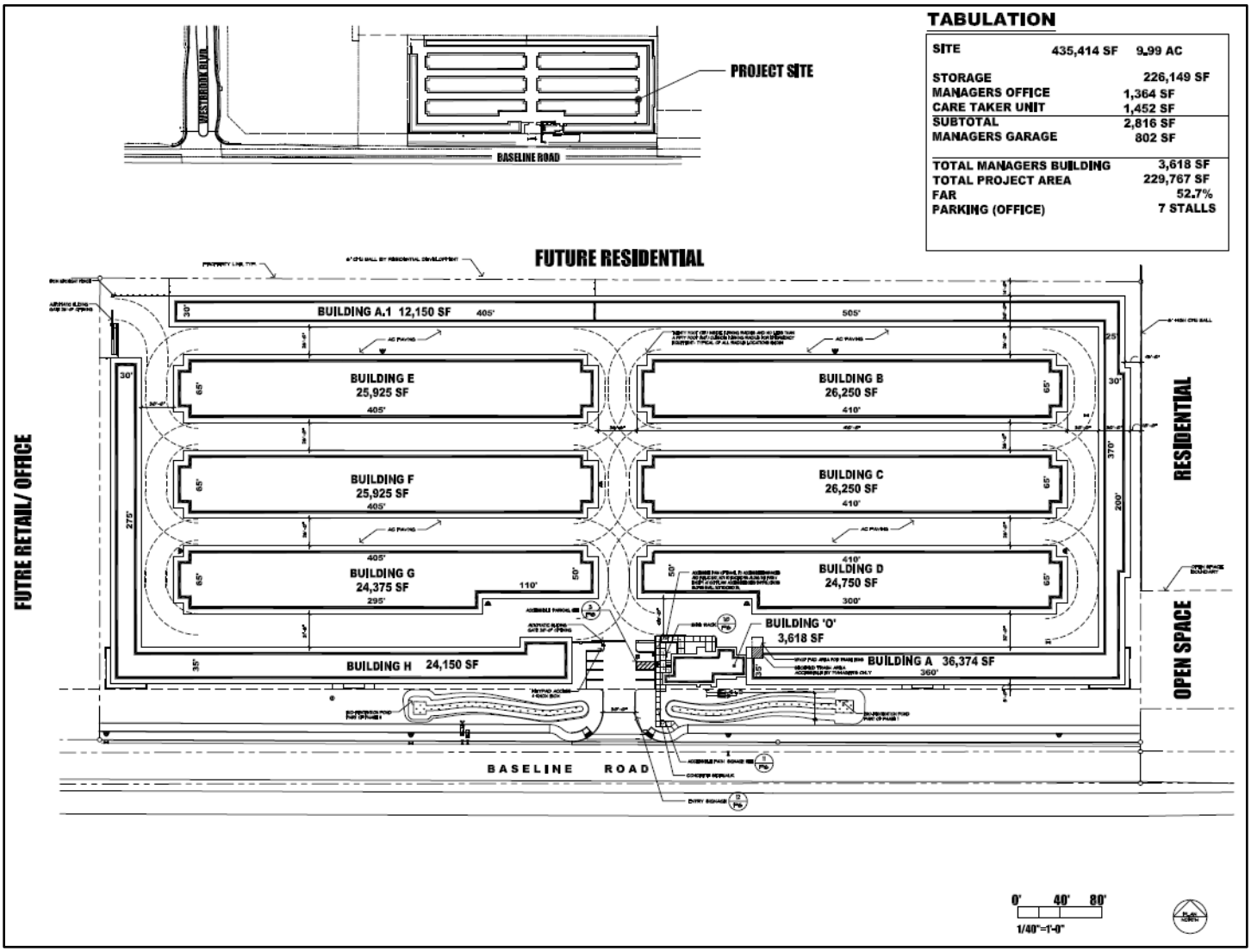
The project is located on a vacant property on the north side of Baseline Road within a developing portion of the City of Roseville. Topography of the site is relatively flat. The site has been heavily disturbed from previous grading and site preparation for adjacent development. Currently, there are no trees or other biological resources on the site. The current land use and zoning of the site allow for commercial and business professional uses. The site is surrounded by vacant properties that are planned for residential and commercial development as well and an existing open space parcel. A new subdivision is currently under construction adjacent to the project's northern boundary.

Proposed Project

The project includes a Conditional Use Permit and Design Review Permit for an approximately 230,000 square foot self-storage facility (Figure 2). The facility will offer a variety of storage sizes ranging from 5 x 5 to 10 x 40, with a portion of them to include climate control. The facility will include a 1,364 square foot office with hours of operation between 8:00 am and 6:00 pm, a 1,452 square foot onsite manager's residence, and 226,149 square feet of storage buildings. The project will be built in phases with the first phase to include 50,000 to 100,000 square feet of rentable space and 94 RV/Boat parking stalls. The remainder of the site will be built in the second phase with the RV/Boat storage spaces replaced with storage buildings. The analyses that follow assume full buildout of the project.

The interior of the site will be lighted with the exterior fencing to include a combination of masonry walls and open fencing. The site will be gated with access granted between the hours of 7:00 am and 7:00 pm Monday through Friday and 8:00 am to 8:00 pm Saturday, Sunday, and holidays.

Figure 2: Master Site Plan



CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

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

- City of Roseville 2035 General Plan (Amended August 2020)
- City of Roseville Zoning Ordinance (RMC Title 19)
- City of Roseville Design and Construction Standards (Resolution 16-75)
- Subdivision Ordinance (RMC Title 18)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- West Placer Stormwater Quality Design Manual (Resolution 16-152)
- Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee (Resolution 2008-02)
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee (Resolution 09-05)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Community Design Guidelines (Resolution 95-347)
- Specific Plan Design Guidelines:
    - Development Guidelines Del Webb Specific Plan (Resolution 96-330)
    - Landscape Design Guidelines for North Central Roseville Specific Plan (Resolution 90-170)
    - North Roseville Specific Plan and Design Guidelines (Resolution 00-432)
    - Northeast Roseville Specific Plan (Olympus Pointe) Signage Guidelines (Resolution 89-42)
    - North Roseville Area Design Guidelines (Resolution 92-226)
    - Northeast Roseville Specific Plan Landscape Design Guidelines (Resolution 87-31)
    - Southeast Roseville Specific Plan Landscape Design Guidelines (Resolution 88-51)
    - Stoneridge Specific Plan and Design Guidelines (Resolution 98-53)
    - Highland Reserve North Specific Plan and Design Guidelines (Resolution 97-128)
    - West Roseville Specific Plan and Design Guidelines (Resolution 04-40)
    - Sierra Vista Specific Plan and Design Guidelines (Resolution 12-217)
    - Creekview Specific Plan and Design Guidelines (Resolution 12-320)
    - Amoruso Ranch Specific Plan and Design Guidelines (Resolution 16-273)

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- City of Roseville 3035 General Plan Update Environmental Impact Report
- Amoruso Ranch Specific Plan Final Environmental Impact Report
- Sierra Vista Specific Plan Final Environmental Impact Report

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

EXPLANATION OF INITIAL STUDY CHECKLIST

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

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

1) A "Potentially Significant Impact" is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument based on substantial evidence can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the project. When one or more "Potentially significant Impact" entries are made, an EIR is required.

2) A "Less Than Significant With Mitigation" answer is appropriate when the lead agency incorporates mitigation measures to reduce an impact from "Potentially Significant" to "Less than Significant." For example, floodwater impacts could be reduced from a potentially-significant level to a less-than-significant level by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. Mitigation measures are identified as MM followed by a number.

3) A "Less Than significant Impact" answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or the application of development policies and standards to the project will reduce the impact(s) to a less-than-significant

level. For instance, the application of the City's Improvement Standards reduces potential erosion impacts to a less-than-significant level.

4) A "No Impact" answer is appropriate where it can be demonstrated that the impact does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area with no agricultural lands on or adjacent to the project area clearly would not have an adverse effect on agricultural resources or operations. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited in the Initial Study. Where a "No Impact" answer is adequately supported by the information sources cited in the Initial Study, further narrative explanation is not required. A "No Impact" answer is explained when it is based on project-specific factors as well as generous standards.

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

INITIAL STUDY CHECKLIST

I. Aesthetics

The project is located on a vacant property within a developing portion of the City. Properties adjacent to the project site to the north and east are developing with single-family uses. To the west of the project site, the property is expected to develop with commercial uses. The properties south of the project are planned for developed with a current agricultural use. There are no scenic vistas or scenic resources within the vicinity of the project.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Thresholds of Significance and Regulatory Setting:

The significance of an environmental impact cannot always be determined through the use of a specific, quantifiable threshold. CEQA Guidelines Section 15064(b) affirms this by the statement "an ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting." This is particularly true of aesthetic impacts. As an example, a proposed parking lot in a dense urban center would have markedly different visual effects than a parking lot in an open space area. For the purpose of this study, the significance thresholds are as stated in CEQA Guidelines Appendix G, as shown in a–d of the checklist below. The Findings of the Implementing Procedures indicate that compliance with the Zoning Ordinance (e.g. building height, setbacks, etc), Subdivision Ordinance (RMC Ch. 18), Community Design Guidelines (Resolution 95-347), and applicable Specific Plan Policies and/or Specific Plan Design Guidelines will prevent significant impacts in urban settings as it relates to items a, b, and c, below.

Discussion of Checklist Answers:

a–b) There are no designated or eligible scenic vistas or scenic highways within or adjacent to the City of Roseville.

c) The project site is in an urban setting, and as a result lacks any prominent or high-quality natural features which could be negatively impacted by development. The City of Roseville has adopted Community Design Guidelines (CDG) for the purpose of creating building and community designs which are a visual asset to the community. The CDG includes guidelines for building design, site design and landscape design, which will result in a project that enhances the existing urban visual environment. Accordingly, the aesthetic impacts of the project are less than significant.

d) The project involves nighttime lighting to provide for the security and safety of project users. However, the project is already located within an urbanized setting with many existing lighting sources. Lighting is conditioned to comply with City standards (i.e. CDG) to limit the height of light standards and to require cut-off lenses and glare

shields to minimize light and glare impacts. The project will not create a new source of substantial light. None of the project elements are highly reflective, and thus the project will not contribute to an increased source of glare.

II. Agricultural & Forestry Resources

The State Department of Conservation oversees the Farmland Mapping and Monitoring Program, which was established to document the location, quality, and quantity of agricultural lands, and the conversion of those lands over time. The primary land use classifications on the maps generated through this program are: Urban and Built Up Land, Grazing Land, Farmland of Local Importance, Unique Farmland, Farmland of Statewide Importance, and Prime Farmland. According to the current California Department of Conservation Placer County Important Farmland Map (2012), the majority of the City of Roseville is designated as Urban and Built Up Land and most of the open space areas of the City are designated as Grazing Land. There are a few areas designated as Farmland of Local Importance and two small areas designated as Unique Farmland located on the western side of the City along Baseline Road. The current Williamson Act Contract map (2013/2014) produced by the Department of Conservation shows that there are no Williamson Act contracts within the City, and only one (on PFE Road) that is adjacent to the City. None of the land within the City is considered forest land by the Board of Forestry and Fire Protection.

Would the project:

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Thresholds of Significance and Regulatory Setting:

Unique Farmland, Farmland of Statewide Importance, and Prime Farmland are called out as protected farmland categories within CEQA Guidelines Appendix G. Neither the City nor the State has adopted quantified significance thresholds related to impacts to protected farmland categories or to agricultural and forestry resources. For the purpose of this study, the significance thresholds are as stated in CEQA Guidelines Appendix G, as shown in a–e of the checklist above.

Discussion of Checklist Answers:

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

III. Air Quality

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard?				X
c) Expose sensitive receptors to substantial pollutant concentrations?				X
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

a–c) Analyses are not included for sulfur dioxide, lead, and other constituents because there are no mass emission thresholds; these are concentration-based limits in the Federal and State Ambient Air Quality Standards which require substantial, point-source emissions (e.g. refineries, concrete plants, etc) before exceedance will occur, and the SVAB is in attainment for these constituents. Likewise, carbon monoxide is not analyzed because the SVAB is in attainment for this constituent, and it requires high localized concentrations (called carbon monoxide "hot spots") before the ambient air quality standard would be exceeded. "Hot spots" are typically associated with heavy traffic congestion occurring at high-volume roadway intersections. The

Amoruso Ranch EIR analysis of Citywide traffic indicated that 198 out of 226 signalized intersections would operate at level of service C or better—that is, they will not experience heavy traffic congestion. It further indicated that analyses of existing CO concentrations at the most congested intersections in Roseville show that CO levels are well below federal and state ambient air quality standards. The discussions below focus on emissions of ROG**,** NO_x, or PM**.** A project-level analysis has been prepared to determine whether the project will, on a singular level, exceed the established thresholds.

Clearing, grading, and construction activities on the 5.24-acre site will result in emissions of criteria pollutants for which the area is in non-attainment. The PCAPCD recommends that lead agencies use the California Emissions Estimator Model (CalEEMod) to quantify a project's construction and operational emissions for criterial air pollutants (NO_X, ROG, and PM). The results are then compared to the significance thresholds established by the district, as detailed above. According to PCAPCD's published screening table, general commercial projects smaller than 249,099 square feet will not result in NO_X emissions that exceed 55 lbs/day. Typically, NO_X emissions are substantially higher than ROG and PM_{10}; therefore, it can be assumed that projects that do not exceed the NO_X threshold will not exceed the ROG and PM_{10} thresholds, and will not result in a significant impact related to operational emissions.

The project proposes the construction of an approximately 230,000 square-foot storage facility consisting of a manager's residence, office building, and storage units. The project's combined square footage is below PCAPCD's modeled example. Given its small size, the project is not expected to result in construction or operational emissions that would exceed the district's thresholds for significance. To substantiate this assumption, the proposed project's emissions were modeled using the default construction and operational assumptions in CalEEMod version 2016.3.1 (Attachment 1). The modeled emissions for the project do not exceed the construction and operational thresholds of significance (Table 1).

Table 1: CalEEMod Results

Pollutant	Project Emissions (lbs/day)	Significance Threshold (lbs/day)	Exceeds Threshold?
Construction Emissions			
ROG	33.61	82	No
NO_x	42.46	82	No
PM_{10}	20.41	82	No
Operational Emissions			
ROG	2.64	55	No
NO_x	5.79	55	No
PM_{10}	2.97	82	No

The proposed project would not exceed the applicable thresholds of significance for air pollutant emissions during construction or operation. The project would not conflict with or obstruct implementation of the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (which is the SIP) or contribute substantially to the PCAPCD's nonattainment status for ozone. In addition, because the proposed

project would not produce substantial emissions of criteria air pollutants, CO, or TACs, adjacent residents would not be exposed to significant levels of pollutant concentrations during construction or operation. Impacts are less than significant.

The project is subject to the SVSP Mitigation Monitoring and Reporting Program (MMRP). The applicable Air Quality Mitigation Measures (MM 4.4-1) can be found in the Table of Applicable Mitigation Measures, which is included as Attachment 2 to this document. As this is a requirement of the specific plan, no mitigation is required.

e) Diesel fumes from construction equipment and delivery trucks are often found to be objectionable; however, construction is temporary and diesel emissions are minimal and regulated. Typical urban projects such as residences and retail businesses generally do not result in substantial objectionable odors when operated in compliance with City Ordinances (e.g. proper trash disposal and storage). The Project is a typical urban development that lacks any characteristics that would cause the generation of substantial unpleasant odors. Thus, construction and operation of the proposed project would not result in the creation of objectionable odors affecting a substantial number of people. A review of the project surroundings indicates that there are no substantial odor-generating uses near the project site; the project location meets the recommended screening distances from odor-generators provided by the PCAPCD. Impacts related to odors are less than significant.

IV. Biological Resources

The project site is relatively flat with vegetation consisting entirely of non-annual grassland. No protected trees are on or immediately surrounding the subject property. In addition, there are no wetlands or other regulated waters on the site.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	

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

Thresholds of Significance and Regulatory Setting:

There is no ironclad definition of significance as it relates to biological resources. Thus, the significance of impacts to biological resources is defined by the use of expert judgment supported by facts, and relies on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to biological resources (as cited and described in the Discussion of Checklist Answers section). Thresholds for assessing the significance of environmental impacts are based on the CEQA Guidelines checklist items a–f, above. Consistent with CEQA Guidelines Section 15065, a project may have a significant effect on the environment if:

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

Various agencies regulate impacts to the habitats and animals addressed by the CEQA Guidelines checklist. These include the United States Fish and Wildlife Service, National Oceanic and Atmospheric Administration–

Fisheries, United States Army Corps of Engineers, Central Valley Regional Water Quality Control Board, and California Department of Fish and Wildlife. The primary regulations affecting biological resources are described in the sections below.

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

Checklist item b addresses all "sensitive natural communities" and riparian (creekside) habitat that may be affected by local, state, or federal regulations/policies while checklist item c focuses specifically on one type of such a community: protected wetlands. Focusing first on wetlands, the 1987 Army Corps Wetlands Delineation Manual is used to determine whether an area meets the technical criteria for a wetland. A delineation verification by the Army Corps verifies the size and condition of the wetlands and other waters in question, and determines the extent of government jurisdiction as it relates to Section 404 of the Federal Clean Water Act and Section 401 of the State Clean Water Act.

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

Aside from wetlands, checklist item b also addresses other "sensitive natural communities" and riparian habitat, which includes any habitats protected by local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The City of Roseville General Plan Open Space and Conservation Element includes policies for the protection of riparian areas and floodplain areas; these are Vegetation and Wildlife section Policies 2 and 3. Policy 4 also directs preservation of additional area around stream corridors and floodplain if there is sensitive woodland, grassland, or other habitat which could be made part of a contiguous open space area. Other than wetlands, which were already discussed, US Fish and Wildlife and California Department of Fish and Wildlife habitat protections generally result from species protections, and are thus addressed via checklist item a.

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

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

Regarding checklist item f, there are no adopted Habitat Conservation Plans within the City of Roseville.

Discussion of Checklist Answers:

a&b) A Biological Resource Assessment was prepared as part of the SVSP. The assessment included list of species with the potential to occur within the SVSP plan area based on the species known to occur within the Pleasant Grove and Roseville 7.5 minute U.S. Geological Survey quadrangles. A review of this list determined that the project site contains potential habitat for nesting burrowing owls. Pursuant to the SVSP Mitigation Measure 4.8-3, preconstruction surveys for active burrows will be required prior to grading plan approval. As this is a requirement of the specific plan, no mitigation is required. This measure will ensure that no nesting burrowing owls are impacted during grading and ground disturbing activities. Impacts are less than significant.

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

e) There are no protected trees or unprotected trees on the subject property.

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

V. Cultural Resources

As described within the Open Space and Conservation Element of the City of Roseville General Plan, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. The gold rush which began in 1848 marked another settlement period, and evidence of Roseville's ranching and mining past are still found today. Historic features include rock walls, ditches, low terraces, and other remnants of settlement and activity. A majority of documented sites within the City are located in areas designated for open space uses.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of an historic resource pursuant to in Section 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts to cultural resources is based directly on the CEQA Guidelines checklist items a–e listed above. The Archaeological, Historic, and Cultural Resources section of the City of Roseville General Plan also directs the proper evaluation of and, when feasible, protection of significant resources (Policies 1 and 2). There are also various federal and State regulations regarding the treatment and protection of cultural resources, including the National Historic Preservation Act and the Antiquities Act (which regulate items of significance in history), Section 7050.5 of the California Health and Safety Code, Section 5097.9 of the California Public Resources Code (which regulates the treatment of human remains) and Section 21073 et seq. of the California Public Resources Code (regarding Tribal Cultural Resources). The CEQA Guidelines also contains specific sections, other than the checklist items, related to the treatment of effects on historic resources.

Pursuant to the CEQA Guidelines, if it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2 (a), (b), and (c)). A *historical resource* is a resource listed, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR) (Section 21084.1); a resource included in a local register of historical resources (Section 15064.5(a)(2)); or any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant (Section 15064.5 (a)(3)). Public Resources Code Section 5024.1 requires evaluation of historical resources to determine their eligibility for listing on the CRHR.

Discussion of Checklist Answers:

a–b and d) No cultural resources are known to exist on the project site per the SVSP EIR; however, standard mitigation measures apply which are designed to reduce impacts to cultural resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the SVSP EIR; project-specific impacts are less than significant. The project is subject to the SVSP MMRP and the applicable Cultural Resources Mitigation Measures (MM 4.9-1). These measures are included in the Table of Applicable Mitigation Measures, which is included as Attachment 2 to this document. As this is a requirement of the specific plan, no mitigation is required.

c) No paleontological resources are known to exist on the project site per the SVSP EIR; however, standard mitigation measures apply which are designed to reduce impacts to such resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the SVSP EIR; project-specific impacts are less than significant. The project is subject to the SVSP MMRP and the applicable Cultural Resources Mitigation Measures (MM 4.9-3). These measures are included in the Table of Applicable Mitigation Measures, which is included as Attachment 2 to this document. As this is a requirement of the specific plan, no mitigation is required.

VI. Energy

Roseville Electric provides electrical power in the City, and Pacific Gas and Electric (PG&E) provides natural gas. The City purchases wholesale electrical power form both the Western Area Power Administration (WAPA), which is generated by the federal government's Central Valley Project, which produces 100-percent hydroelectric energy sources from a system of dams, reservoirs, and power plants within central and northern California. In addition, up to 50-percent of the City's power is generated at the City-owned Roseville Energy Park (REP). The REP is a 160 megawatt natural-gas-fired power plant that uses a combined cycle gas turbine technology. The City also owns the 48 megawatt combustion-turbine Roseville Power Plant 2 (REP 2), which is used for peaking energy. The City's electric power mix varies from year to year, but according to the most recent Citywide energy analysis (the Amoruso Ranch EIR), the mix in 2013/2014 was 25-percent eligible renewable (geothermal, small hydroelectric, and wind), 14-percent hydroelectric, 48-percent natural gas, and 13-percent from other sources (power purchased by contract).

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy inefficiency?			X	

Thresholds of Significance and Regulatory Setting:

Established in 2002, California's Renewable Portfolio Standard (RPS) currently requires that 33 percent of electricity retail sales by served by renewable energy resources by 2020, and 50 percent by 2030. The City published a Renewables Portfolio Standard Procurement Plan in June 2018, and continues to comply with the RPS reporting and requirements and standards. There are no numeric significance thresholds to define "wasteful, inefficient, or unnecessary" energy consumption, and therefore significance is based on CEQA Guidelines checklist items a and b, above, and by the use of expert judgment supported by facts, relying on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to energy. The analysis considers compliance with regulations and standards, project design as it relates to energy use (including transportation energy), whether the project will result in a substantial unplanned demand on the City's energy resources, and whether the project will impede the ability of the City to meet the RPS standards.

Discussion of Checklist Answers:

a & b) The project would consume energy both during project construction and during project operation. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources. There are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient or which would be wasteful.

The completed project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the use. In accordance with California Energy Code Title 24, the project would be required to meet the Building Energy Efficiency Standards. This includes standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances, to name a few. The project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the project. The project was distributed to both PG&E and Roseville Electric for comments, and was found to conform to the standards of both providers; energy supplies are available to serve the project.

The project is consistent with the existing land use designation, and has therefore been assumed for development with commercial uses in citywide environmental analyses, such as in the Amoruso Ranch Specific Plan, which updated the City's General Plan. The project is therefore consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned demands. In addition, based on the foregoing analysis, the project will not result in inefficient, wasteful, or unnecessary consumption of energy; therefore, impacts are less than significant.

VII. Geology and Soils

As described in the Safety Element of the City of Roseville General Plan, there are three inactive faults (Volcano Hill, Linda Creek, and an unnamed fault) in the vicinity, but there are no known active seismic faults within Placer County. The last seismic event recorded in the South Placer area occurred in 1908, and is estimated to have been at least a 4.0 on the Richter Scale. Due to the geographic location and soil characteristics within the City, the General Plan indicates that soil liquefaction, landslides, and subsidence are not a significant risk in the area.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to geology and soils is based directly on the CEQA Guidelines checklist items a–f listed above. Regulations applicable to this topic include the Alquist-Priolo Act, which addresses earthquake safety in building permits, and the Seismic Hazards Mapping Act, which requires the state to gather and publish data on the location and risk of seismic faults. The Archaeological, Historic, and Cultural Resources section of the City of Roseville General Plan also directs the proper evaluation of and, when feasible, protection of significant archeological resources, which for this evaluation will include paleontological resources (Policies 1 and 2). Section 50987.5 of the California Public Code Section is only applicable to public land; this section prohibits the excavation, removal, destruction, or defacement/injury to any vertebrate paleontological site, including fossilized footprints or other paleontological feature.

The Findings of the Implementing Procedures indicate that compliance with the Flood Damage Prevention Ordinance (RMC Ch.9.80) and Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist item b. The Ordinance and standards include permit requirements for construction and development in erosion-prone areas and ensure that grading activities will not result in significant soil erosion

or loss of topsoil. The use of septic tanks or alternative waste systems is not permitted in the City of Roseville, and therefore no analysis of criterion e is necessary.

Discussion of Checklist Answers:

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

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

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

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

c, d) A review of the Natural Resources Conservation Service Soil Survey for Placer County, accessed via the Web Soil Survey (http://websoilsurvey.nrcs.usda.gov/app/), indicates that the soils on the site are Fiddyment-Kaseberg loams with 2 to 9 percent slope and San Joaquin-Cometa sandy loams with 1 to 5 percent slopes, which are not listed as geologically unstable or sensitive.

f) No paleontological resources are known to exist on the project site per the SVSP EIR; however, standard mitigation measures apply which are designed to reduce impacts to such resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the SVSP EIR; project-specific impacts are less than significant.

VIII. Greenhouse Gases

Greenhouse gases trap heat in the earth's atmosphere. The principal greenhouse gases (GHGs) that enter the atmosphere because of human activities are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated gases. As explained by the United States Environmental Protection Agency[2], global average

[1] United States Geological Survey, http://earthquake.usgs.gov/learn/glossary/?term=active%20fault, Accessed January 2016
[2] http://www3.epa.gov/climatechange/science/overview.html, Accessed January 2016

temperature has increased by more than 1.5 degrees Fahrenheit since the late 1800s, and most of the warming of the past half century has been caused by human emissions. The City has taken proactive steps to reduce greenhouse gas emissions, which include the introduction of General Plan policies to reduce emissions, changes to City operations, and climate action initiatives.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

In Assembly Bill 32 (the California Global Warming Solutions Act), signed by Governor Schwarzenegger of California in September 2006, the legislature found that climate change resulting from global warming was a threat to California, and directed that "the State Air Resources Board design emissions reduction measures to meet the statewide emissions limits for greenhouse gases . . .". The target established in AB 32 was to reduce emissions to 1990 levels by the year 2020. CARB subsequently prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California's GHG emissions. CARB's updated August 2011 Scoping Plan calculated a reduction needed of 21.7% from future "Business As Usual" (BAU) conditions in the year 2020. The current Scoping Plan (adopted May 2014) indicates that statewide emissions of GHG in 1990 amounted to 431 million metric tons, and that the 2020 "Business As Usual" (BAU) scenario is estimated as 509[3] million metric tons, which would require a reduction of 15.3% from 2020 BAU. In addition to this, Senate Bill 32 was signed by the Governor on September 8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030. The Air Resources Board is currently updating the Scoping Plan to reflect this target.

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to AB 32 reduction goals, and has adopted thresholds of significance which take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold. Any project emitting less than 1,100 metric tons of carbon dioxide equivalents per year (MT CO_2e/yr) during construction or operation results in less than significant impacts. The PCAPCD considers any project with emissions greater than the bright-line cap of 10,000 MT CO_2e/yr to have significant impacts. For projects exceeding the de minimum threshold but below the bright-line threshold, comparison to the appropriate efficiency threshold is recommended. The significance thresholds are shown in Table 1 below.

[3] Includes Pavely and Renewables Portfolio Standard reduction

Table 1: GHG Significance Thresholds

Bright-line Threshold 10,000 MT CO_2e/yr			
Residential Efficiency (MT CO_2e/capita[1])		**Non-Residential Efficiency (MT CO_2e/ksf[2])**	
Urban	**Rural**	**Urban**	**Rural**
4.5	5.5	26.5	27.3
De Minimis Threshold 1,100 MT CO_2e/yr			

1. Per Capita = per person
2. Per ksf = per 1,000 square feet of building

Discussion of Checklist Answers:

a–b) Greenhouse gases are primarily emitted as a result of vehicle operation associated with trips to and from a project, and energy consumption from operations of the buildings. Greenhouse gases from vehicles are assessed based on the vehicle miles traveled (VMT) resulting from a project, on a Citywide basis. Residential project, destination centers (such as a regional mall), and major employers tend to increase VMT in a study area, either by adding new residents traveling in an area, or by encouraging longer trip lengths and drawing in trips from a broader regional area. However, non-residential projects and neighborhood-serving uses (e.g. neighborhood parks) tend to lower VMT in a study area because they do not generate new trips within the study area, they divert existing trips. These trips are diverted because the new use is closer to home, on their way to another destination (e.g. work), or is otherwise more convenient.

The proposed project includes a self-storage facility and associated RV/boat storage, office, and manager's residence, which are non-residential uses with low traffic generation. As discussed in the Transportation section of this Initial Study, the project would not be anticipated to increase VMT, since it is providing services in closer proximity to a developing residential area of the City

CalEEMod 2016.3.2 was used to calculate the operational emissions of the project (see Attachment 1), which includes energy to run the office building, area emissions such as landscape equipment to maintain the site, and water and wastewater energy demands. According to the CalEEMod results, the project would result in annual emissions of 829 MT Co_2e.

Construction-related GHG emissions occur at one point in time and are therefore not typically expected to significantly contribute to climate change. Climate change is a cumulative effect that occurs over time, as emissions increase on a year-to-year basis due to increase in developed area and other factors; construction emissions are a one-time emission source, which end once the project is built. However, the proposed project's construction-related GHG has been estimated, and have been amortized over the life of the project (25 years, based on PCAPCD guidance). The CalEEMod results indicate total construction emissions of 344 MT CO_2e.

The PCAPCD screening threshold for GHG indicates that projects resulting in less than 1,100 CO_2e/yr will result in less than significant impacts. The proposed project will result in GHG emissions which are below thresholds established by the PCAPCD. Thus, project-generated GHG emissions would not conflict with, and are consistent with, the State goals listed in AB32 and policies and regulation adopted by the California Air Resources Board pursuant to AB32. This impact is considered less than significant.

IX. Hazards and Hazardous Materials

There are no known hazardous materials located on the subject property, and no indication that there is the potential for hazardous materials. EnviroStor, the California Department of Toxic Substances Control's data

management system, indicated that no hazardous waste facilities or sites with known contamination are located within 1,000 feet of the subject parcel. Similarly, the GeoTracker application, which is the California State Water Resources Control Board's data management system that tracks sites which impact or have the potential to impact water quality (particularly groundwater) in California, did not indicate that there were any sites requiring cleanup within 1,000 feet of the project site.

Would the project:

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?				X

Thresholds of Significance and Regulatory Setting:

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

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

The project is not within an airport land use plan or within two miles of a public or private use airport. Therefore, no further discussion is provided for item e.

Discussion of Checklist Answers:

a, b) Standard construction activities would require the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents. These are common household and commercial materials routinely used by both businesses and average members of the public. The materials only pose a hazard if they are improperly used, stored, or transported either through upset conditions (e.g. a vehicle accident) or mishandling. In addition to construction use, the operational project would result in the use of common hazardous materials as well, including bleach, solvents, and herbicides. Regulations pertaining to the transport of materials are codified in 49 Code of Federal Regulations 171–180, and transport regulations are enforced and monitored by the California Department of Transportation and by the California Highway Patrol. Specifications for storage on a construction site are contained in various regulations and codes, including the California Code of Regulations, the Uniform Fire Code, and the California Health and Safety Code. These same codes require that all hazardous materials be used and stored in the manner specified on the material packaging.

Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels.

c) See response to Items (a) and (b) above. While development of the site will result in the use, handling, and transport of materials deemed to be hazardous, the materials in question are commonly used in both residential and commercial applications, and include materials such as bleach and herbicides. The project will not result in the use of any acutely hazardous materials, substances, or waste.

d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5[4]; therefore, no impact will occur.

e) This project is located within an area currently receiving City emergency services and development of the site has been anticipated and incorporated into emergency response plans. Therefore, the project will cause a less than significant impact to the City's Emergency Response or Management Plans. Furthermore, the project will be required to comply with all local, State and federal requirements for the handling of hazardous materials, which will ensure less-than-significant impacts. These will require the following programs:

- A Risk Management and Prevention Program (RMPP) is required of uses that handle toxic and/or hazardous materials in quantities regulated by the California Health and Safety Code and/or the City.

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

g) The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility. The project site is in an urban area, and therefore would not expose people to any risk from wildland fire. There would be no impact with regard to this criterion.

X. Hydrology and Water Quality

As described in the Open Space and Conservation Element of the City of Roseville General Plan, the City is located within the Pleasant Grove Creek Basin and the Dry Creek Basin. Pleasant Grove Creek and its tributaries drain most of the western and central areas of the City and Dry Creek and its tributaries drain the remainder of the City. Most major stream areas in the City are located within designated open space.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	

[4] http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i) result in substantial erosion or siltation on or off-site;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?			X	
d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
e) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project innundation?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hydrology and water quality is based directly on the CEQA Guidelines checklist items a–e listed above. For checklist item a, c (i), d, and e, the Findings of the Implementing Procedures indicate that compliance with the City of Roseville Design/Construction Standards (Resolution 07-107), Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20), and Stormwater Quality Design Manual (Resolution 16-152) will prevent significant impacts related to water quality or erosion. The standards require preparation of an erosion and sediment control plan for construction activities and includes designs to control pollutants within post-construction urban water runoff. Likewise, it is indicated that the Drainage Fees for the Dry Creek and Pleasant Grove Watersheds (RMC Ch.4.48) and City of Roseville Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist items c (ii) and c (iii). The ordinance and standards require the collection of drainage fees to fund improvements that mitigate potential flooding impacts, and require the design of a water drainage system that will adequately convey anticipated stormwater flows without increasing the rate or amount of surface runoff. These same ordinances and standards prevent impacts related to groundwater (items a and d), because developers are required to treat and detain all stormwater onsite using stormwater swales and other methods which slow flows and preserve infiltration. Finally, it is indicated that compliance with the Flood Damage Prevention Ordinance (RMC Ch. 9.80) will prevent significant impacts related to items c (iv) and e. The Ordinance includes standard requirements for all new construction, including regulation of development with the potential to impede or redirect flood flows, and prohibits development within flood hazard areas. Impacts from tsunamis and seiches were screened out of the analysis (item e) because the project is not located near a water body or other feature that would pose a risk of such an event.

Discussion of Checklist Answers:

a,c (i),d, e) The project will involve the disturbance of on-site soils and the construction of impervious surfaces, such as asphalt paving and buildings. Disturbing the soil can allow sediment to be mobilized by rain or wind, and cause displacement into waterways. To address this and other issues, the developer is required to receive approval of a grading permit and/or improvement plants prior to the start of construction. The permit or plans are required to incorporate mitigation measures for dust and erosion control. In addition, the City has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the Central Valley Regional Water Quality Control Board which requires the City to reduce pollutants in stormwater to the maximum extent practicable. The City does this, in part, by means of the City's 2016 Design/Construction Standards, which require preparation and implementation of a Stormwater Pollution Prevention Plan. All permanent stormwater quality control measures must be designed to comply with the City's Manual for Stormwater Quality Control Standards for New Development, the City's 2016 Design/Construction Standards, Urban Stormwater Quality Management and Discharge Control Ordinance, and Stormwater Quality Design Manual. For these reasons, impacts related to water quality are less than significant.

b, d) The project does not involve the installation of groundwater wells. The City maintains wells to supplement surface water supplies during multiple dry years, but the effect of groundwater extraction on the aquifer was addressed in the Water Supply Assessment of the Amoruso Ranch Specific Plan EIR, which included a Citywide water analysis. The proposed project is consistent with the General Plan land use designation, and is thus consistent with the citywide Water Supply Assessment. Project impacts related to groundwater extraction are less than significant. Furthermore, all permanent stormwater quality control measures must be designed to comply with the Stormwater Quality Design Manual, which requires the use of bioswales and other onsite detention and infiltration methods. These standards ensure that stormwater will continue to infiltrate into the groundwater aquifer.

c (ii and iii)) The project has been reviewed by City Engineering staff for conformance with City ordinances and standards. The project includes adequate and appropriate facilities to ensure no net increase in the amount or rate of stormwater runoff from the site, and which will adequately convey stormwater flows.

c (iv) and e) The project has been reviewed by City Engineering staff for conformance with City ordinances and standards. The project is not located within either the Federal Emergency Management Agency floodplain or the City's Regulatory Floodplain (defined as the floodplain which will result from full buildout of the City). Therefore, the project will not impede or redirect flood flows, nor will it be inundated. The proposed project is located within an area of flat topography and is not near a waterbody or other feature which could cause a seiche or tsunami. There would be no impact with regard to these criterion.

XI. Land Use and Planning

The project site is within the City's Sierra Vista Specific Plan area, has a land use designation of CC, and a zoning designation of CC/SA. The proposed self-storage use requires a Use Permit within the CC/SA zone. The project is within a developing portion of the City surrounded by developing residential subdivisions, open space use, and commercial uses.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The project area has been master planned for development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community. The project will not physically divide an established community.

b) The proposed development is consistent with the existing neighborhood and does not conflict with policies or regulations adopted for the purpose of avoiding or mitigating an environmental impact. Impacts are less than significant.

XII. Mineral Resources

The Surface Mining and Reclamation Act (SMARA) of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZ's) based on the known or inferred mineral resource potential of that land. The California Division of Mines and Geology (CDMG) was historically responsible for the classification and designation of areas containing—or potentially containing—significant mineral resources, though that

responsibility now lies with the California Geological Survey (CGS). CDMG published Open File Report 95-10, which provides the mineral classification map for Placer County. A detailed evaluation of mineral resources has not been conducted within the City limits, but MRZ's have been identified. There are four broad MRZ categories (MRZ-1 through MRZ-4), and only MRZ-2 represents an area of known significant mineral resources. The City of Roseville General Plan EIR included Exhibit 4.1-3, depicting the location of MRZ's in the City limits. There is only one small MRZ-2 designation area, located at the far eastern edge of the City.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to mineral resources is based directly on the CEQA Guidelines checklist items a and b listed above.

Discussion of Checklist Answers:

a–b) The project site is not in the area of the City known to include any mineral resources that would be of local, regional, or statewide importance; therefore, the project has no impacts on mineral resources.

XIII. Noise

The project consists of a self-storage facility with a manager' office and a caretaker unit. Potential sources of noise at the self-storage facilities include people talking, people moving items in and out of storage, and vehicles maneuvering through site. These noises are typical in residential and non-residential developments and do not generate substantial noise volumes. The nearest sensitive receptors will be the single-family residences located adjacent to the project's northern and eastern property boundaries. The proposed storage buildings will be designed so that the backside of the storage buildings will face the residential properties, which will shield these properties from noise generating activities. Additionally, an 8-foot tall masonry wall will be constructed along the portions of the property boundaries that are adjacent to residentially zoned properties.

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive ground borne vibration of ground borne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Thresholds of Significance and Regulatory Setting:

Standards for transportation noise and non-transportation noise affecting existing or proposed land uses are established within the City of Roseville General Plan Noise Element Table IX-1 and IX-3, and these standards are used as the thresholds to determine the significance of impacts related to items a and c. The significance of other noise impacts is based directly on the CEQA Guidelines checklist items b and c listed above. The Findings of the Implementing Procedures indicate that compliance with the City Noise Regulation (RMC Ch. 9.24) will prevent significant non-transportation noise as it relates to items a and b. The Ordinance establishes noise exposure standards that protect noise-sensitive receptors from a variety of noise sources, including non-transportation/fixed noise, amplified sound, industrial noise, and events on public property. The project is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the project area. Therefore, item c has been ruled out from further analysis.

Discussion of Checklist Answers:

a) The City's Noise Ordinance includes sound limits for sensitive receptors. Section 9.24.100 states that noise measured at the property line of a sensitive receptor shall not exceed the ambient sound level by 3 dBA, or exceed the sound level standard in Table 1 (Figure 3), whichever is greater.

The subject property is surrounded by residentially designated properties to the north and east. The proposed project is designed with the backs of the storage units toward the residential properties and masonry walls will be constructed along these property boundaries. The hours of operation will be limited to between 7:00 am and

7:00 pm on weekdays and between 8:00 am and 8:00 pm on Saturday, Sunday, and holidays. These design and operational features will create a noise buffer between the users of the storage facility and the residential properties. Additionally, storage facilities are not considered substantial noise generating uses.

The project is subject to the commercial noise reduction mitigation measures found in the SVSP. These measures require a 6-7 foot masonry wall where commercial uses adjoin residential property lines and include specific requirements for commercial uses that include loading docks or truck circulation routes facing residential areas. The project includes masonry walls on the property boundaries adjacent to residential properties consistent with the SVSP mitigation requirements. The project does not include loading docks or truck routes and will not generate noise that that will exceed City standards at the property lines of the adjacent residential properties. Impacts related to noise generated from the proposed project are less than significant.

Figure 3: Noise Ordinance Table 1

Table 1

SOUND LEVEL STANDARDS
(for non-transportation or fixed sound sources)

Sound Level Descriptor	Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime (10:00 p.m. to 7:00 a.m.)
Hourly l_{eq}, dB	50	45
Maximum level, dB	70	65

A. Each of the sound level standards specified in Table 1 shall be reduced by five dB for simple tone noises, consisting of speech and music. However, in no case shall the sound level standard be lower than the ambient sound level plus three dB.

B. If the intruding sound source is continuous and cannot reasonably be discontinued or stopped for a time period whereby the ambient sound level can be measured, the sound level measured while the source is in operation shall be compared directly to the sound level standards of Table 1. (Ord. 3638 § 1, 2001.)

b) Surrounding uses may experience short-term increases in groundborne vibration, groundborne noise, and airborne noise levels during construction. However, these increases would only occur for a short period of time. When conducted during daytime hours, construction activities are exempt from Noise Ordinance standards, but the standards do apply to construction occurring during nighttime hours. While the noise generated may be a minor nuisance, the City Noise Regulation standards are designed to ensure that impacts are not unduly intrusive. Based on this, the impact is less than significant.

XIV. Population and Housing

The project site is located within the SVSP and has a land use designation of GC/SA. The City of Roseville General Plan Table II-4 identifies the total number of residential units and population anticipated as a result of

buildout of the City, and the Specific Plan likewise includes unit allocations and population projections for the Plan Area. No housing was anticipated for the project site.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way. The project is consistent with the land use designation of the site. Therefore, while the project in question will induce some level of growth, this growth was already identified and its effects disclosed and mitigated within the SVSP EIR. Therefore, the impact of the project is less than significant.

b) The project site is vacant. No housing exists on the project site, and there would be no impact with respect to these criteria.

XV. Public Services

Fire protection, police protection, park services, and library services are provided by the City. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could

cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

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

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

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

e) Pursuant to the Development Agreement for the project area, the developer will be required to pay fees into a Community Facilities District, which provides funding for the library system and other such facilities and services. In addition, the City charges fees to end-users for other services, such as garbage and greenwaste

collection, in order to fund those services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

XVI. Recreation

The project is in a developing part of the City with no existing parks within the vicinity of the subject property. There are parks planned northeast and northwest of the site and the site is adjacent to planned open space.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The EIR for the SVSP addressed the level of park services—including new construction, maintenance, and operations—which would need to be provided in order to serve planned growth in the community. Given that the project is consistent with the General Plan and Specific Plan, the project would not cause any unforeseen or new impacts related to the use of existing or proposed parks and recreational facilities. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

b) Park sites and other recreational facilities were identified within the SVSP, and the plan-level impacts of developing those facilities were addressed within the Final EIR for the SVSP. The project will not cause any unforeseen or new impacts related to the construction or expansion of recreational facilities.

XVII. Transportation

The project is located on the northern side of Baseline Road. Baseline Road is a two-lane east/west roadway in this portion of the City and is planned to be constructed as a six-lane arterial in the future. The expansion of Baseline Road is not within the scope of this project. The proposed project will be accessed directly from Baseline Road from a new driveway that will be constructed with the project. The project includes frontage improvements, including landscaping adjacent to Baseline Road.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Thresholds of Significance and Regulatory Setting:

CEQA Guidelines Section 15064.3 indicates that a project's effect on automobile delay cannot be considered a significant impact, and directs transportation system analysis to focus on vehicle miles traveled (VMT), per checklist item b. However, the CEQA Guidelines also include consistency with a program, plan, or policy addressing transportation systems as an area of potential environmental effects (checklist item a). The City has adopted the following plans, ordinances, or policies applicable to this checklist item: Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan, and Updated General Plan Circulation Element. The project is evaluated for consistencies with these plans and the policies contained within them, which includes an analysis of delay. The Updated Circulation Element of the General Plan establishes Level of Service C or better as an acceptable operating condition at all signalized intersections during a.m. and p.m. peak hours. Exceptions to this policy may be made by the City Council, but a minimum of 70% of all signalized intersections must maintain LOS C. The Findings of the Implementing Procedures indicate that compliance with the Traffic Mitigation Fee (RMC Ch. 4.44) will fund roadway projects and improvements necessary to maintain the City's Level of Service standards for projects consistent with the General Plan and related Specific Plan. An existing plus project conditions (short-term) traffic impact study may be required for projects with unique trip generation or distribution characteristics, in areas of local traffic constraints, or to study the proposed project access. A cumulative plus project conditions (long-term) study is required if a project is inconsistent with the General Plan or Specific Plan and would generate more than 50 pm peak-hour trips. The guidelines for traffic study preparation are found in the City of Roseville Design and Construction Standards–Section 4.

For checklist item b, the CEQA Guidelines Section 15064.3 establishes a detailed process for evaluating the significance of transportation impacts. In accordance with this section, the analysis must focus on the generation

of vehicle miles traveled (VMT). Projects within one-half mile of either an existing major transit stop[5] or a stop along an existing high quality transit corridor[6] should be presumed to have less than significant impacts, as should any project which will decrease VMT when compared with the existing conditions. VMT may be analyzed qualitatively if existing models or methods are not available to estimate VMT for a particular project; this will generally be appropriate for discussions of construction traffic VMT.

Impacts with regard to items c and d are assessed based on the expert judgment of the City Engineer and City Fire Department, as based upon facts and consistency with the City's Design and Construction Standards.

Discussion of Checklist Answers:

a) The project was reviewed by the City's Engineering Division for consistency with the buildout assumptions in the SVSP and the City's General Plan. The project is located in an area planned for commercial uses along the northern side of Baseline Road west of Fiddyment Road. The project is in an area that is currently developing. Adjacent to the project site Baseline Road is currently developed as a two lane road, but is planned to be expanded to six lanes. Development of Baseline Road is not within the scope of this project. The proposed project will be constructed consistent with the planned roadway system and in compliance with the requirements of the SVSP and the General Plan.

b) Traffic analyses focus on the number of trips traveling in specified areas during peak periods, in order to quantify impacts at specific intersections. However, there is no direct relationship between the number of trips and the amount of VMT generated by a use. Projects which substantially increase trips to a specific area may in fact decrease VMT in the City. As an example, if a new grocery store is added to an area, customers who go to that store were already going to a grocery store elsewhere, and are most likely to choose the new store because it is closer to home or on their way to another location (e.g. work). So while the store would generate substantial new trips, it would lower Citywide VMT. Unless a project includes unique characteristics, non-residential projects do not increase VMT; they divert existing trips into a similar or more efficient pathway.

According to the Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory), "new retail development typically redistributes shopping trips rather than creating new trips," and most importantly:

> "By adding retail opportunities into the urban fabric and thereby improving retail destination proximity, local-serving retail development tends to shorten trips and reduce VMT. Thus, lead agencies generally may presume such development creates a less-than-significant transportation impact."

In other words, the Technical Advisory indicates that local-serving retail (and other commercial uses) generally redistributes trips in a manner that reduces VMT compared to the existing baseline. The project is local-serving commercial, as defined in the City's General Plan[1] and based on an evaluation of the specific site setting. The proposed project is a non-residential development, surrounded by a developing community. The project does not include any unique characteristics which would draw in regional traffic, or that would prompt longer trips. The project would serve the surrounding developing community, and would therefore have a neutral or positive affect on vehicle miles traveled. Impacts are less than significant.

[5] A site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. (Public Resources Code Section 21064.3)
[6] A corridor with fixed route bus service at service intervals of 15 minutes or less during peak commute hours.
[1] Regional-serving retail is permitted within the City's Regional Commercial land use designation, and is defined by the General Plan as "major department and discount stores, automalls, hotels and motels, and commercial recreation or entertainment." The project does not include any of these uses, and moreover, the site is designated Community Commercial, not Regional Commercial.

c, d) The project has been reviewed by the City Engineering and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

XVIII. Tribal Cultural Resources

As described within the Open Space and Conservation Element of the City of Roseville General Plan, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. A majority of documented sites within the City are located in areas designated for open space uses.

Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?			X	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Thresholds of Significance and Regulatory Setting:

In addition to archeological resources, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local

register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe.

Discussion of Checklist Answers:

a) The SVSP EIR included historic and cultural resources study, which included research on whether any listed or eligible sites had been documented in the project area. No such sites were found. However, a standard mitigation measure applies which is designed to reduce impacts to any previously undiscovered resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the SVSP EIR; project-specific impacts are less than significant.

b) Notice of the proposed project was mailed to tribes which had requested such notice pursuant to AB 52. On June 2, 2020, a consultation request was received from the United Auburn Indian Community (UAIC), which included a request for all cultural resource survey work that had been conducted and inclusion of a mitigation measure to document processes in the event of an unanticipated discovery. The UAIC further requested an opportunity to review and comment on the project's CEQA documentation. Staff provided the analysis that was previously prepared for the SVSP and agreed to the requested mitigation measure. No further requests were received as of the writing of this document. As discussed in the Cultural Resources section of this document, the project is subject to MM 4.9-1 of the SVSP MMRP as detailed in the Table of Applicable Mitigation Measures (Attachment 2). As discussed in item a, above, no resources are known to occur in the area. However, mitigation measures apply which are designed to reduce impacts to resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. This measure meets the objective of the UAIC request. The project will not result in any new impacts beyond those already discussed and disclosed in the SVSP EIR; project-specific impacts are less than significant.

XIX. Utilities and Service Systems

The project site is located within a developed area with the major utility infrastructure already installed, consistent with the SVSP. Existing sewer systems, stormwater treatment facilities, and water facilities are available to serve the project site.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The project is consistent with the Specific Plan, and will be required to construct any utilities infrastructure necessary to serve the project, as well as pay fees which fund the operation of the facilities and the construction of major infrastructure. The construction impacts related to building the major infrastructure were disclosed in the EIR for the Specific Plan, and appropriate mitigation was adopted. Minor additional infrastructure will be constructed within the project site to tie the project into the major systems, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

b) The City of Roseville 2015 Urban Water Management Plan (UWMP), adopted May 2016, estimates water demand and supply for the City through the year 2040, based on existing land use designations and population projections. In addition, the Amoruso Ranch Water Supply Assessment (AR WSA, Appendix E of the Amoruso Ranch FEIR), dated May 2016, estimates water demand and supply for ultimate General Plan buildout. The

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

c) The proposed project would be served by the Pleasant Grove Wastewater Treatment Plant (PGWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The Pleasant Grove WWTP has the capacity[7] to treat 12 million gallons per day (mgd) and is currently treating 7.0[8] mgd. The project is consistent with existing land use designations, which is how infrastructure capacity is planned. Therefore, the volume of wastewater generated by the proposed project could be accommodated by the facility; the proposed project will not contribute to an exceedance of applicable wastewater treatment requirements. The impact would be less than significant.

d, e) The Western Placer Waste Management Authority is the regional agency handling recycling and waste disposal for Roseville and surrounding areas. The regional waste facilities include a Material Recovery Facility (MRF) and the Western Regional Sanitary Landfill (WRSL). Currently, the WRSL is permitted to accept up to 1,900 tons of municipal solid waste per day. According to the solid waste analysis of the Amoruso Ranch Specific Plan FEIR, under current projected development conditions the WRSL has a projected lifespan extending through 2058. There is sufficient existing capacity to serve the proposed project. Though the project will contribute incrementally to an eventual need to find other means of waste disposal, this impact of City buildout has already been disclosed and mitigation applied as part of each Specific Plan the City has approved, including the most recent Amoruso Ranch Specific Plan. All residences and business in the City pay fees for solid waste collection, a portion of which is collected to fund eventual solid waste disposal expansion. The project will not result in any new impacts associated with major infrastructure. Environmental Utilities staff has reviewed the project for consistency with policies, codes, and regulations related to waste disposal and waste reduction regulations and policies and has found that the project design is in compliance.

XX. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X

[7] Waste Discharge Requirements/Monitoring & Reporting Program/NPDES Permit No. CA0079502, Adopted on 28 March 2014

[8] Dave Samuelson, City of Roseville Environmental Utilities, Personal communication, July 6, 2016.

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to wildfire is based directly on the CEQA Guidelines checklist items a–d listed above. The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility.

Discussion of Checklist Answers:

a–d) Checklist questions a–d above do not apply, because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area.

XXI. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?				
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Significance Criteria and Regulatory Setting:

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

Discussion of Checklist Answers:

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

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the impacts are less than significant. As demonstrated in the initial study checklist, there are no "project specific significant effects which are peculiar to the project or site" that cannot be reduced to less than significant effects through mitigation (CEQA Section 15183) and therefore an EIR ***is not*** *required. Therefore,* ***on the basis of the foregoing initial study:***

STAFF TO DELETE INAPPLICALBE STATEMENT

[**X**] I find that the proposed project WILL NOT have a significant effect on the environment and a *NEGATIVE DECLARATION* has been prepared.

Initial Study Prepared by:

Charity Gold

Charity Gold, Associate Planner
City of Roseville, Development Services – Planning Division

Attachments:

1. CalEEMod Annual Calculation, July 16, 2020
2. Table of Applicable Mitigation Measures

PC Exhibit A
Attachment A

Baseline Storage

Placer County APCD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	163.00	1000sqft	3.74	163,000.00	0
General Light Industry	67.00	1000sqft	1.54	67,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2022
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	793.8	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase -

Table Name	Column Name	Default Value	New Value

2.0 Emissions Summary

Baseline Storage - Placer County APCD Air District, Annual

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.1377	1.3264	0.9935	2.1100e-003	0.1936	0.0643	0.2579	0.0936	0.0600	0.1535	0.0000	187.1991	187.1991	0.0363	0.0000	188.1074
2021	0.5344	1.8776	1.7366	3.8500e-003	0.0830	0.0851	0.1680	0.0225	0.0799	0.1025	0.0000	342.1095	342.1095	0.0561	0.0000	343.5129
Maximum	**0.5344**	**1.8776**	**1.7366**	**3.8500e-003**	**0.1936**	**0.0851**	**0.2579**	**0.0936**	**0.0799**	**0.1535**	**0.0000**	**342.1095**	**342.1095**	**0.0561**	**0.0000**	**343.5129**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.1377	1.3264	0.9935	2.1100e-003	0.1936	0.0643	0.2579	0.0936	0.0600	0.1535	0.0000	187.1989	187.1989	0.0363	0.0000	188.1072
2021	0.5344	1.8776	1.7366	3.8500e-003	0.0830	0.0851	0.1680	0.0225	0.0799	0.1025	0.0000	342.1092	342.1092	0.0561	0.0000	343.5127
Maximum	**0.5344**	**1.8776**	**1.7366**	**3.8500e-003**	**0.1936**	**0.0851**	**0.2579**	**0.0936**	**0.0799**	**0.1535**	**0.0000**	**342.1092**	**342.1092**	**0.0561**	**0.0000**	**343.5127**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Baseline Storage - Placer County APCD Air District, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	7-16-2020	10-15-2020	0.7306	0.7306
2	10-16-2020	1-15-2021	0.8601	0.8601
3	1-16-2021	4-15-2021	0.7759	0.7759
4	4-16-2021	7-15-2021	0.7826	0.7826
5	7-16-2021	9-30-2021	0.6511	0.6511
		Highest	0.8601	0.8601

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3057	2.0000e-005	2.1200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.1100e-003	4.1100e-003	1.0000e-005	0.0000	4.3800e-003
Energy	6.7300e-003	0.0612	0.0514	3.7000e-004		4.6500e-003	4.6500e-003		4.6500e-003	4.6500e-003	0.0000	270.4939	270.4939	8.7200e-003	2.7600e-003	271.5353
Mobile	0.1065	0.7717	1.2523	5.0400e-003	0.3829	4.2600e-003	0.3871	0.1030	4.0100e-003	0.1070	0.0000	463.8779	463.8779	0.0173	0.0000	464.3111
Waste						0.0000	0.0000		0.0000	0.0000	16.8645	0.0000	16.8645	0.9967	0.0000	41.7811
Water						0.0000	0.0000		0.0000	0.0000	4.9155	30.1864	35.1018	0.5060	0.0122	51.3714
Total	**0.4189**	**0.8330**	**1.3058**	**5.4100e-003**	**0.3829**	**8.9200e-003**	**0.3918**	**0.1030**	**8.6700e-003**	**0.1117**	**21.7799**	**764.5622**	**786.3422**	**1.5287**	**0.0149**	**829.0032**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3057	2.0000e-005	2.1200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.1100e-003	4.1100e-003	1.0000e-005	0.0000	4.3800e-003
Energy	6.7300e-003	0.0612	0.0514	3.7000e-004		4.6500e-003	4.6500e-003		4.6500e-003	4.6500e-003	0.0000	270.4939	270.4939	8.7200e-003	2.7600e-003	271.5353
Mobile	0.1065	0.7717	1.2523	5.0400e-003	0.3829	4.2600e-003	0.3871	0.1030	4.0100e-003	0.1070	0.0000	463.8779	463.8779	0.0173	0.0000	464.3111
Waste						0.0000	0.0000		0.0000	0.0000	16.8645	0.0000	16.8645	0.9967	0.0000	41.7811
Water						0.0000	0.0000		0.0000	0.0000	4.9155	30.1864	35.1018	0.5060	0.0122	51.3714
Total	**0.4189**	**0.8330**	**1.3058**	**5.4100e-003**	**0.3829**	**8.9200e-003**	**0.3918**	**0.1030**	**8.6700e-003**	**0.1117**	**21.7799**	**764.5622**	**786.3422**	**1.5287**	**0.0149**	**829.0032**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Baseline Storage - Placer County APCD Air District, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	8/13/2020	8/26/2020	5	10	
2	Grading	Grading	8/27/2020	9/23/2020	5	20	
3	Building Construction	Building Construction	9/24/2020	8/11/2021	5	230	
4	Paving	Paving	8/12/2021	9/8/2021	5	20	
5	Architectural Coating	Architectural Coating	9/9/2021	10/6/2021	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 3.74

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 100,500; Non-Residential Outdoor: 33,500; Striped Parking Area: 9,780 (Architectural Coating – sqft)

OffRoad Equipment

Baseline Storage - Placer County APCD Air District, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Grading	Excavators	1	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	97.00	38.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	19.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0204	0.2121	0.1076	1.9000e-004		0.0110	0.0110		0.0101	0.0101	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505
Total	**0.0204**	**0.2121**	**0.1076**	**1.9000e-004**	**0.0903**	**0.0110**	**0.1013**	**0.0497**	**0.0101**	**0.0598**	**0.0000**	**16.7153**	**16.7153**	**5.4100e-003**	**0.0000**	**16.8505**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1000e-004	2.2000e-004	2.3400e-003	1.0000e-005	7.1000e-004	0.0000	7.1000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.6100	0.6100	2.0000e-005	0.0000	0.6104
Total	**3.1000e-004**	**2.2000e-004**	**2.3400e-003**	**1.0000e-005**	**7.1000e-004**	**0.0000**	**7.1000e-004**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**0.6100**	**0.6100**	**2.0000e-005**	**0.0000**	**0.6104**

3.2 Site Preparation - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0204	0.2121	0.1076	1.9000e-004		0.0110	0.0110		0.0101	0.0101	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505
Total	**0.0204**	**0.2121**	**0.1076**	**1.9000e-004**	**0.0903**	**0.0110**	**0.1013**	**0.0497**	**0.0101**	**0.0598**	**0.0000**	**16.7153**	**16.7153**	**5.4100e-003**	**0.0000**	**16.8505**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1000e-004	2.2000e-004	2.3400e-003	1.0000e-005	7.1000e-004	0.0000	7.1000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.6100	0.6100	2.0000e-005	0.0000	0.6104
Total	**3.1000e-004**	**2.2000e-004**	**2.3400e-003**	**1.0000e-005**	**7.1000e-004**	**0.0000**	**7.1000e-004**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**0.6100**	**0.6100**	**2.0000e-005**	**0.0000**	**0.6104**

3.3 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0655	0.0000	0.0655	0.0337	0.0000	0.0337	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0243	0.2639	0.1605	3.0000e-004		0.0127	0.0127		0.0117	0.0117	0.0000	26.0588	26.0588	8.4300e-003	0.0000	26.2694
Total	**0.0243**	**0.2639**	**0.1605**	**3.0000e-004**	**0.0655**	**0.0127**	**0.0783**	**0.0337**	**0.0117**	**0.0454**	**0.0000**	**26.0588**	**26.0588**	**8.4300e-003**	**0.0000**	**26.2694**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2000e-004	3.6000e-004	3.8900e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.1900e-003	3.1000e-004	1.0000e-005	3.2000e-004	0.0000	1.0167	1.0167	3.0000e-005	0.0000	1.0173
Total	**5.2000e-004**	**3.6000e-004**	**3.8900e-003**	**1.0000e-005**	**1.1800e-003**	**1.0000e-005**	**1.1900e-003**	**3.1000e-004**	**1.0000e-005**	**3.2000e-004**	**0.0000**	**1.0167**	**1.0167**	**3.0000e-005**	**0.0000**	**1.0173**

3.3 Grading - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0655	0.0000	0.0655	0.0337	0.0000	0.0337	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0243	0.2639	0.1605	3.0000e-004		0.0127	0.0127		0.0117	0.0117	0.0000	26.0587	26.0587	8.4300e-003	0.0000	26.2694
Total	**0.0243**	**0.2639**	**0.1605**	**3.0000e-004**	**0.0655**	**0.0127**	**0.0783**	**0.0337**	**0.0117**	**0.0454**	**0.0000**	**26.0587**	**26.0587**	**8.4300e-003**	**0.0000**	**26.2694**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2000e-004	3.6000e-004	3.8900e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.1900e-003	3.1000e-004	1.0000e-005	3.2000e-004	0.0000	1.0167	1.0167	3.0000e-005	0.0000	1.0173
Total	**5.2000e-004**	**3.6000e-004**	**3.8900e-003**	**1.0000e-005**	**1.1800e-003**	**1.0000e-005**	**1.1900e-003**	**3.1000e-004**	**1.0000e-005**	**3.2000e-004**	**0.0000**	**1.0167**	**1.0167**	**3.0000e-005**	**0.0000**	**1.0173**

3.4 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0753	0.6811	0.5981	9.6000e-004		0.0397	0.0397		0.0373	0.0373	0.0000	82.2215	82.2215	0.0201	0.0000	82.7230
Total	**0.0753**	**0.6811**	**0.5981**	**9.6000e-004**		**0.0397**	**0.0397**		**0.0373**	**0.0373**	**0.0000**	**82.2215**	**82.2215**	**0.0201**	**0.0000**	**82.7230**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.9700e-003	0.1605	0.0317	3.9000e-004	8.8100e-003	7.0000e-004	9.5100e-003	2.5500e-003	6.7000e-004	3.2200e-003	0.0000	37.2371	37.2371	1.8200e-003	0.0000	37.2827
Worker	0.0119	8.3400e-003	0.0894	2.6000e-004	0.0270	1.8000e-004	0.0272	7.2000e-003	1.7000e-004	7.3600e-003	0.0000	23.3397	23.3397	5.8000e-004	0.0000	23.3541
Total	**0.0169**	**0.1688**	**0.1211**	**6.5000e-004**	**0.0359**	**8.8000e-004**	**0.0367**	**9.7500e-003**	**8.4000e-004**	**0.0106**	**0.0000**	**60.5767**	**60.5767**	**2.4000e-003**	**0.0000**	**60.6367**

3.4 Building Construction - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0753	0.6811	0.5981	9.6000e-004		0.0397	0.0397		0.0373	0.0373	0.0000	82.2215	82.2215	0.0201	0.0000	82.7229
Total	**0.0753**	**0.6811**	**0.5981**	**9.6000e-004**		**0.0397**	**0.0397**		**0.0373**	**0.0373**	**0.0000**	**82.2215**	**82.2215**	**0.0201**	**0.0000**	**82.7229**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.9700e-003	0.1605	0.0317	3.9000e-004	8.8100e-003	7.0000e-004	9.5100e-003	2.5500e-003	6.7000e-004	3.2200e-003	0.0000	37.2371	37.2371	1.8200e-003	0.0000	37.2827
Worker	0.0119	8.3400e-003	0.0894	2.6000e-004	0.0270	1.8000e-004	0.0272	7.2000e-003	1.7000e-004	7.3600e-003	0.0000	23.3397	23.3397	5.8000e-004	0.0000	23.3541
Total	**0.0169**	**0.1688**	**0.1211**	**6.5000e-004**	**0.0359**	**8.8000e-004**	**0.0367**	**9.7500e-003**	**8.4000e-004**	**0.0106**	**0.0000**	**60.5767**	**60.5767**	**2.4000e-003**	**0.0000**	**60.6367**

3.4 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1511	1.3859	1.3177	2.1400e-003		0.0762	0.0762		0.0717	0.0717	0.0000	184.1516	184.1516	0.0444	0.0000	185.2623
Total	**0.1511**	**1.3859**	**1.3177**	**2.1400e-003**		**0.0762**	**0.0762**		**0.0717**	**0.0717**	**0.0000**	**184.1516**	**184.1516**	**0.0444**	**0.0000**	**185.2623**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.3200e-003	0.3298	0.0630	8.7000e-004	0.0197	7.5000e-004	0.0205	5.7100e-003	7.2000e-004	6.4300e-003	0.0000	82.7288	82.7288	3.8600e-003	0.0000	82.8252
Worker	0.0249	0.0167	0.1831	5.6000e-004	0.0606	3.9000e-004	0.0610	0.0161	3.6000e-004	0.0165	0.0000	50.4289	50.4289	1.1500e-003	0.0000	50.4577
Total	**0.0342**	**0.3465**	**0.2461**	**1.4300e-003**	**0.0803**	**1.1400e-003**	**0.0814**	**0.0218**	**1.0800e-003**	**0.0229**	**0.0000**	**133.1577**	**133.1577**	**5.0100e-003**	**0.0000**	**133.2829**

3.4 Building Construction - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1511	1.3859	1.3177	2.1400e-003		0.0762	0.0762		0.0717	0.0717	0.0000	184.1514	184.1514	0.0444	0.0000	185.2621
Total	**0.1511**	**1.3859**	**1.3177**	**2.1400e-003**		**0.0762**	**0.0762**		**0.0717**	**0.0717**	**0.0000**	**184.1514**	**184.1514**	**0.0444**	**0.0000**	**185.2621**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.3200e-003	0.3298	0.0630	8.7000e-004	0.0197	7.5000e-004	0.0205	5.7100e-003	7.2000e-004	6.4300e-003	0.0000	82.7288	82.7288	3.8600e-003	0.0000	82.8252
Worker	0.0249	0.0167	0.1831	5.6000e-004	0.0606	3.9000e-004	0.0610	0.0161	3.6000e-004	0.0165	0.0000	50.4289	50.4289	1.1500e-003	0.0000	50.4577
Total	**0.0342**	**0.3465**	**0.2461**	**1.4300e-003**	**0.0803**	**1.1400e-003**	**0.0814**	**0.0218**	**1.0800e-003**	**0.0229**	**0.0000**	**133.1577**	**133.1577**	**5.0100e-003**	**0.0000**	**133.2829**

3.5 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0126	0.1292	0.1465	2.3000e-004		6.7800e-003	6.7800e-003		6.2400e-003	6.2400e-003	0.0000	20.0235	20.0235	6.4800e-003	0.0000	20.1854
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0126**	**0.1292**	**0.1465**	**2.3000e-004**		**6.7800e-003**	**6.7800e-003**		**6.2400e-003**	**6.2400e-003**	**0.0000**	**20.0235**	**20.0235**	**6.4800e-003**	**0.0000**	**20.1854**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.8000e-004	3.3000e-004	3.5600e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.1900e-003	3.1000e-004	1.0000e-005	3.2000e-004	0.0000	0.9809	0.9809	2.0000e-005	0.0000	0.9815
Total	**4.8000e-004**	**3.3000e-004**	**3.5600e-003**	**1.0000e-005**	**1.1800e-003**	**1.0000e-005**	**1.1900e-003**	**3.1000e-004**	**1.0000e-005**	**3.2000e-004**	**0.0000**	**0.9809**	**0.9809**	**2.0000e-005**	**0.0000**	**0.9815**

3.5 Paving - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0126	0.1292	0.1465	2.3000e-004		6.7800e-003	6.7800e-003		6.2400e-003	6.2400e-003	0.0000	20.0235	20.0235	6.4800e-003	0.0000	20.1854
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0126**	**0.1292**	**0.1465**	**2.3000e-004**		**6.7800e-003**	**6.7800e-003**		**6.2400e-003**	**6.2400e-003**	**0.0000**	**20.0235**	**20.0235**	**6.4800e-003**	**0.0000**	**20.1854**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.8000e-004	3.3000e-004	3.5600e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.1900e-003	3.1000e-004	1.0000e-005	3.2000e-004	0.0000	0.9809	0.9809	2.0000e-005	0.0000	0.9815
Total	**4.8000e-004**	**3.3000e-004**	**3.5600e-003**	**1.0000e-005**	**1.1800e-003**	**1.0000e-005**	**1.1900e-003**	**3.1000e-004**	**1.0000e-005**	**3.2000e-004**	**0.0000**	**0.9809**	**0.9809**	**2.0000e-005**	**0.0000**	**0.9815**

3.6 Architectural Coating - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3332					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1900e-003	0.0153	0.0182	3.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	2.5533	2.5533	1.8000e-004	0.0000	2.5576
Total	**0.3354**	**0.0153**	**0.0182**	**3.0000e-005**		**9.4000e-004**	**9.4000e-004**		**9.4000e-004**	**9.4000e-004**	**0.0000**	**2.5533**	**2.5533**	**1.8000e-004**	**0.0000**	**2.5576**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.1000e-004	4.1000e-004	4.5100e-003	1.0000e-005	1.4900e-003	1.0000e-005	1.5000e-003	4.0000e-004	1.0000e-005	4.1000e-004	0.0000	1.2425	1.2425	3.0000e-005	0.0000	1.2432
Total	**6.1000e-004**	**4.1000e-004**	**4.5100e-003**	**1.0000e-005**	**1.4900e-003**	**1.0000e-005**	**1.5000e-003**	**4.0000e-004**	**1.0000e-005**	**4.1000e-004**	**0.0000**	**1.2425**	**1.2425**	**3.0000e-005**	**0.0000**	**1.2432**

3.6 Architectural Coating - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3332					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1900e-003	0.0153	0.0182	3.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	2.5533	2.5533	1.8000e-004	0.0000	2.5576
Total	**0.3354**	**0.0153**	**0.0182**	**3.0000e-005**		**9.4000e-004**	**9.4000e-004**		**9.4000e-004**	**9.4000e-004**	**0.0000**	**2.5533**	**2.5533**	**1.8000e-004**	**0.0000**	**2.5576**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.1000e-004	4.1000e-004	4.5100e-003	1.0000e-005	1.4900e-003	1.0000e-005	1.5000e-003	4.0000e-004	1.0000e-005	4.1000e-004	0.0000	1.2425	1.2425	3.0000e-005	0.0000	1.2432
Total	**6.1000e-004**	**4.1000e-004**	**4.5100e-003**	**1.0000e-005**	**1.4900e-003**	**1.0000e-005**	**1.5000e-003**	**4.0000e-004**	**1.0000e-005**	**4.1000e-004**	**0.0000**	**1.2425**	**1.2425**	**3.0000e-005**	**0.0000**	**1.2432**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1065	0.7717	1.2523	5.0400e-003	0.3829	4.2600e-003	0.3871	0.1030	4.0100e-003	0.1070	0.0000	463.8779	463.8779	0.0173	0.0000	464.3111
Unmitigated	0.1065	0.7717	1.2523	5.0400e-003	0.3829	4.2600e-003	0.3871	0.1030	4.0100e-003	0.1070	0.0000	463.8779	463.8779	0.0173	0.0000	464.3111

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	466.99	88.44	45.56	1,029,732	1,029,732
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	466.99	88.44	45.56	1,029,732	1,029,732

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3
Other Non-Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Baseline Storage - Placer County APCD Air District, Annual

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.499712	0.039404	0.220288	0.124864	0.021993	0.006021	0.030614	0.046741	0.001428	0.001188	0.005840	0.000765	0.001142
Other Non-Asphalt Surfaces	0.499712	0.039404	0.220288	0.124864	0.021993	0.006021	0.030614	0.046741	0.001428	0.001188	0.005840	0.000765	0.001142

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	203.8489	203.8489	7.4500e-003	1.5400e-003	204.4942
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	203.8489	203.8489	7.4500e-003	1.5400e-003	204.4942
NaturalGas Mitigated	6.7300e-003	0.0612	0.0514	3.7000e-004		4.6500e-003	4.6500e-003		4.6500e-003	4.6500e-003	0.0000	66.6450	66.6450	1.2800e-003	1.2200e-003	67.0410
NaturalGas Unmitigated	6.7300e-003	0.0612	0.0514	3.7000e-004		4.6500e-003	4.6500e-003		4.6500e-003	4.6500e-003	0.0000	66.6450	66.6450	1.2800e-003	1.2200e-003	67.0410

Baseline Storage - Placer County APCD Air District, Annual

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Light Industry	1.24888e+006	6.7300e-003	0.0612	0.0514	3.7000e-004		4.6500e-003	4.6500e-003		4.6500e-003	4.6500e-003	0.0000	66.6450	66.6450	1.2800e-003	1.2200e-003	67.0410
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**6.7300e-003**	**0.0612**	**0.0514**	**3.7000e-004**		**4.6500e-003**	**4.6500e-003**		**4.6500e-003**	**4.6500e-003**	**0.0000**	**66.6450**	**66.6450**	**1.2800e-003**	**1.2200e-003**	**67.0410**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Light Industry	1.24888e+006	6.7300e-003	0.0612	0.0514	3.7000e-004		4.6500e-003	4.6500e-003		4.6500e-003	4.6500e-003	0.0000	66.6450	66.6450	1.2800e-003	1.2200e-003	67.0410
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**6.7300e-003**	**0.0612**	**0.0514**	**3.7000e-004**		**4.6500e-003**	**4.6500e-003**		**4.6500e-003**	**4.6500e-003**	**0.0000**	**66.6450**	**66.6450**	**1.2800e-003**	**1.2200e-003**	**67.0410**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	566150	203.8489	7.4500e-003	1.5400e-003	204.4942
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**203.8489**	**7.4500e-003**	**1.5400e-003**	**204.4942**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	566150	203.8489	7.4500e-003	1.5400e-003	204.4942
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**203.8489**	**7.4500e-003**	**1.5400e-003**	**204.4942**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3057	2.0000e-005	2.1200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.1100e-003	4.1100e-003	1.0000e-005	0.0000	4.3800e-003
Unmitigated	0.3057	2.0000e-005	2.1200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.1100e-003	4.1100e-003	1.0000e-005	0.0000	4.3800e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0333					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2722					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-004	2.0000e-005	2.1200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.1100e-003	4.1100e-003	1.0000e-005	0.0000	4.3800e-003
Total	**0.3057**	**2.0000e-005**	**2.1200e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.1100e-003**	**4.1100e-003**	**1.0000e-005**	**0.0000**	**4.3800e-003**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0333					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2722					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-004	2.0000e-005	2.1200e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.1100e-003	4.1100e-003	1.0000e-005	0.0000	4.3800e-003
Total	**0.3057**	**2.0000e-005**	**2.1200e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.1100e-003**	**4.1100e-003**	**1.0000e-005**	**0.0000**	**4.3800e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	35.1018	0.5060	0.0122	51.3714
Unmitigated	35.1018	0.5060	0.0122	51.3714

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	15.4938 / 0	35.1018	0.5060	0.0122	51.3714
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**35.1018**	**0.5060**	**0.0122**	**51.3714**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	15.4938 / 0	35.1018	0.5060	0.0122	51.3714
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**35.1018**	**0.5060**	**0.0122**	**51.3714**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	16.8645	0.9967	0.0000	41.7811
Unmitigated	16.8645	0.9967	0.0000	41.7811

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	83.08	16.8645	0.9967	0.0000	41.7811
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**16.8645**	**0.9967**	**0.0000**	**41.7811**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	83.08	16.8645	0.9967	0.0000	41.7811
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		**16.8645**	**0.9967**	**0.0000**	**41.7811**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Baseline Storage, PL19-0350

TABLE OF APPLICABLE MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
MM 4.4-1 Dust and Construction Control Measures In accordance with the PCAPCD, the applicant shall comply with all applicable rules and regulations as listed above (e.g., Rule 202, 218 and 228). In addition, at the time of tentative map the applicant(s) shall implement a minimum of five (5) of the following measures unless superseded by state or other more stringent standards: The following mitigation measures shall be implemented to reduce short-term construction-related air quality impacts. In addition, dust control measures are required to be implemented by all projects in accordance with the City of Roseville Grading Ordinance, and the PCAPCD Fugitive Dust Rule 228. • Applicant shall submit to PCAPCD a Construction Emission / Dust Control Plan within 30 days prior to groundbreaking. If the PCAPCD does not respond within 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 (www.placer.ca.gov/airpollution/airpolut.htm). The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference. • 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 (HP) of greater) that will be used an aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall the prime contractor shall contact the APCD prior to the new equipment being utilized. The project representative shall provide PCAPCD 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 HP) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% NO_X reduction and 45% particulate reduction compared to the most recent ARB fleet average. PCAPCD shall 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 (http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls). The following measures are also included to reduce construction-related ROG, NOx, PM10 and PM2.5 emissions: • All construction equipment shall be maintained in good operating condition. Contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specifications. Maintenance records shall be available at the construction site for verification. This measure will reduce combustion emissions of all criteria air pollutants. • Prior to the issuance of any grading permits, all applicants shall submit construction plans denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction will be used, or that their use was investigated and found to be infeasible for the project. Low emission equipment is defined as meeting the California Air Resources Board's Tier III standards. Contractors shall also conform to any construction measures imposed by the PCAPCD as well as City Planning Staff. This measure will primarily reduce ROG, NOx, PM10, and PM2.5 exhaust emissions. • Paints and coating shall be applied either by hand or by high volume, low-pressure spray. This measure will reduce evaporative ROG emissions. • All construction shall comply with the following measures to reduce fugitive dust related emissions of PM10 and PM2.5: o Maintain a minimum 24-inch freeboard on soil haul trucks or cover payloads using tarps or other suitable means. o Suspend grading operations during high winds (greater than 15 mph). o Sweep streets as necessary if silt is carried off-site to adjacent public thoroughfares or occurs as a result of hauling.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	*Pre-Construction*: Prior to issuance of Grading Permits or Improvement Plans. Add as note on Improvement Plans.	Engineering	Dust Control Plan and proof of submittal to PCAPCD	

o Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices. o Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods. o Phase grading into smaller areas to prevent the susceptibility of larger areas to erosion over extended periods of time. o Pave or apply gravel to any on-site haul roads. o Reestablish ground cover on the construction site through seeding and water. o Clean earth moving construction equipment with water or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with National Pollutant Discharge Elimination System Best Management Practices and the Roseville Grading Ordinance. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall be on-site, 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. o 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' specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours). o Minimize diesel idling time to a maximum of five minutes. o Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible. o An applicant representative, ARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely (i.e., once per week) evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size, regardless of how many acres are to be disturbed daily. o Construction equipment exhaust emissions shall not exceed the PCAPCD Visible Emissions Rule 202. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours. The following measures will be required: 1. Include the following standard note on the Improvement/Grading Plan: *If required by the Public Works Department, the contractor shall hold a pre-construction meeting prior to grading activities. The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors.* 2. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment. 3. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits. 4. Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance. (Rule 225) 5. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (Rule 225 / section 302.2) 6. Prior to the issuance of a Building Permit, the applicant shall show that all flat roofs with parapets shall include a white or silver cap sheet to reduce energy demands. 7. Diesel trucks shall be prohibited from idling more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show that all truck loading and unloading docks shall be					

equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than five minutes shall be required to connect to the 110/208 volt power to run any auxiliary equipment. 2'x3' signage which indicates "Diesel engine Idling Limited to a Maximum of 5 Minutes" shall be shown on the building elevations and shall be submitted to the Placer County APCD prior to the issuance of Building Permits for the project. 8. Prior to approval of Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities on a weekly basis, using standards as defined in California Code of Regulations, Title 13, Sections 2180 – 2194. An Environmental Coordinator, hired by the prime contractor or property owner, and who is CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. (California Code of Regulations, Title 13, Sections 2180 – 2194) *The project shall comply with all applicable Placer County Air Pollution Control District rules and regulations, and shall obtain applicable permits and/or clearances from the District prior to the start of construction.* • The contractor shall use CARB ultra-low sulfur diesel fuel for all diesel–powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. (California Standards for Motor Vehicle Diesel Fuel, title 13, article 4.8, chapter 9, California Code of Regulations). • Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits are required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Rule 501) • Pursuant to the Placer County Air Pollution Control District Rule 501, General Permit Requirements, the proposed project may need a permit from the District prior to construction. In general, any engine greater than 50 brake horsepower or any boiler with heat greater than 1,000,000 Btu per hour shall require a permit issued by the District. (Rule 501) • All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit. (California Portable Equipment Registration Program, Section 2452). • The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators if feasible. • During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. • During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. **(**Rule 228 / section 401.2)					
MM 4.6-2 & 4.4-1 Commercial Noise Controls For all commercial uses within 150 feet of residential uses, the developer shall implement the following or equally effective measures: • In general, where commercial land uses adjoin residential property lines, the following measures should be included in the design of the commercial use. If the primary noise sources are parking lot noise, HVAC equipment and light truck deliveries, then 6-7 foot tall masonry walls shall be constructed to provide adequate isolation of parking lot and delivery truck activities. HVAC equipment shall be located either at ground level, or when located on roof-tops the building facades shall include parapets for shielding. • Where commercial uses adjoin common residential property lines, and loading docks or truck circulation routes face the residential areas, the following mitigation measures shall be included in the project design: o Loading docks and truck delivery areas shall maintain a minimum distance of 30 feet from residential property lines; o Property line barriers shall be 6 to 8 feet in height. Circulation routes for trucks should be located a minimum of 30-feet from residential property lines;	Project plans will be reviewed for compliance.	*Pre-Construction:* Prior to issuance of Improvement Plans and/or Building Permits Add as note on Improvement Plans and Building Plans	Engineering will review Improvement Plans for compliance with wall requirements. Building will review Building Plans for compliance with HVAC requirements.	Acoustical Study if loading docks or truck delivery routes are less than 100 feet from residential property lines	

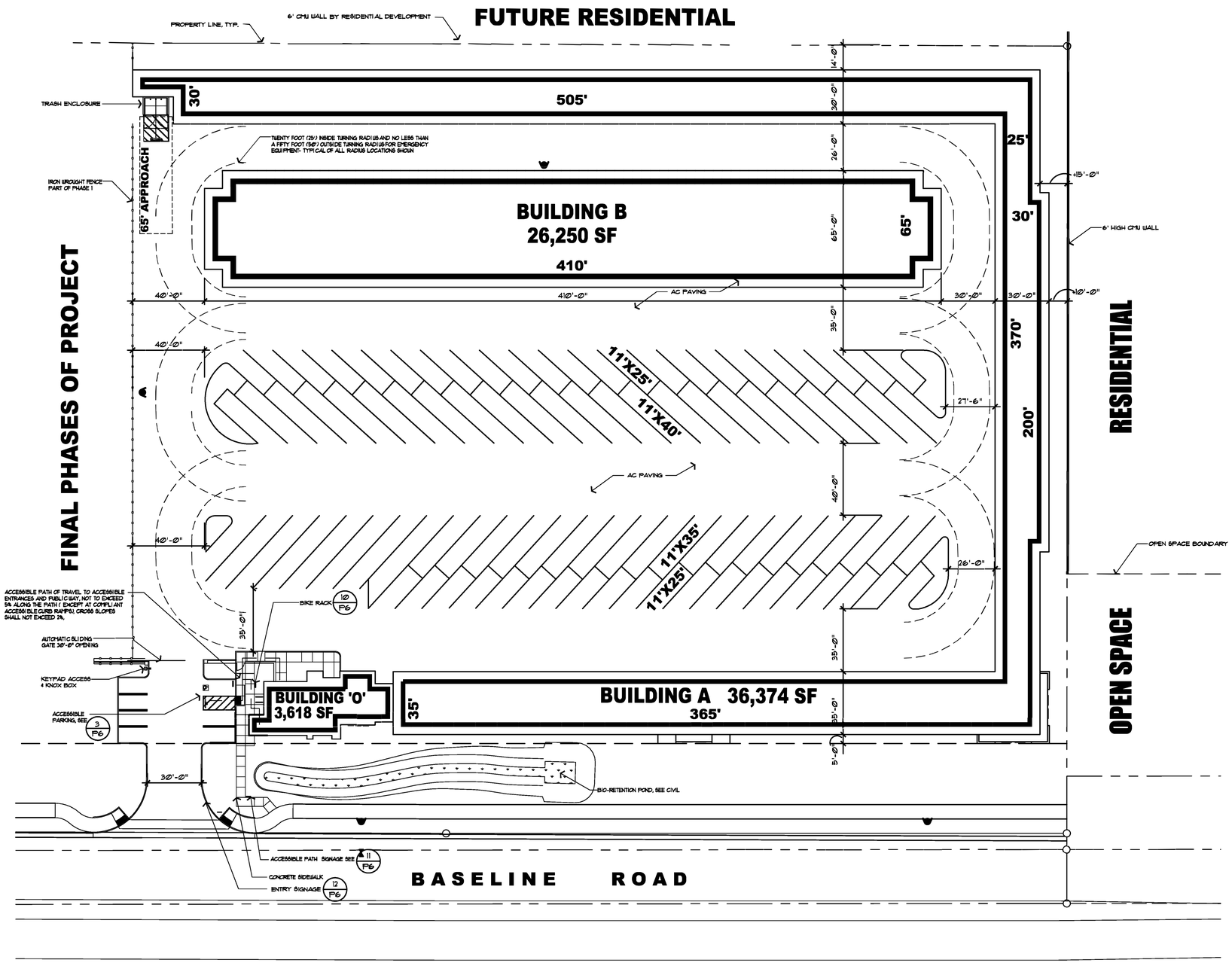
o All heating, cooling and ventilation equipment shall be located within mechanical rooms where possible; o All heating, cooling and ventilation equipment shall be shielded from view with solid barriers; o Emergency generators shall comply with the local noise criteria at the nearest noise-sensitive receivers; In cases where loading docks or truck delivery circulation routes are located less than 100 feet from residential property lines, an acoustical evaluation shall be submitted to verify compliance with the City of Roseville Noise Level Performance Standards.					
Use Low-Glare Materials for New Development In order to reduce the effects of daytime glare from development of commercial or office uses within the SVSP Area, building developers should make use, when feasible, of low-glare materials. **MM 4.14-3 Avoid Light Spill Over into Curry Creek and Open Space Areas** Outdoor lighting shall be placed, designed and directed so as to avoid light spillover into the habitat of Curry Creek and the Open Space Preserve areas located immediately adjacent to the open space, as shown on the Land Use Map as parcels KT-1, KT-40, KT-30, KT-41, DF-1, DF-2, DF-40, CG-1, CG-82m JM-21, JM-3, and JM-4.	Comply with the measure	*Pre-Construction:* Ensure fixtures shown on Improvement Plans and Building Plans comply with the measure. Add as note on Improvement Plans and Building Plans	Engineering and Building	None	
MM 4.6-1 Construction Noise Reduction **MM 4.6-1(a):** Construction activities shall comply with the requirements of the City of Roseville Noise Ordinance. **MM4.6-1(b):** Locate fixed construction equipment such as compressors and generators as far as possible from sensitive receptors. Shroud or shield all impact tools, and muffle or shield all in-take and exhaust ports on power construction equipment. **MM 4.6-1(c):** Designate a construction disturbance coordinator and conspicuously post the Coordinator's contact information around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances, and will be responsible for determining the cause of the complaint, and implementing any feasible measures to be taken to alleviate the problem. **MM 4.6-1(d):** Well drilling shall occur prior to construction of the adjacent subdivision, to the extent feasible. If construction timing for the wells occurs after subdivision construction, then measures to reduce noise shall include; hanging flexible sound control curtains around the drilling apparatus, and the drill rig, to the degree feasible, as determined by the Environmental Utilities Director, if located within 1,000-feet of an occupied residence.	Discuss during pre-construction meeting and comply with the measure.	*Pre-Construction and Construction*: During construction for MM 4.6-1(d), and prior to issuance of Improvement Plans and/or Building Permits for all others. Add as note on Improvement Plans and Building Plans	Engineering staff to discuss this measure during pre-construction meeting and ensure posting has occurred. Environmental Utilities to address well drilling.	None	
MM 4.8-3 Avoid Nesting Sites To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures: *Raptors* a) When feasible, all tree removal shall occur between August 30th and February 15th to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. b) For Swainson's hawk, if avoidance of tree removal outside the breeding season is not feasible, and a nest is present, the applicants would be required to obtain a 2081 permit from CDFG to mitigate for potential "take" under CESA. If no nesting is occurring, a take permit would not be required. c) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15th and August 30th, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30-days prior to disturbance. If active raptor nests or burrows are found, and the site is within 350-feet of potential construction activity, a highly visible temporary fence shall be erected around the tree or burrow(s) at a distance of up to 350-feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. d) Preconstruction and non-breeding season exclusion measures shall be developed in consultation with CDFG, and shall preclude burrowing owl occupation of the portions of the project site subject to disturbance such as grading. Burrowing owls may be passively excluded from burrows in construction areas by placing one-way doors in the burrows according to CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans. The applicants shall prepare annual reports on the status and success of mitigation and shall submit these reports to USFWS and CDFG. The applicants shall coordinate with USFWS and CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	*Pre-Construction and Construction*: Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Engineering	Nesting bird surveys	

by burrowing owls regardless of whether they exhibit signs of occupation must be cleared with the one way doors. Burrows that have been cleared through the use of the one- way doors shall then be closed or backfilled to prevent owls from entering the burrow. e) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones) unless directly related to the management or protection of the legally protected species. f) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist. *Black Rails and Tri-colored Blackbirds* Prior to earth moving that would disturb marsh habitat, a qualified biologist shall conduct surveys to determine the presence of the California black rail. If either of these species is found, all earth moving within 250 feet shall stop and measures, including establishing nest protection buffers along both sides of Curry Creek during the nesting season (generally February 1 through August 31st) shall be implemented. *Rookeries* No heron rookeries are present within the plan area. Prior to earthmoving that would disturb marsh habitat or tree removal of the eucalyptus grove, pre-construction surveys should be conducted to verify that no rookeries have been established. If rookeries are present all earth moving within 250-feet shall stop, during the breeding season.					
MM 4.13-1 Implementation of construction activity stormwater protection standards Prior to the issuance of a City grading permit and the commencement of construction activities, compliance with the State's General Construction permit, the City of Roseville's Construction Standards, and the City's Stormwater BMP Guidance Manual will be met. This includes the creation of a Storm Water Pollution Prevention Plan (SWPPP) that will identify the site, the location of sensitive habitats or watercourses, drainage areas, discharge locations, soil disturbance areas, and the locations of all runoff, erosion control, and sediment control Best Management Practices (BMPs). On-going monitoring and adjustments to the SWPPP will occur when needed to address changes in the field as construction activities evolve.	The developer shall create a SWPPP, submit it to the City, and comply with its provisions.	*Pre-Construction and Construction*: Submit SWPPP and ensure that BMPs remain in place during construction. Add as note on Improvement Plans and Building Plans.	Engineering	SWPPP	
MM 4.9-1 Cease Work and Consult with Qualified Archaeologist 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. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, the City of Roseville shall coordinate any necessary investigation of the site with qualified archaeologists as needed, to assess the resource (i.e., whether it is an "historical resource" or a "unique archaeological resource") and provide proper management recommendations should potential impacts to the resources be found to be significant. Possible management recommendations for important resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to be to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section 5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	*Construction*: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
Mitigation Measure 4.9-3 Cease Work and Consult with Qualified Paleontologist Should any evidence of paleontological resources (e.g. fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance, if feasible in light of project design or layout, or data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff in consultation with the paleontologist for the protection of the paleontological resources.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	*Construction*: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
MM 4.12.4-2 Divert Construction Debris The applicants shall ensure a 50% reduction in the construction waste stream generated from development within the SVSP. In Developer contracts with construction contractors and their sub-	Comply with the measure	*Construction:* Contractor to ensure diversion occurs during construction.	Environmental Utilities	Records of diversion	

contractors, the Developer shall require that construction waste be reduced by 50%. The Developer shall further require that contractors and sub-contractors submit records of diversion and disposal to the City's Environmental Utilities Department in order to verify compliance with this requirement.		Add as note on Improvement Plans and Building Plans.			

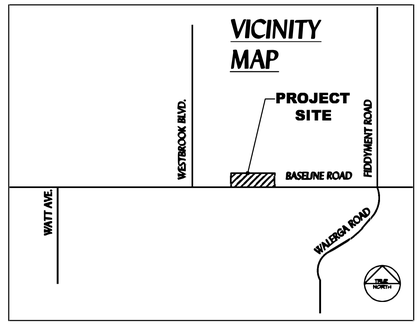
NOTE: This table is provided as a courtesy to the developer, to highlight the text of measures which are required to be placed on Improvement Plans and/or Building Plans. Refer to the applicable environmental document (e.g. Environmental Impact Report) for a full list of measures, and for context. Other measures may be applicable, but are not included here because they have already been completed or they are addressed via other mechanisms (e.g. development fees).

PC Exhibit B



TABULATION

SITE	228,414 SF	5.24 AC
STORAGE		62,624 SF
MANAGERS OFFICE		1,364 SF
CARE TAKER UNIT		1,452 SF
SUBTOTAL		2,816 SF
MANAGERS GARAGE		802 SF
TOTAL MANAGERS BUILDING		3,618 SF
TOTAL PROJECT AREA		66,242 SF
FAR		29%
RV/ BOAT STALLS		94 STALLS
PARKING (OFFICE)		7 STALLS



0' 30' 60'

1/30"=1'-0"

PLAN NORTH

Stark Designs
ARCHITECTURE
2411 Saint Andrews Dr.
Rocklin, CA 95765
916 390-7236
10wes@sbcglobal.net

© 2020

11.207

DATE: 12-24-20 ~~DATE: 10-9-19~~
~~DATE: 5-11-20~~ ~~DATE: 3-9-20~~

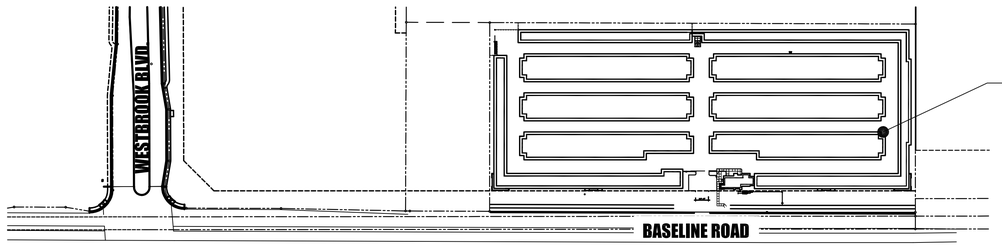
P1

PROPOSED PHASE 1 SITE PLAN

BASELINE SELF STORAGE

ROSEVILLE, California
DOMINUS COMPANIES INC.

PC Exhibit B



TABULATION

SITE	435,414 SF	9.99 AC
STORAGE		226,149 SF
MANAGERS OFFICE		1,364 SF
CARE TAKER UNIT		1,452 SF
SUBTOTAL		2,816 SF
MANAGERS GARAGE		802 SF
TOTAL MANAGERS BUILDING		3,618 SF
TOTAL PROJECT AREA		229,767 SF
FAR		52.7%
PARKING (OFFICE)		7 STALLS

Stark Designs
ARCHITECTURE
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916 390-2236
tdws@sbcglobal.net

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11.207

~~DATE: 10-27-20~~ ~~DATE: 9-22-20~~ ~~DATE: 10-9-19~~
DATE: 12-24-20 ~~DATE: 5-11-20~~ ~~DATE: 3-9-20~~

P1M

PROPOSED MASTER PLAN SITE PLAN

BASELINE SELF STORAGE

ROSEVILLE, California
DOMINUS COMPANIES INC.

FUTRE RETAIL/ OFFICE

FUTURE RESIDENTIAL

RESIDENTIAL

OPEN SPACE

PROPERTY LINE, TYP.
6' CMU WALL BY RESIDENTIAL DEVELOPMENT
IRON WROUGHT FENCE
AUTOMATIC SLIDING GATE 36'-0" OPENING
6' HIGH CMU WALL
OPEN SPACE BOUNDARY
AC PAVING
TRASH ENCLOSURE
65' APPROACH
TWENTY FOOT (25') INSIDE TURNING RADIUS AND NO LESS THAN A FIFTY FOOT (50') OUTSIDE TURNING RADIUS FOR EMERGENCY EQUIPMENT- TYPICAL OF ALL RADIUS LOCATIONS SHOWN
ACCESSIBLE PATH OF TRAVEL TO ACCESSIBLE ENTRANCES AND PUBLIC WAY, NOT TO EXCEED 5% ALONG THE PATH (EXCEPT AT COMPLIANT ACCESSIBLE CURB RAMPS) CROSS SLOPES SHALL NOT EXCEED 2%
ACCESSIBLE PARKING, SEE 3/F6
BIKE RACK 10/F6
AUTOMATIC SLIDING GATE 36'-0" OPENING
KEYPAD ACCESS & KNOX BOX
BIO-RENTENTION POND PART OF PHASE II
BIO-RENTENTION POND PART OF PHASE I
ACCESSIBLE PATH SIGNAGE SEE 11/F6
CONCRETE SIDEWALK
ENTRY SIGNAGE 12/F6

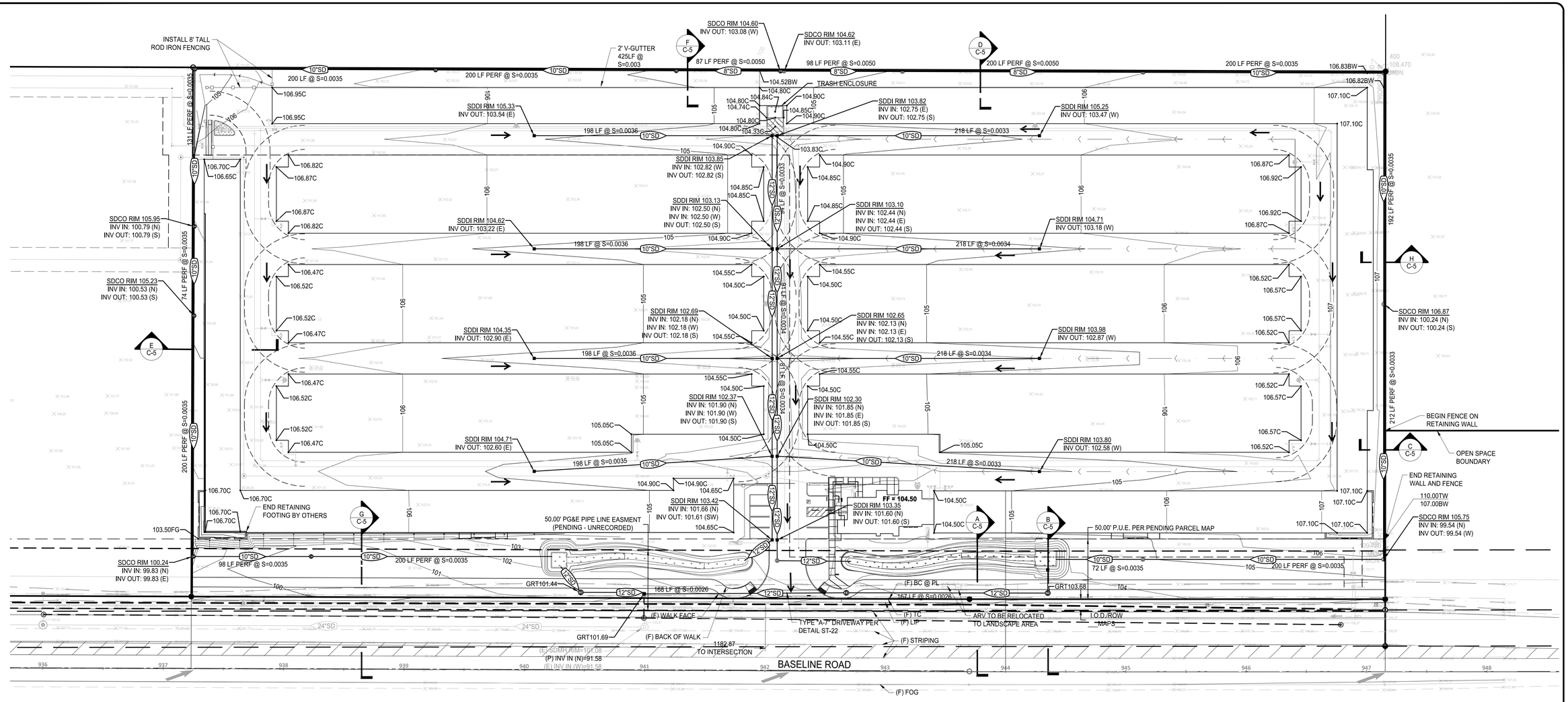
BUILDING A.1 12,150 SF 405'
BUILDING E 25,925 SF 405'
BUILDING F 25,925 SF 405'
BUILDING G 24,375 SF 405' 295' 110'
BUILDING H 24,150 SF
BUILDING B 26,250 SF 410'
BUILDING C 26,250 SF 410'
BUILDING D 24,750 SF 410' 300'
BUILDING A 36,374 SF 360'
BUILDING 'O' 3,618 SF

BASELINE ROAD

0' 40' 80'
1/40"=1'-0"

PLAN NORTH

PC Exhibit B



LEGEND

EXISTING		PROPOSED
	FIRE HYDRANT	
	GATE VALVE	
Ⓓ	STORM DRAIN MANHOLE	Ⓓ
Ⓣ	TELEPHONE MANHOLE	Ⓣ
Ⓢ	SANITARY SEWER MANHOLE	Ⓢ
Ⓒ	SEWER CLEAN OUT	Ⓒ
	LIGHT	
	DRAIN INLET	
	CURB INLET WITH GRATE	
CATV	CABLE TV	
	SIGN	
	BOLLARD	
40	MAJOR CONTOUR	40
39	MINOR CONTOUR	39
	EASEMENT	
X X X	FENCE	X X X
	DIRECTION OF FLOW	
	FLOWLINE	
	OVERLAND RELEASE	

EXISTING		PROPOSED
×39.45	GRADE ELEVATIONS	TC 125.50 AC 125.00
SS	SEWER SERVICE (SIZE AND FLOW DIRECTION)	SS
SD	STORM DRAIN (SIZE AND FLOW DIRECTION)	SD
6"W	WATER SERVICE (SIZE)	6" DW
OH	OVER HEAD POWER LINE	OH
	UTILITY SERVICE AS NOTED	
	FOUND MONUMENT AS NOTED	
	POWER POLE	
	PROPERTY LINE	
	BACK FLOW PREVENTER OR DDC	
	BACK FLOW PREVENTER W/ FDC	
	BLOWOFF	
	FDC CONNECTION	
	POST INDICATOR VALVE	
W	WATER METER	W
	TREE	

EARTHWORK ESTIMATES:

CUT: 9698 Cu. Yd.

FILL: 11799 Cu. Yd.

NET (FILL): 2102 Cu. Yd.

NOTES:

1. STORAGE VOLUME OF DMA 1 BASIN = 1,248
2. STORAGE VOLUME OF DMA 2 BASIN = 1,423 Cu.Ft.

GRAPHIC SCALE

40 20 0 40

1 in = 40 ft

RECORD DRAWINGS

DATE ENGINEER INITIAL

No.	Description	Engr Init	COUNTY APPROVAL By	Date

BENCHMARK DESCRIPTION

BENCHMARK ID: B.M. 126
ELEVATION = 118.03 (NGVD-29)
= 120.15 (NAVD-88)
3-1/4" BRASS DISK STAMPED SEPTEMBER 2014 LS 7331 LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FIDDYMENT ROAD AND WESTLAKE DRIVE ON THE TOP OF CURB AT NORTH CURB RETURN. CITY BM 126.

DESIGNED R. HUCK
DRAWN C ROBERTS
CHECKED D. DOSEN
DATE 12/23/2020
SCALE 1" = 40'

PRELIMINARY DRAWING

FOR PLAN CHECK SUBMITTAL ONLY

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER DAVID M. DOSEN No. C57940 EXP. 6-30-20 CIVIL STATE OF CALIFORNIA

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www.sgicompanies.com

DOMINUS COMPANIES, INC.
IMPROVEMENT PLANS - MASTER PLAN
BASELINE SELF-STORAGE
CITY OF ROSEVILLE, CALIFORNIA
MASTER GRADING PLAN

SHEET NO. C-1 OF 7

JOB NO. DOM 19-60

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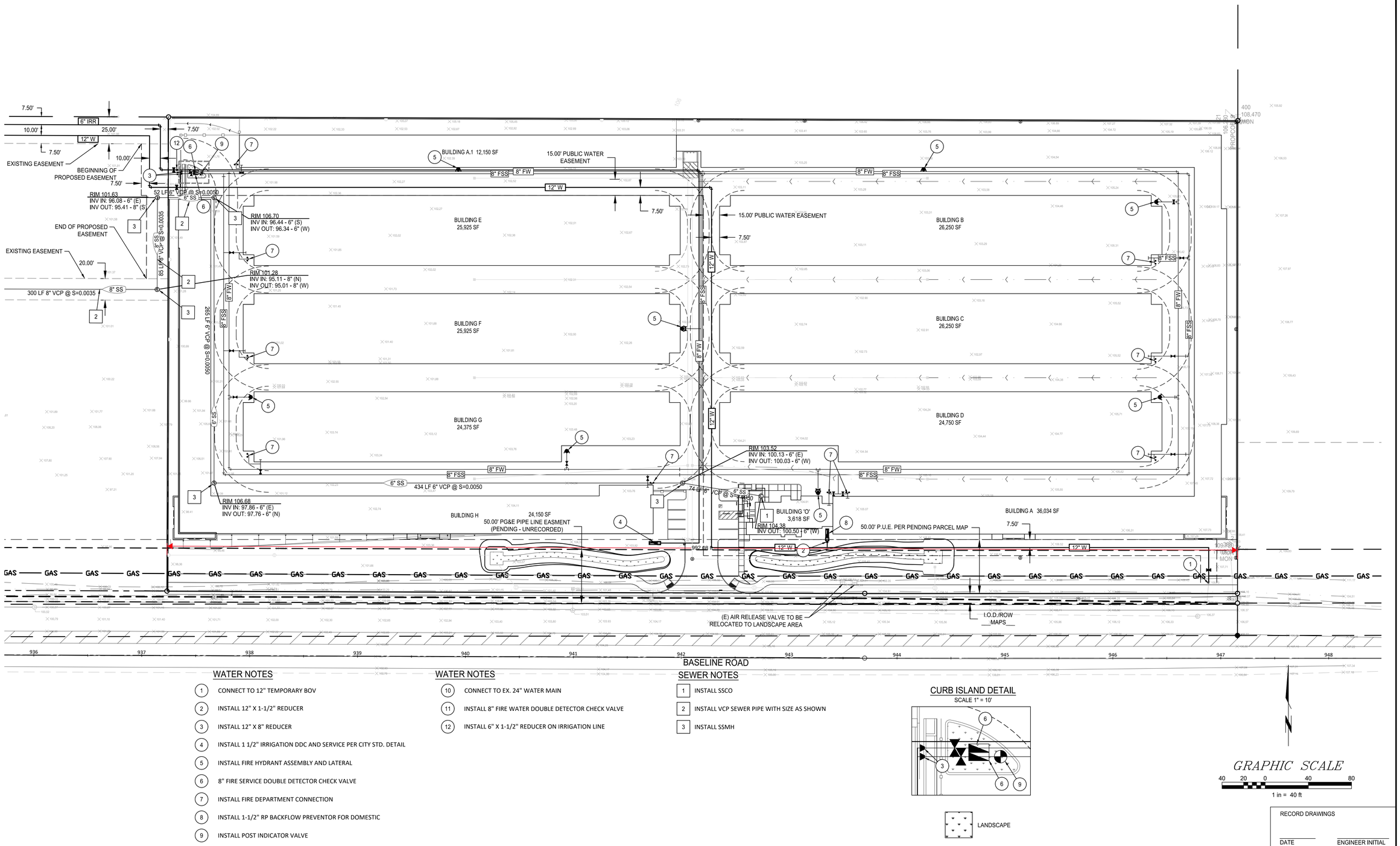
PC Exhibit B



WATER NOTES

1. CONNECT TO 12" TEMPORARY BOV
2. INSTALL 12" X 1-1/2" REDUCER
3. INSTALL 12" X 8" REDUCER
4. INSTALL 1 1/2" IRRIGATION DDC AND SERVICE PER CITY STD. DETAIL
5. INSTALL FIRE HYDRANT ASSEMBLY AND LATERAL
6. 8" FIRE SERVICE DOUBLE DETECTOR CHECK VALVE
7. INSTALL FIRE DEPARTMENT CONNECTION
8. INSTALL 1-1/2" RP BACKFLOW PREVENTOR FOR DOMESTIC
9. INSTALL POST INDICATOR VALVE

WATER NOTES

10. CONNECT TO EX. 24" WATER MAIN
11. INSTALL 8" FIRE WATER DOUBLE DETECTOR CHECK VALVE
12. INSTALL 6" X 1-1/2" REDUCER ON IRRIGATION LINE

SEWER NOTES

1. INSTALL SSCO
2. INSTALL VCP SEWER PIPE WITH SIZE AS SHOWN
3. INSTALL SSMH

CURB ISLAND DETAIL

SCALE 1" = 10'

LANDSCAPE

GRAPHIC SCALE

40 20 0 40 80

1 in = 40 ft

RECORD DRAWINGS

DATE ENGINEER INITIAL

No.	Description	Engr Init	COUNTY APPROVAL By	Date

BENCHMARK DESCRIPTION

BENCHMARK ID: B.M. 126
ELEVATION = 118.03 (NGVD-29)

3-1/4" BRASS DISK STAMPED SEPTEMBER 2014 LS 7331 LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FIDDYMENT ROAD AND WESTLAKE DRIVE ON THE TOP OF CURB AT NORTH CURB RETURN. CITY BM 126.

DESIGNED R. HUCK
DRAWN C ROBERTS
CHECKED D. DOSEN
DATE 12/17/2020
SCALE

PRELIMINARY DRAWING

FOR PLAN CHECK SUBMITTAL ONLY

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER DAVID M. DOSEN No. 47984 EXP. 6-30-22 CIVIL STATE OF CALIFORNIA

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DOMINUS COMPANIES, INC.
IMPROVEMENT PLANS
BASELINE SELF-STORAGE
CITY OF ROSEVILLE, CALIFORNIA
MASTER UTILITY PLAN

SHEET NO.
C-2 OF 7

JOB NO. DOM 19-60

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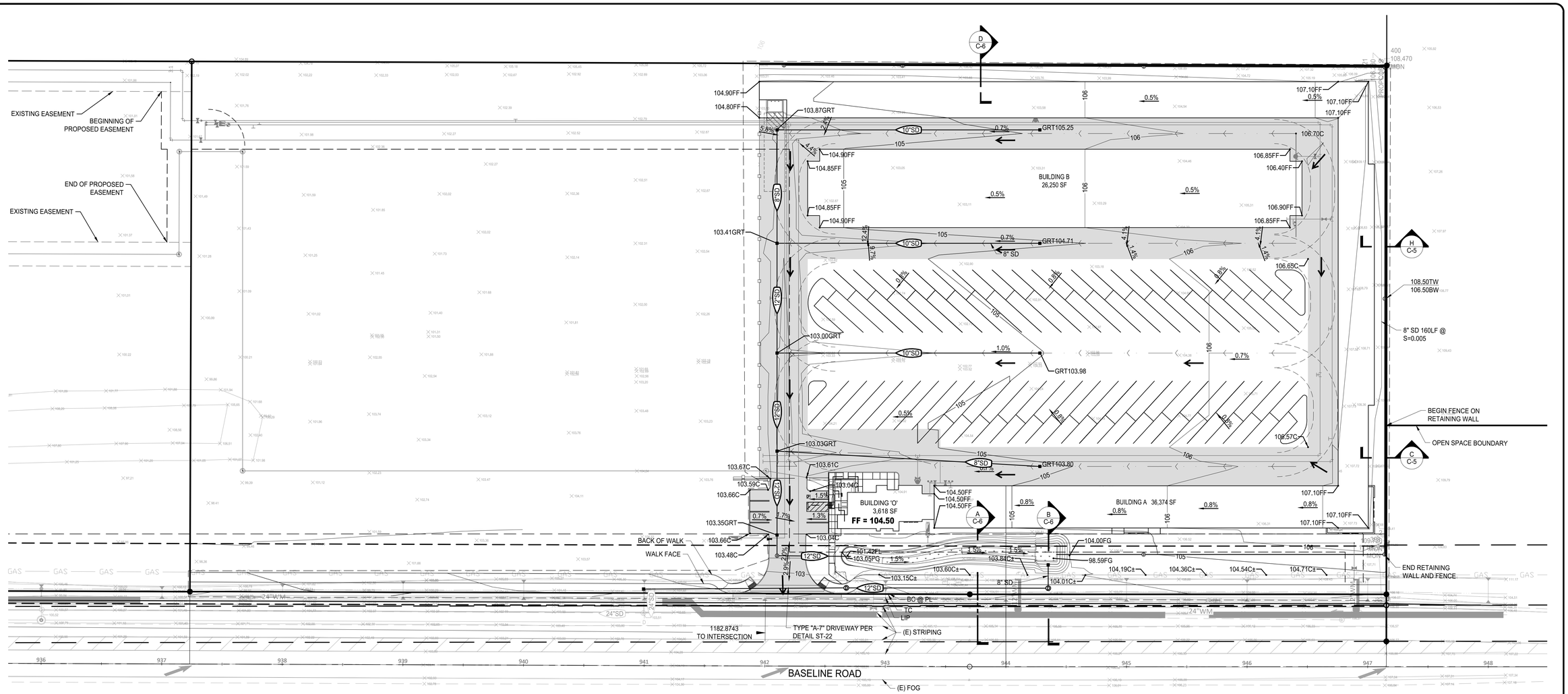
PC Exhibit B



EARTHWORK ESTIMATES:

CUT: 7,553 Cu. Yd.

FILL: 732 Cu. Yd.

NET (CUT): 6,821 Cu. Yd.

NOTES:

1. ALL FRONTAGE IMPROVEMENTS ARE BY OTHERS.
2. SORAGE VOLUME OF DMA 1 BASIN = 1,423 Cu.Ft.

LEGEND:

CONCRETE DRIVE AISLES

OVERLAND RELEASE

GRAPHIC SCALE

40 20 0 40 80

1 in = 40 ft

RECORD DRAWINGS

DATE ENGINEER INITIAL

No.	Description	Engr Init	COUNTY APPROVAL By	Date

BENCHMARK DESCRIPTION

BENCHMARK ID: B.M. 126
ELEVATION = 118.03 (NGVD-29)

3-1/4" BRASS DISK STAMPED SEPTEMBER 2014 LS 7331 LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FIDDYMENT ROAD AND WESTLAKE DRIVE ON THE TOP OF CURB AT NORTH CURB RETURN. CITY BM 126.

DESIGNED R. HUCK
DRAWN C ROBERTS
CHECKED D. DOSEN
DATE 12/17/2020
SCALE

PRELIMINARY DRAWING

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NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER DAVID M. DOSEN No. 79827 EXP. 6-30-22 CIVIL STATE OF CALIFORNIA

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IMPROVEMENT PLANS
BASELINE SELF-STORAGE
CITY OF ROSEVILLE, CALIFORNIA
GRADING PLAN - PHASE 1

SHEET NO.
C-3 OF 7
JOB NO. DOM 19-60

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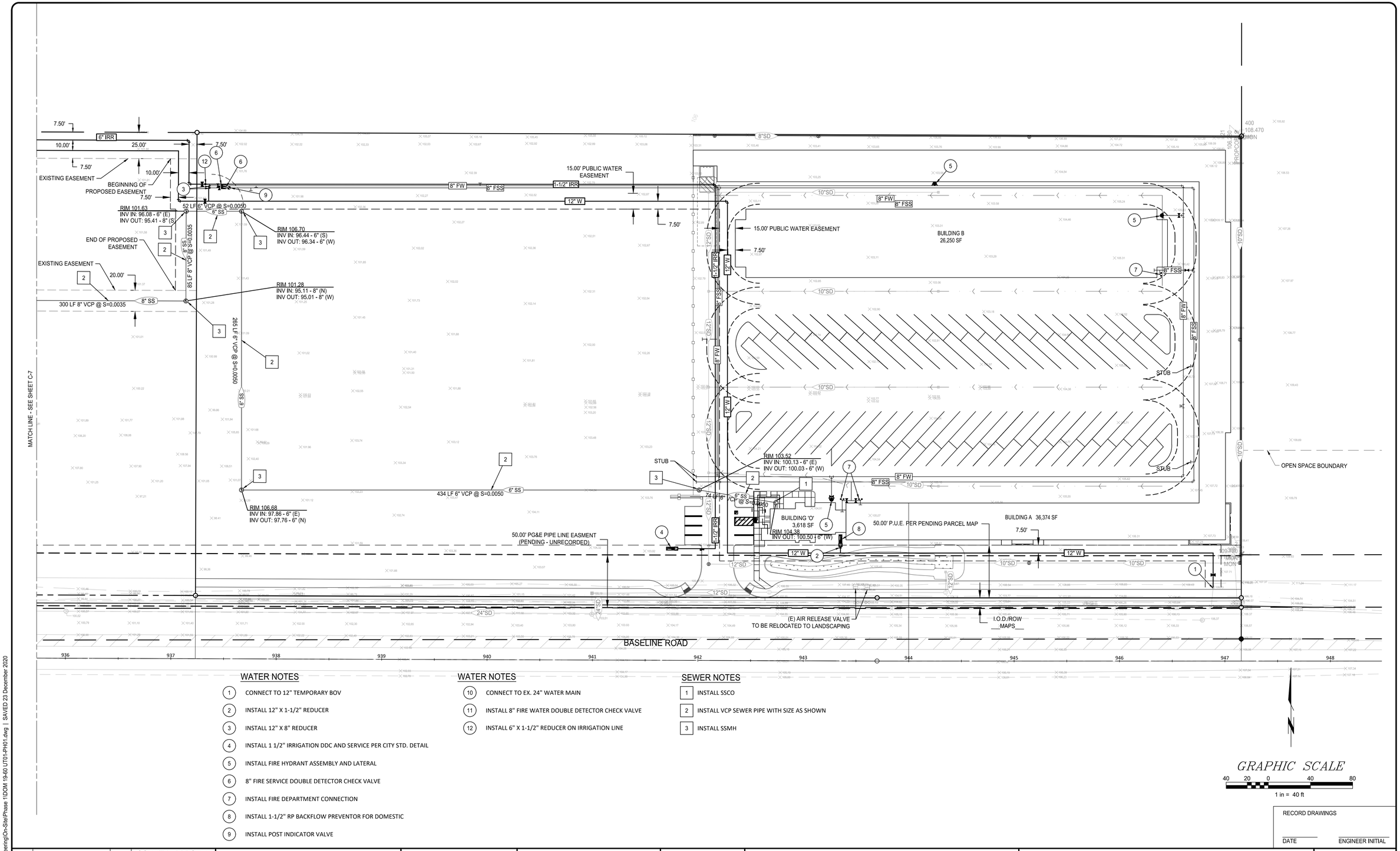

WATER NOTES

1. CONNECT TO 12" TEMPORARY BOV
2. INSTALL 12" X 1-1/2" REDUCER
3. INSTALL 12" X 8" REDUCER
4. INSTALL 1 1/2" IRRIGATION DDC AND SERVICE PER CITY STD. DETAIL
5. INSTALL FIRE HYDRANT ASSEMBLY AND LATERAL
6. 8" FIRE SERVICE DOUBLE DETECTOR CHECK VALVE
7. INSTALL FIRE DEPARTMENT CONNECTION
8. INSTALL 1-1/2" RP BACKFLOW PREVENTOR FOR DOMESTIC
9. INSTALL POST INDICATOR VALVE

WATER NOTES

10. CONNECT TO EX. 24" WATER MAIN
11. INSTALL 8" FIRE WATER DOUBLE DETECTOR CHECK VALVE
12. INSTALL 6" X 1-1/2" REDUCER ON IRRIGATION LINE

SEWER NOTES

1. INSTALL SSCO
2. INSTALL VCP SEWER PIPE WITH SIZE AS SHOWN
3. INSTALL SSMH

GRAPHIC SCALE
40 20 0 40 80
1 in = 40 ft

RECORD DRAWINGS
DATE ENGINEER INITIAL

No.	Description	Engr Init	COUNTY APPROVAL By	Date

BENCHMARK DESCRIPTION
BENCHMARK ID: B.M. 126
ELEVATION = 118.03 (NGVD-29)
3-1/4" BRASS DISK STAMPED SEPTEMBER 2014 LS 7331 LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FIDDYMENT ROAD AND WESTLAKE DRIVE ON THE TOP OF CURB AT NORTH CURB RETURN. CITY BM 126.

DESIGNED R. HUCK
DRAWN C ROBERTS
CHECKED D. DOSEN
DATE 12/17/2020
SCALE

PRELIMINARY DRAWING
FOR PLAN CHECK SUBMITTAL ONLY
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER DAVID M. DOSEN No. 47504 EXP. 6-30-22 CIVIL STATE OF CALIFORNIA

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DOMINUS COMPANIES, INC.
IMPROVEMENT PLANS
BASELINE SELF-STORAGE
CITY OF ROSEVILLE, CALIFORNIA
UTILITY PLAN - PHASE I

SHEET NO.
C-4 OF 7
JOB NO. DOM 19-60

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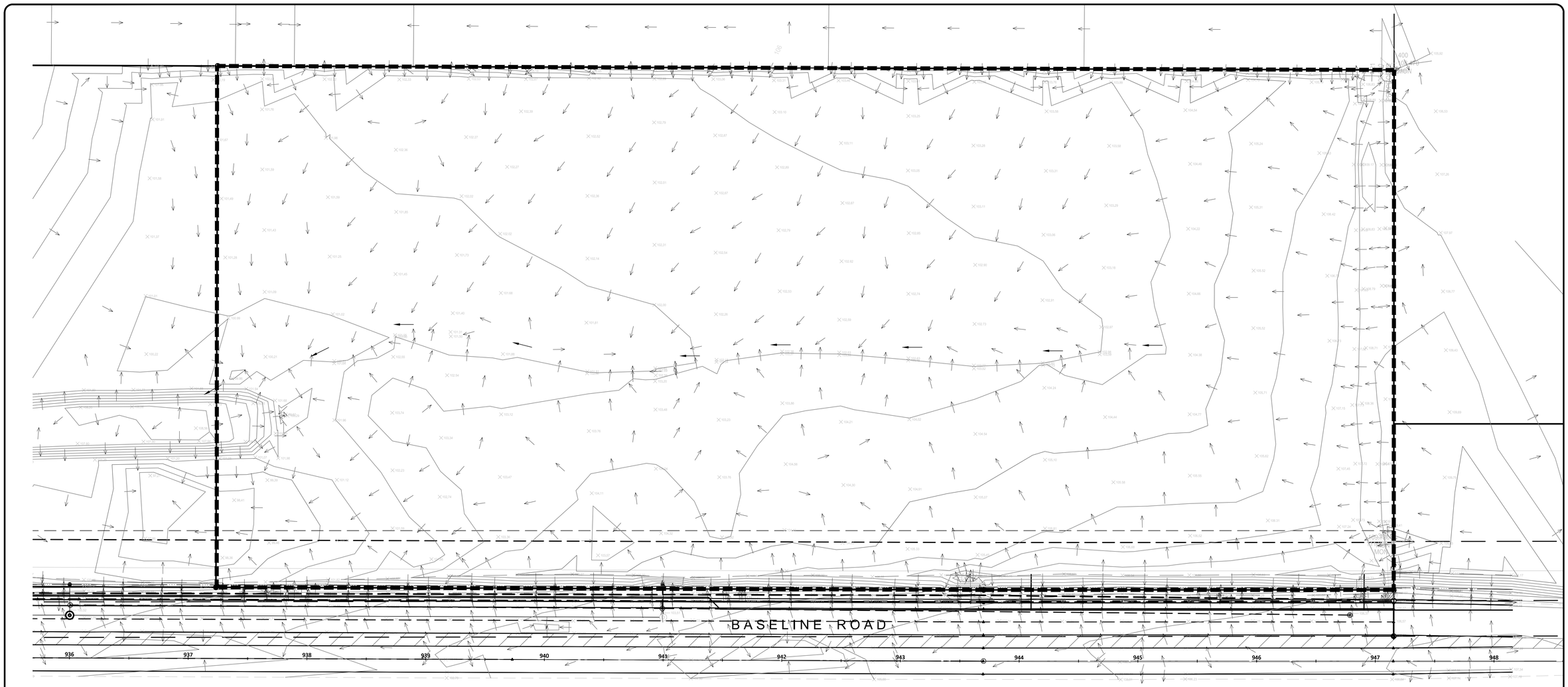

PRE DEVELOPMENT SITE DRAINAGE

BASED ON EXISTING TOPOGRAPHY, ON SITE RUNOFF OVERLAND FLOWS FROM THE NORTH SOUTH AND EAST BEFORE CHANNELIZING AT APPROXIMATELY THE CENTERLINE OF THE PROPERTY AS IT MAKES ITS WAY WEST TO CURRY CREEK. THE SOUTH WEST PORTION OF THE ON SITE RUNOFF OVERLANDS SLIGHTLY BEFORE CHANNELIZING WEST TOWARD CURRY CREEK.

NOTE:

10 YEAR AND 100 YEAR PEAK FLOWS TO BE PROVIDED WITH GRADING PERMIT PLAN SET.

AREAS

TOTAL AREA = 10 Ac (100% PERVIOUS)

LEGEND

- WATER SHED BOUNDARY
- OVERLAND SHED DIRECTION
- COLLECTION SHED DIRECTION

GRAPHIC SCALE

40 20 0 40 80

1 in = 40 ft

RECORD DRAWINGS

DATE ENGINEER INITIAL

No.	Description	Engr Init	COUNTY APPROVAL By	Date

BENCHMARK DESCRIPTION

BENCHMARK ID: B.M. 126
ELEVATION = 118.03 (NGVD-29)

3-1/4" BRASS DISK STAMPED SEPTEMBER 2014 LS 7331 LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FIDDYMENT ROAD AND WESTLAKE DRIVE ON THE TOP OF CURB AT NORTH CURB RETURN. CITY BM 126.

DESIGNED R. HUCK
DRAWN C ROBERTS
CHECKED D. DOSEN
DATE 12/23/2020
SCALE

PRELIMINARY DRAWING

FOR PLAN CHECK SUBMITTAL ONLY

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER DAVID M. DOSEN No. 47981 EXP. 6-30-20 CIVIL STATE OF CALIFORNIA

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DOMINUS COMPANIES, INC.
SHED AND STORM WATER PLANS
BASELINE SELF-STORAGE
CITY OF ROSEVILLE, CALIFORNIA
PRE-DEVELOPMENT SHED MAP

SHEET NO. 1 OF 2

JOB NO. DOM 19-60

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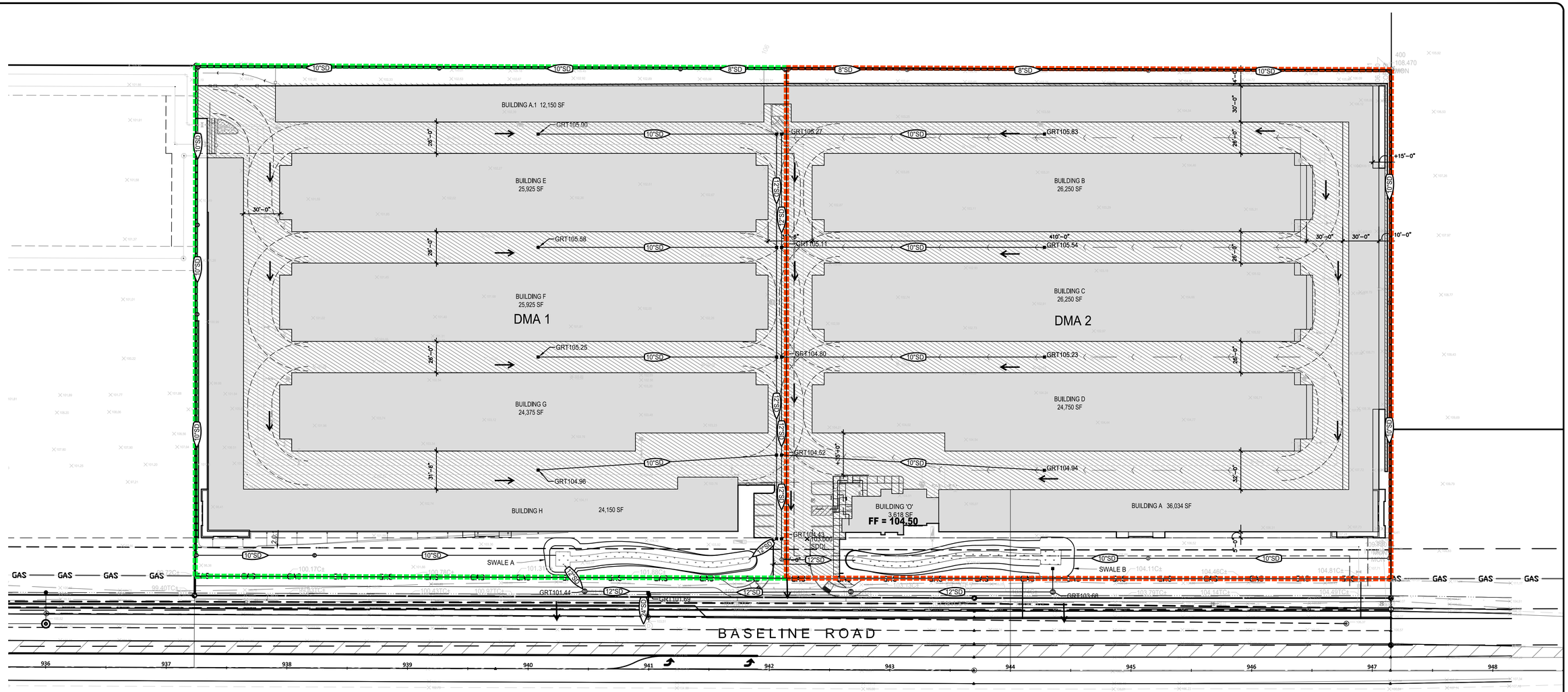
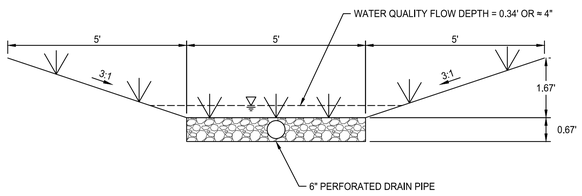
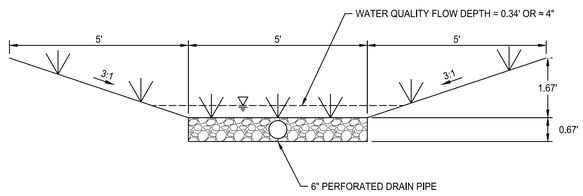


DMA 1		DMA 2	
PERVIOUS AREA	28,876 Sf	PERVIOUS AREA	25,569 Sf
IMPERVIOUS AREA	178,691 Sf	IMPERVIOUS AREA	186,510 Sf
WQF 0.85 CFS		WQF 0.86 CFS	



SWALE A



SWALE B

LEGEND

- WATER SHED BOUNDARY
- SUBSHED BOUNDARY
- BUILDING FOOTPRINT
- PAVEMENT / CONCRETE
- OVERLAND RELEASE POINT

GRAPHIC SCALE

40 20 0 40 80

1 in = 40 ft

NOTE: PIPE SIZES, INVERTS, AND SLOPE TO BE FINALIZED WITH GRADING PERMIT SUBMITAL

RECORD DRAWINGS

DATE ENGINEER INITIAL

No.	Description	Engr Init	COUNTY APPROVAL By	Date

BENCHMARK DESCRIPTION

BENCHMARK ID: B.M. 126
ELEVATION = 118.03 (NGVD-29)

3-1/4" BRASS DISK STAMPED SEPTEMBER 2014 LS 7331 LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FIDDYMENT ROAD AND WESTLAKE DRIVE ON THE TOP OF CURB AT NORTH CURB RETURN. CITY BM 126.

DESIGNED R. HUCK
DRAWN C ROBERTS
CHECKED D. DOSEN
DATE 12/23/2020
SCALE

PRELIMINARY DRAWING

FOR PLAN CHECK SUBMITTAL ONLY

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER DAVID M. DOSEN No. 47981 EXP. 6-30-20 CIVIL STATE OF CALIFORNIA

SGI COMPANIES
SGI CIVIL • SGI 3D • SURVEYORS GROUP, INC.
9001 Foothills Blvd., Suite 170
Roseville, CA 95747
(916) 789-0822 (916) 789-0824 (Fax)
www.sgicompanies.com

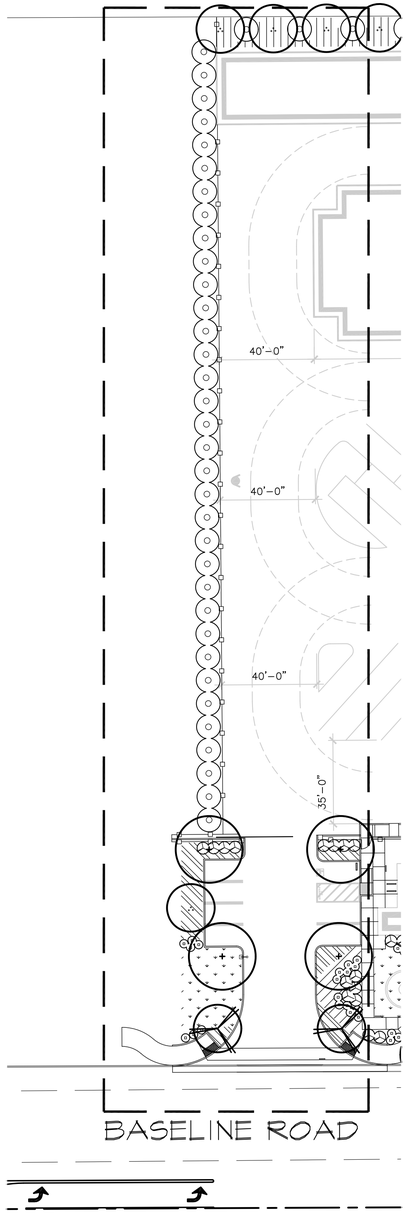
DOMINUS COMPANIES, INC.
SHED AND STORM WATER PLANS
BASELINE SELF-STORAGE
CITY OF ROSEVILLE, CALIFORNIA
POST DEVELOPMENT STORM WATER PLAN

SHEET NO. 2 OF 2

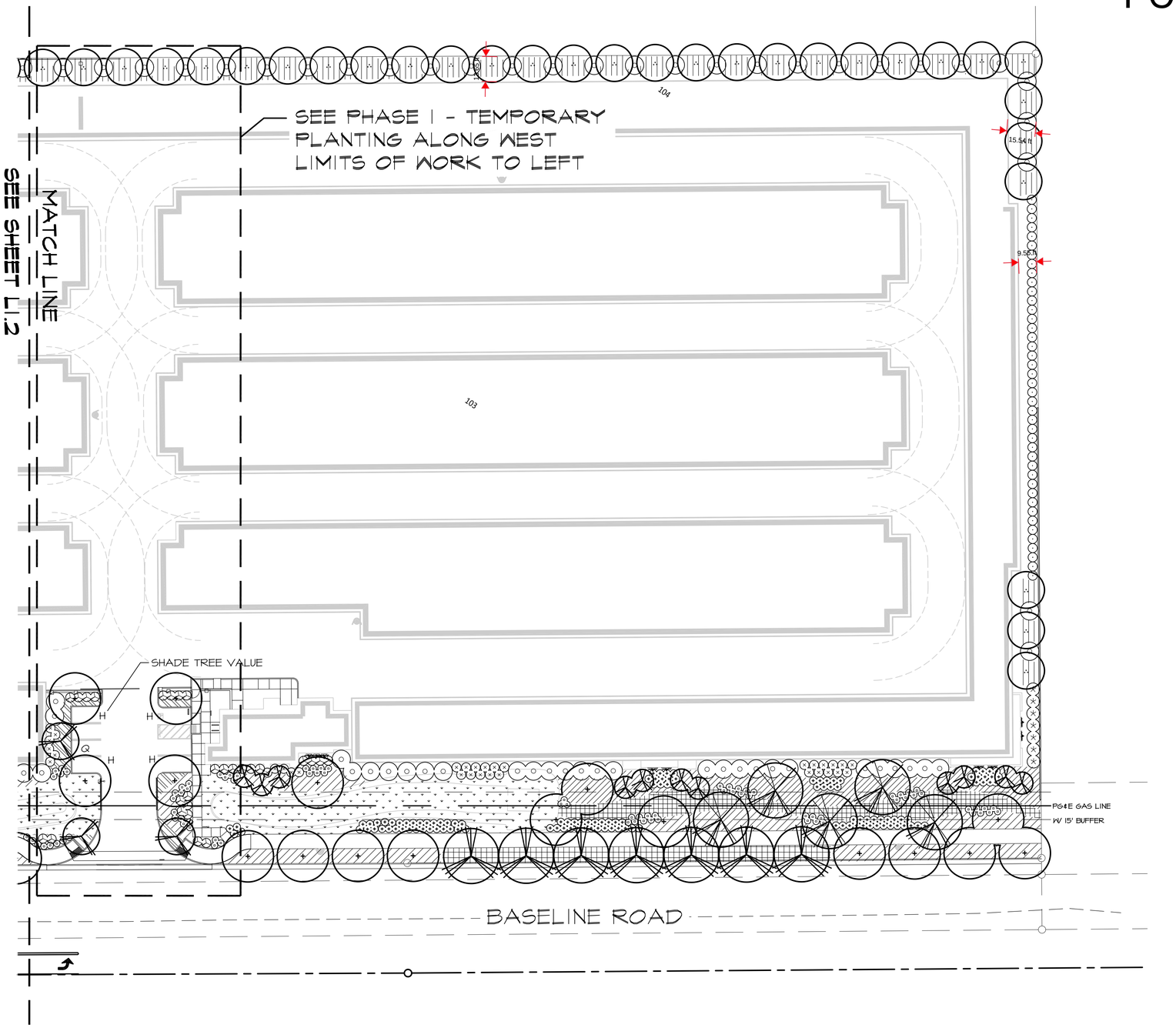
JOB NO. DOM 19-60

L:\LDD\DOM 19-60\dwg\Engineering\On-Site\Exhibits\19.1023 Shed and Storm Plans\DOM 19-60 POST DEVELOPMENT.dwg | SAVED 23 December 2020

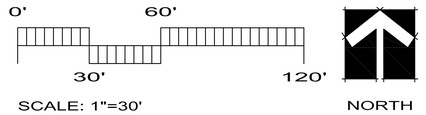
PC Exhibit B



PHASE I - TEMPORARY PLANTING ALONG WEST LIMIT OF WORK



OVERALL SITE PLAN - EAST END



YAMASAKI
LANDSCAPE ARCHITECTURE
1223 HIGH STREET, AUBURN, CA 95603
(530) 885-0040
FAX (530) 885-0042

BASELINE SELF STORAGE

ROSEVILLE, California
DOMINUS COMPANIES INC.

Stark Designs
ARCHITECTURE

© 2019

11.207
DATE: 9-1-19

PLANTING PLAN L1.1

PC Exhibit B

PLANT SCHEDULE LANDSCAPE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	COT COG	16	Cotinus coggygria / Smoke Tree	15 gal	L
	LAG NAT	3	Lagerstroemia x 'Natchez' / Crape Myrtle	15 gal	L
	LAU NOB	50	Laurus nobilis / Sweet Bay	15 gal	L
	PIS KEI	30	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal	M
	QUE URB	14	Quercus macrocarpa 'Urban Pinnacle' / Urban Pinnacle Oak	15 gal	M
	QUE WIS	9	Quercus wislizenii / Interior Live Oak	15 gal	L

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	ARC HOW	7	Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita	5 gal	L
	GRE NOE	60	Grevillea x 'Noellii' / Grevillea	5 gal	M
	LOR RUB	27	Loropetalum chinense rubrum / Chinese Fringe Flower	5 gal	L
	NAN DOM	42	Nandina domestica / Heavenly Bamboo	5 gal	
	XYL CON	137	Xylosma congestum / Shiny Xylosma	5 gal	

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	MUH REG	141	Muhlenbergia capillaris 'Regal Mist' / Muhly	5 gal	L
	MUH RIG	241	Muhlenbergia rigens / Deer Grass	5 gal	L

VINES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	DIS BUC	15	Distictis buccinatoria / Blood Red Trumpet Vine	5 gal	M

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	ACA LOW	276	Acacia redolens 'Lowboy' / Lowboy Bank Catclaw	1 gal	72" o.c.	M
	ARC EME	74	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	36" o.c.	L
	LAN SEL	525	Lantana sellowiana / Trailing Lantana	1 gal	60" o.c.	L
	PYR LOW	243	Pyracantha coccinea 'Lowboy' / Lowboy Pyracantha	1 gal	72" o.c.	L

SOD	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	BIOSOD	9,076 sf	Biofiltration Sod / Avail. from Delta Bluegrass 800-637-8873	sod		M

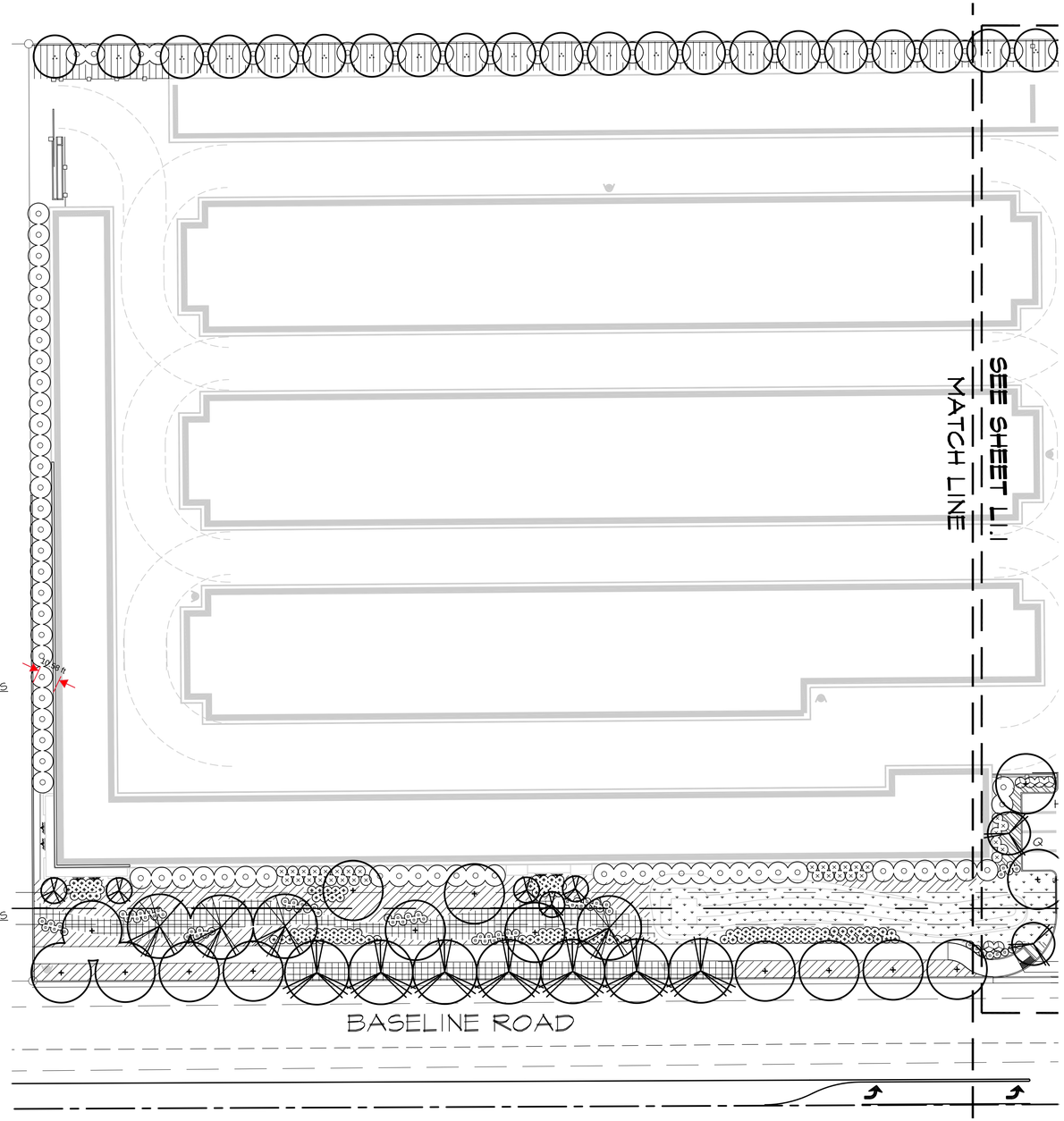
PARKING LOT SHADE CALCULATIONS

TREE SYMBOL		100%	75%	50%	25%
LAG.	NAT.			1 (157) = 157	
PIS.	CHI.			4 (354) = 1,416	

TOTAL PARKING AREA	2,308 s.f.
SHADE REQUIRED	1,154 s.f.
SHADE PROVIDED	**1,573 s.f.**
PERCENT SHADE	**68%**

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

SIGNATURE 5/12/20 DATE



OVERALL SITE PLAN - WEST END

0' 60' 30' 120'

SCALE: 1"=30'

NORTH

YAMASAKI
LANDSCAPE ARCHITECTURE
1223 HIGH STREET, AUBURN, CA 95603
(530) 885-0040
FAX (530) 885-0042

LICENSED LANDSCAPE ARCHITECT
JEFFREY M. AMBROSIA 4057
12/20
6/15/20
STATE OF CALIFORNIA

Stark Designs ARCHITECTURE

11.207
DATE: 9-1-19

L1.2

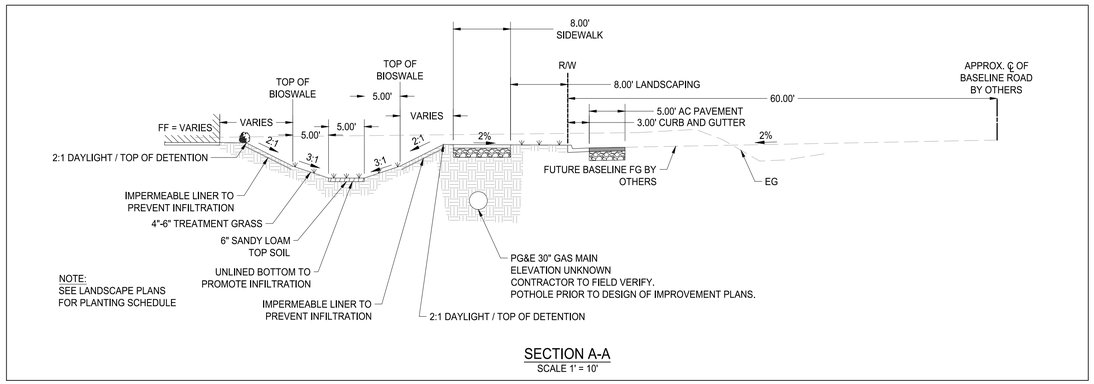
© 2019

PLANTING PLAN

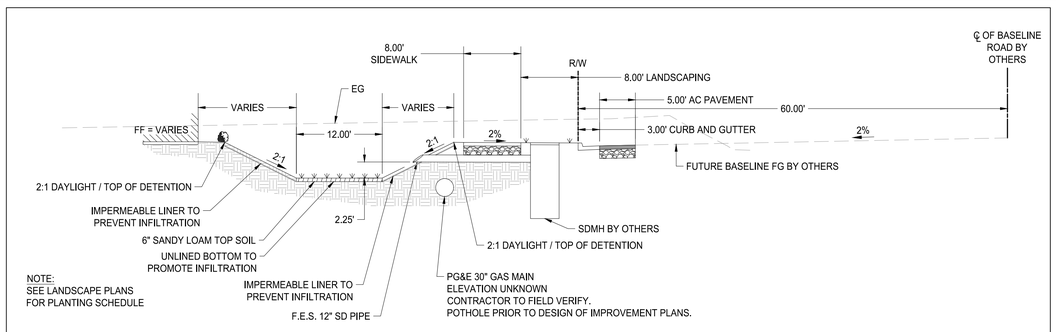
BASELINE SELF STORAGE

ROSEVILLE, California
DOMINUS COMPANIES INC.

PC Exhibit B



SECTION A-A
SCALE 1" = 10'



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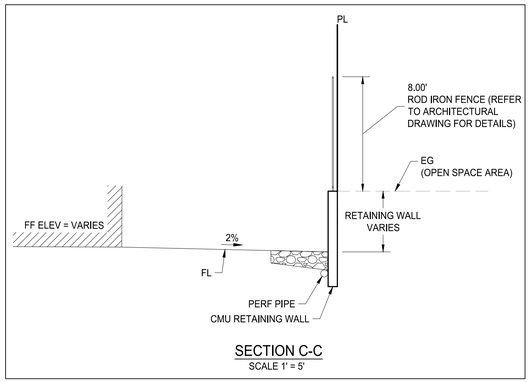

SECTION C-C
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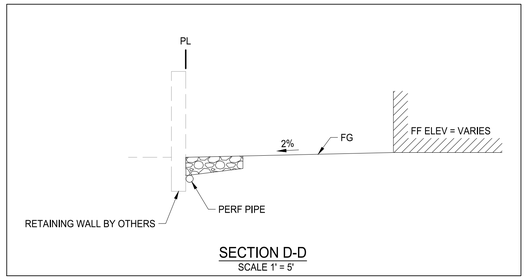

SECTION D-D
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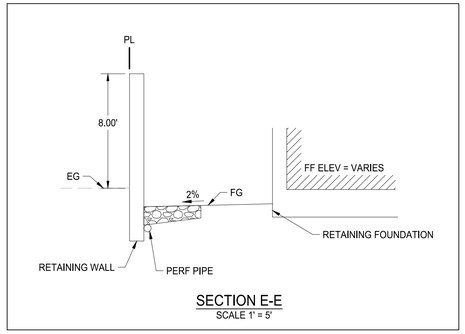

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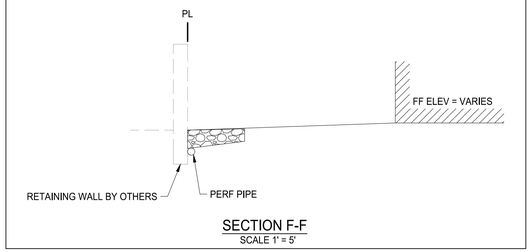

SECTION F-F
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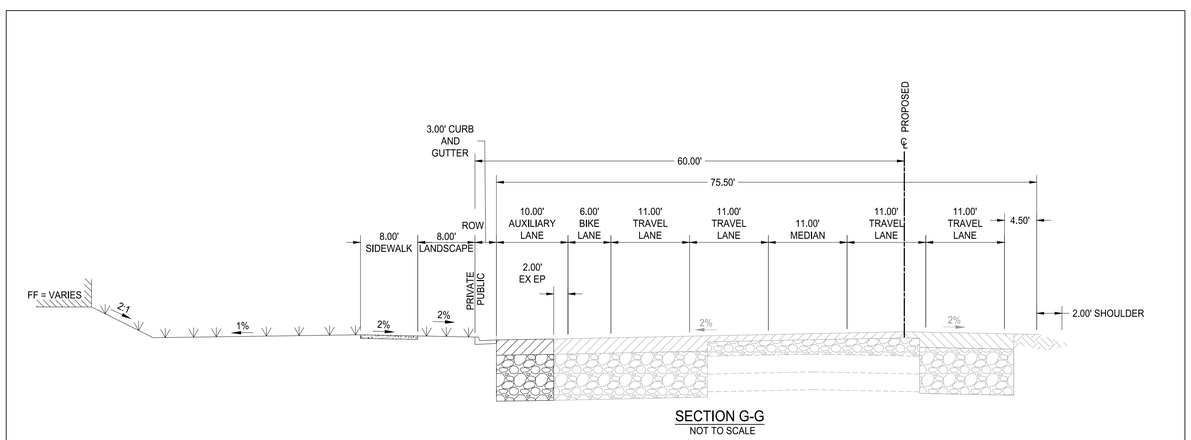
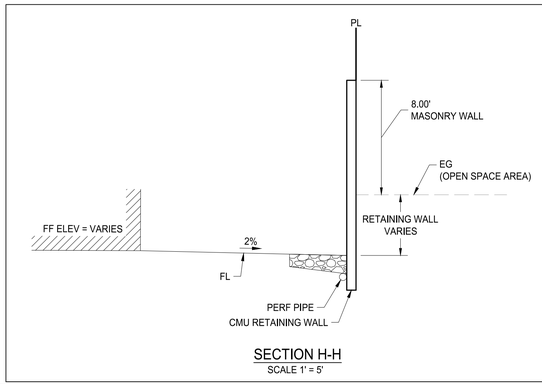


SECTION G-G
NOT TO SCALE



SECTION H-H
SCALE 1" = 5'

RECORD DRAWINGS

DATE _____ ENGINEER INITIAL _____

No.	Description	Engr Init	COUNTY APPROVAL By	Date

BENCHMARK DESCRIPTION
BENCHMARK ID: B.M. 126
ELEVATION = 118.03 (NGVD-29)
= 120.15 (NAVD-88)
3-1/4" BRASS DISK STAMPED SEPTEMBER 2014 LS 7331 LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FIDDYMENT ROAD AND WESTLAKE DRIVE ON THE TOP OF CURB AT NORTH CURB RETURN. CITY BM 126.

DESIGNED R. HUCK
DRAWN C ROBERTS
CHECKED D. DOSEN
DATE 12/23/2020
SCALE _____

PRELIMINARY DRAWING
FOR PLAN CHECK SUBMITTAL ONLY
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER — DAVID M. DOSEN — No. C57940 — EXP. 6-30-20 — CIVIL — STATE OF CALIFORNIA

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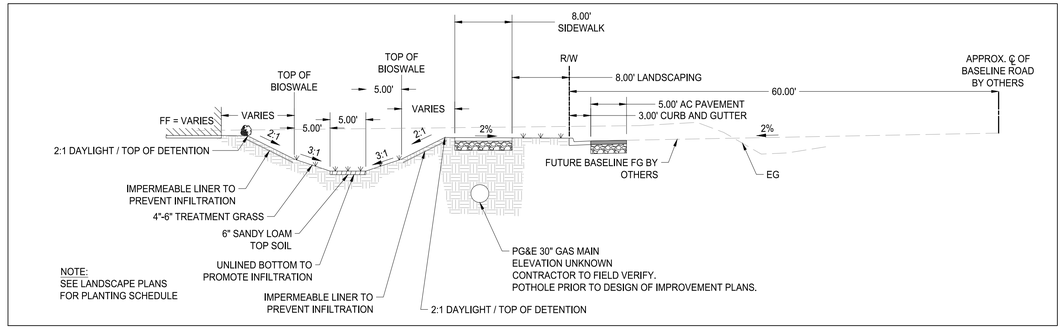
SGI CIVIL • SGI 3D • SURVEYORS GROUP, INC.
9001 Foothills Blvd., Suite 170
Roseville, CA 95747
(916) 789-0822 (916) 789-0824 (Fax)
www.sgicompanies.com

DOMINUS COMPANIES, INC.
IMPROVEMENT PLANS - MASTER PLAN
BASELINE SELF-STORAGE
CITY OF ROSEVILLE, CALIFORNIA
MASTER SECTIONS I

SHEET NO.
C-5 OF 7
JOB NO. DOM 19-60

L:\LDD\DOM 19-60\dwg\Engineering\On-Site\Master Plan\DOM 19-60 GR master.dwg | SAVED 23 December 2020



SECTION A-A
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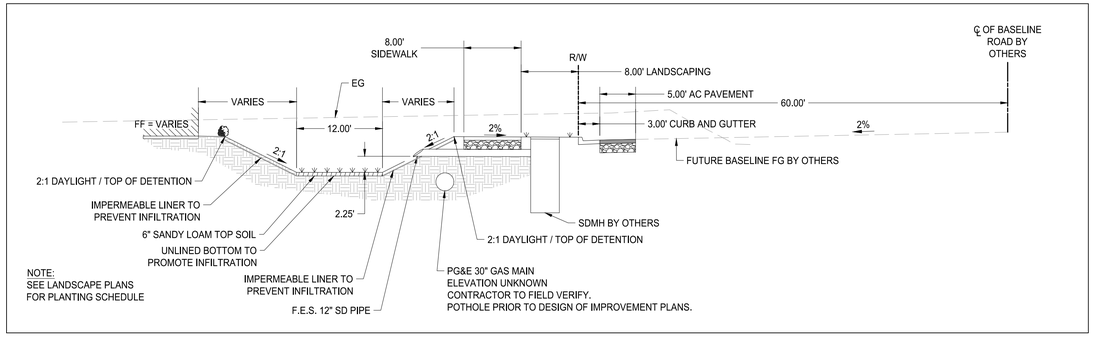

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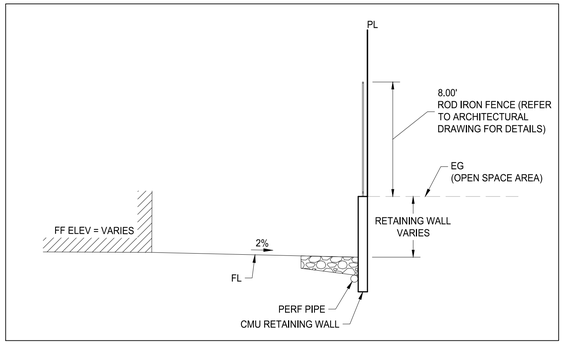

SECTION C-C
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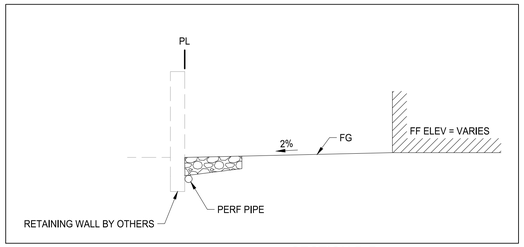

SECTION D-D
SCALE 1" = 5'

L:\LDD\DOM 19-60\dwg\Engineering\On-Site\Phase 1\DOM 19-60 GR01-PH01.dwg | SAVED 23 December 2020

RECORD DRAWINGS

DATE ENGINEER INITIAL

No.	Description	Engr Init	COUNTY APPROVAL By	Date

BENCHMARK DESCRIPTION

BENCHMARK ID: B.M. 126
ELEVATION = 118.03 (NGVD-29)
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DESIGNED R. HUCK
DRAWN C ROBERTS
CHECKED D. DOSEN
DATE 12/23/2020
SCALE

PRELIMINARY DRAWING

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REGISTERED PROFESSIONAL ENGINEER
DAVID M. DOSEN
No. C57940
EXP. 6-30-20
CIVIL
STATE OF CALIFORNIA

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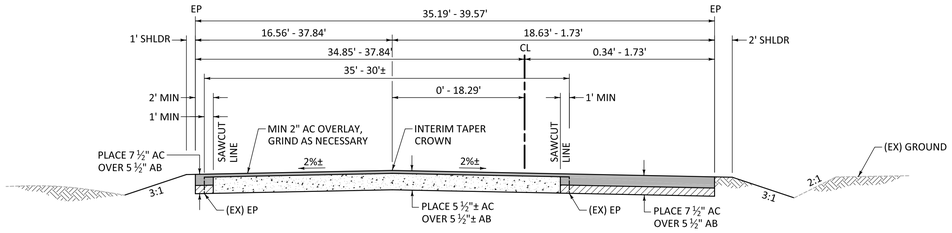
BASELINE SELF-STORAGE
CITY OF ROSEVILLE, CALIFORNIA
SECTIONS PHASE I

SHEET NO.
C-6 OF 7
JOB NO. DOM 19-60

PC Exhibit B

ALTERNATIVE SECTIONS						
TRAFFIC INDEX (TI)	TRAFFIC CONDITION	UNTREATED SUBGRADE R-VALUE = 10		CHEMICALLY TREATED SUBGRADE** R-VALUE = 40		
		TYPE B AC* (inches)	CLASS 2 AB (inches)	TYPE B AC* (inches)	CLASS 2 AB (inches)	
6.0	MINOR RESIDENTIAL	2 ½	14	2 ½	8	
		3 ½*	12	3 ½*	6	←
7.0	PRIMARY RESIDENTIAL	3	17	3	10	←
		4*	15	4*	8	
8.0	COLLECTOR NON-RESIDENTIAL COLLECTOR	4	18	4	10	
		5*	17	5*	8	
9.0	INDUSTRIAL	4	22	4	12	
		5 ½*	19	5 ½*	10	
10.0	MINOR ARTERIAL	5	24	5	13	←
		6 ½*	22	6 ½*	11	
11.0	MAJOR ARTERIAL	6	26	5 ½	15	←
		7*	24	7*	13	

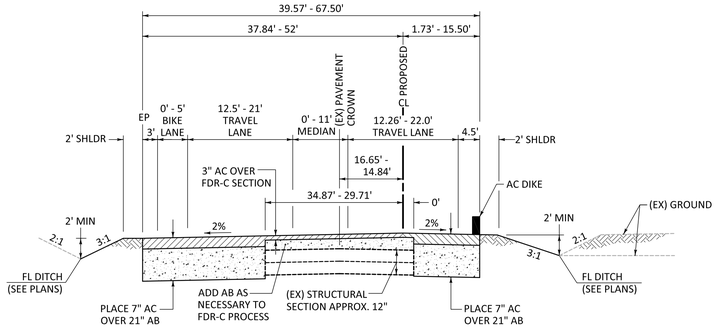
* ASPHALT CONCRETE THICKNESS CONTAINS THE CALTRANS SAFETY FACTOR.
** ASSUMES 12-INCH THICK MINIMUM SECTION OF LIME-TREATED SUBGRADE SOIL.



BASELINE ROAD TEMPORARY OVERLAY SECTION

1 / - NO SCALE

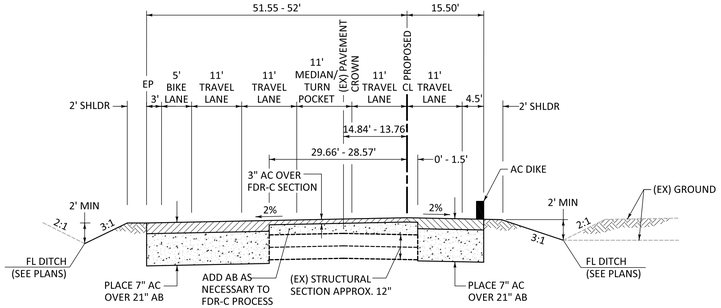
STA 911+23.32 TO STA 913+00.00



BASELINE ROAD TYPICAL SECTION

2 / - TI=11.0 NO SCALE

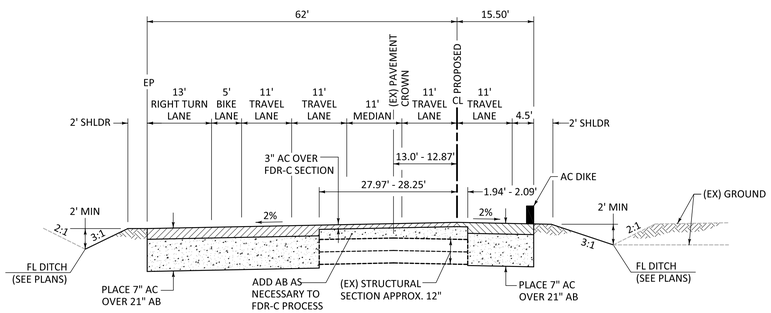
STA 913+00.00 TO STA 921+26.12



BASELINE ROAD TYPICAL SECTION

3 / - TI=11.0 NO SCALE

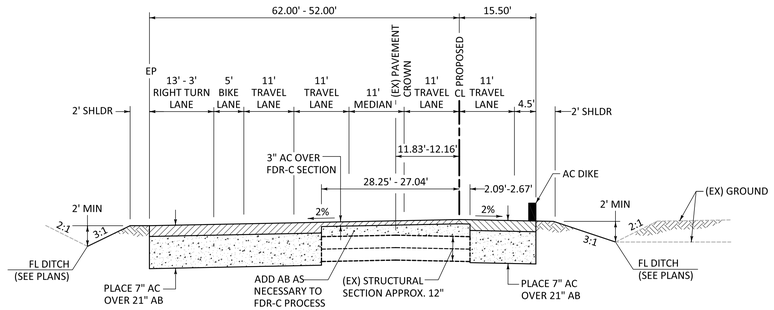
STA 921+26.12 TO STA 927+96.56



BASELINE ROAD TYPICAL SECTION

4 / - TI=11.0 NO SCALE

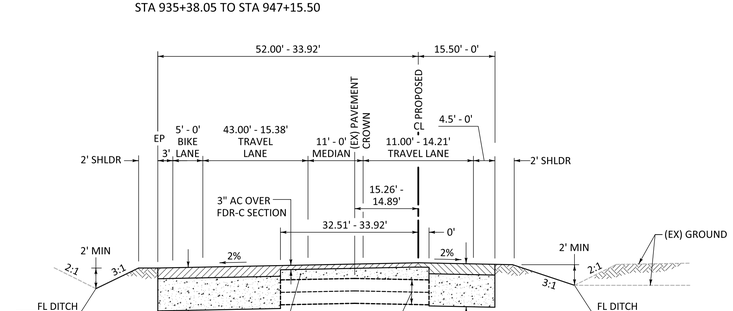
STA 930+17.59 TO STA 932+38.09



BASELINE ROAD TYPICAL SECTION

5 / - TI=11.0 NO SCALE

STA 932+38.09 TO STA 935+38.05



BASELINE ROAD TYPICAL SECTION

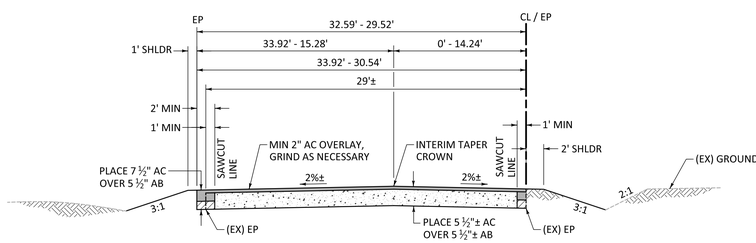
6 / - TI=11.0 NO SCALE

STA 935+38.05 TO STA 947+15.50

BASELINE ROAD TYPICAL SECTION

7 / - TI=11.0 NO SCALE

STA 947+15.50 TO STA 958+00.00



BASELINE ROAD TEMPORARY OVERLAY SECTION

8 / - NO SCALE

STA 958+00.00 TO STA 959+81.67

RECORD DRAWINGS

DATE ENGINEER INITIAL

MSA ENGINEERING INC.
MURRAY SMITH & ASSOCIATES ENGINEERING INC.
1340 BLUE OAKS BOULEVARD, SUITE 150
ROSEVILLE, CA. 95678
PHONE: (916) 788-4456
FAX: (916) 786-4457

APPROVED BY THE ROSEVILLE ENGINEERING DIVISION APPROVED PLANS AS OF 04.02.19

07/10/2019 03:53:29 PM
#EN18-0223]

NO.	DESCRIPTION	ENGR INIT. BY	ENGR INIT. DATE	COUNTY APPROVAL BY	COUNTY APPROVAL DATE
	REVISIONS				

PROJECT No.	17-018
DESIGNED BY:	RCH/MFS
DRAFTED BY:	DCP
CHECKED BY:	RCH
SCALE:	N/A
DATE:	06-18-2019

IMPROVEMENT PLANS FOR:
CITY OF ROSEVILLE, CALIFORNIA

SIERRA VISTA PHASE 1A INFRASTRUCTURE
BASELINE ROAD STA 908+50.00 TO STA 999+87.94

STREET SECTIONS

SHEET 5 OF 25

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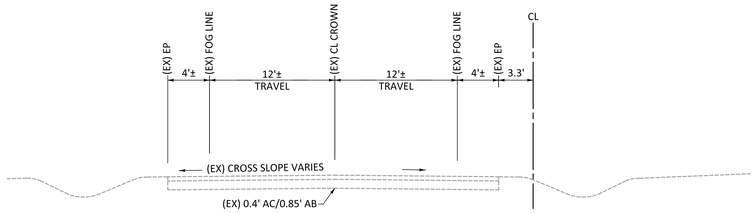
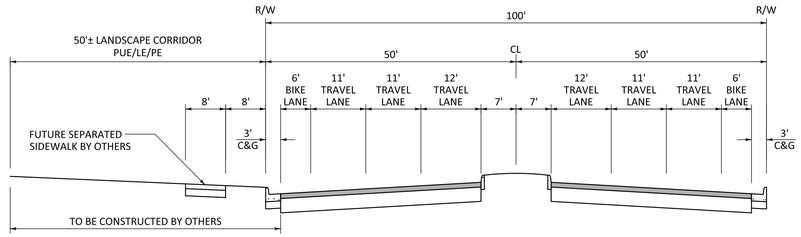


1/- TYPICAL STREET SECTION

TI=9.0 NO SCALE

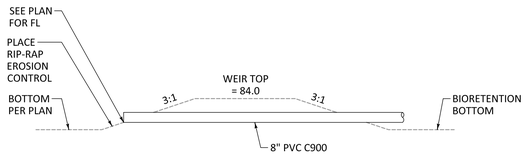
BASELINE ROAD Sta 893+00.00 TO 996+77.00

NOTE: FOR EXACT LIMITS OF WATER LINE, TRANSITIONS & TAPERS, SEE PLANS



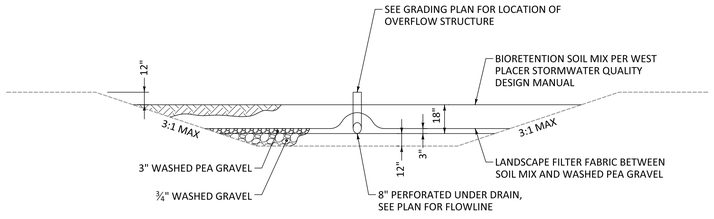
BASELINE ROAD (ULTIMATE IMPROVEMENTS)

100' STREET SECTION, NOT TO SCALE
(FOR REFERENCE ONLY)



2/- INFILTRATION RETURN PIPE DETAIL

NO SCALE



3/- TYPICAL BIORETENTION DETAIL

NO SCALE

RECORD DRAWINGS

DATE ENGINEER INITIAL

MSA ENGINEERING INC.
MURRAY SMITH & ASSOCIATES ENGINEERING INC.
1340 BLUE OAKS BOULEVARD, SUITE 150
ROSEVILLE, CA. 95678
PHONE: (916) 788-4456
FAX: (916) 786-4457

APPROVED BY THE ROSEVILLE ENGINEERING DIVISION
07/10/2019 03:53:29 PM
#[EN18-0223]

REVISIONS						
NO.	DESCRIPTION	ENGR INIT. BY	ENGR INIT. DATE	COUNTY APPROVAL BY	COUNTY APPROVAL DATE	

PROJECT No.	17-018	DRAFTED BY:	DCP	SCALE:	N/A
DESIGNED BY:	RCH/MFS	CHECKED BY:	RCH	DATE:	06-18-2019

IMPROVEMENT PLANS FOR:
CITY OF ROSEVILLE, CALIFORNIA

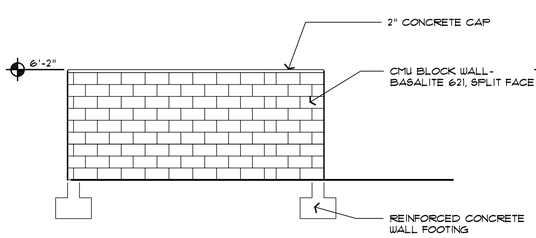
SIERRA VISTA PHASE 1A INFRASTRUCTURE
BASELINE ROAD STA 908+50.00 TO STA 999+87.94

TYPICAL SECTIONS & DETAILS

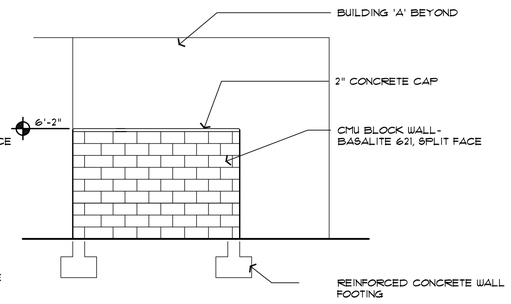
SHEET 6 OF 25

J:\Projects\Sierra Vista\17-018\Drafting\PHASE 1A Water T-Main\06-TYPICAL SECTIONS & DETAILS.dwg, 6/19/2019 2:52:48 PM, TDF

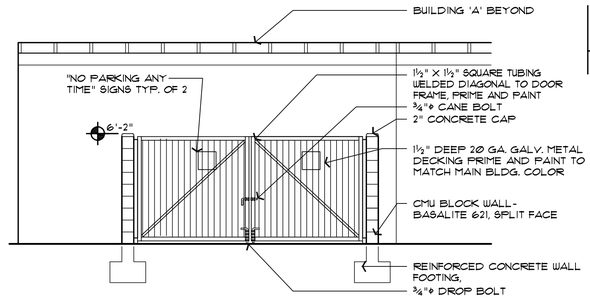
PC Exhibit B



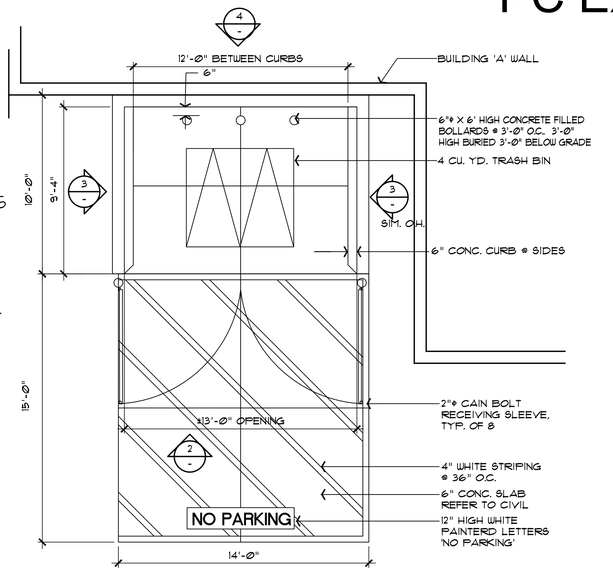
TRASH ENCLOSURE ELEVATION 1/4" 4



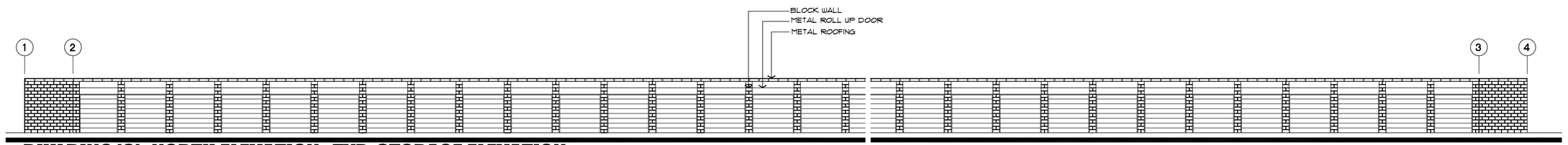
TRASH ENCLOSURE ELEVATION 1/4" 3



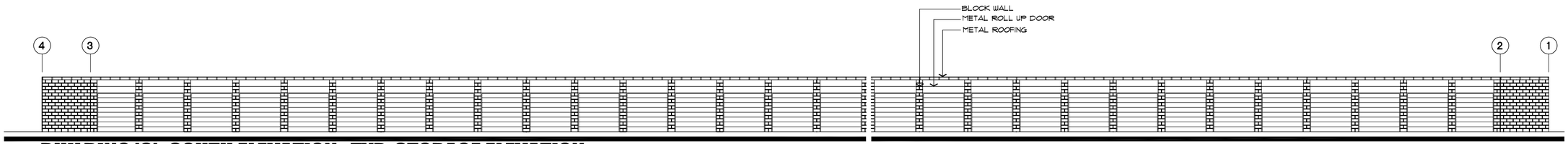
TRASH ENCLOSURE ELEVATION 1/4" 2



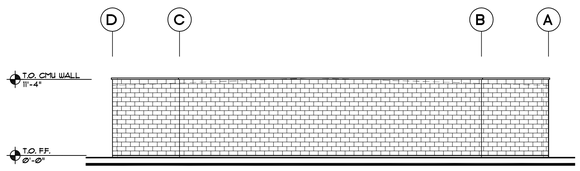
TRASH ENCLOSURE PLAN 1/4" 1



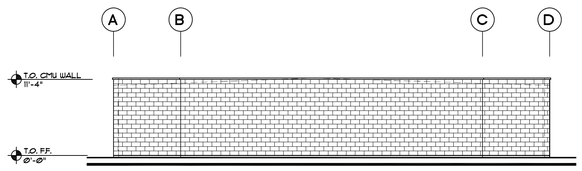
BUILDING 'C'- NORTH ELEVATION. TYP. STORAGE ELEVATION



BUILDING 'C'- SOUTH ELEVATION. TYP. STORAGE ELEVATION



BUILDING 'C'- WEST ELEVATION. TYP. STORAGE ELEVATION



BUILDING 'C'- EAST ELEVATION. TYP. STORAGE ELEVATION

0' 8' 16'

3/32"=1'-0"

BASELINE SELF STORAGE

ROSEVILLE, California
DOMINUS COMPANIES INC.

PROPOSED BUILDING 'C' ELEVS. /SITE DETAILS

11.207
DATE: 12-24-20
~~DATE: 10-9-19~~
~~DATE: 5-11-20~~
~~DATE: 7-9-20~~

P7

Stark Designs ARCHITECTURE

© 2020

PC Exhibit B

Stark Designs
ARCHITECTURE

2411 St. ANDREWS DRIVE
ROCKLIN, CA 95765
916 390 - 2236

© 2020 1dws@sbcglobal.net

REGISTERED PROFESSIONAL ENGINEER
GREGORY C. PERKINS
No. E-10629
EXP. 6-30-2021
ELECTRICAL
STATE OF CALIFORNIA

Date Signed: May 15, 2020

SACRAMENTO ENGINEERING CONSULTANTS
10555 Old Placerville Road
Sacramento, CA 95827-2503
Phone: (916) 368-4468
www.saceng.com

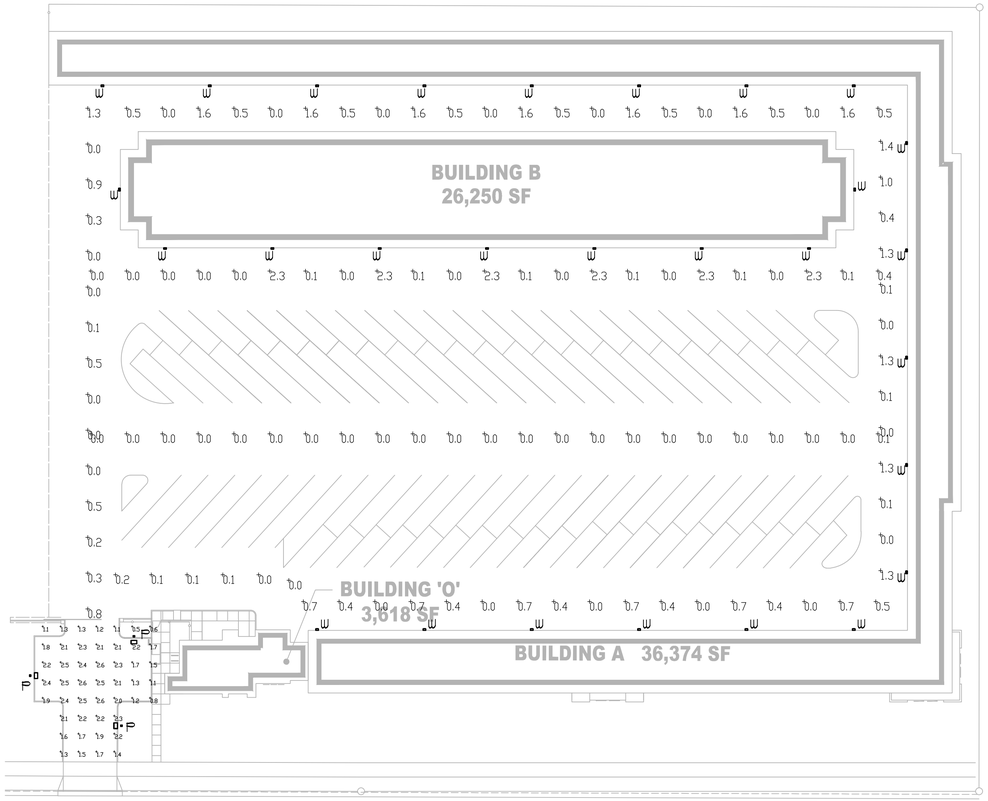
REGISTERED IN ALL 50 STATES

Job No. 20277

BASELINE SELF STORAGE

ROSEVILLE, CA

DOMINUS COMPANIES INC.



BASELINE ROAD

PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

A
E0.0

N

LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	FIXT. VOLT.	LAMPS NO.	LAMPS TYPE	INPUT V.A.	MOUNTING	REMARKS
P	LITHONIA #DSX0-LED-P2-50K-T3M-MVOLT-SPA ON 18' POLE	120-277	LED		49	POLE MOUNT 18'-0" ON 2'-0" BASE SEE DETAIL	SINGLE HEAD POLE MOUNT LED LUMINAIRE WITH TYPE III DISTRIBUTION, DARK SKY, FULL CUTOFF STYLE
W	RAB LIGHITNG #SLIM18	120-277	LED		21	SURFACE WALL +8'-6" AFF	LED WALL PACK FULL CUTOFF STYLE

SLIM18

RAB

12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze Weight: 4.3 lbs

Project: **Type:**

Prepared By: **Date:**

Driver Info

Type	Constant Current
120V	0.18A
208V	0.11A
240V	0.09A
277V	0.08A
Input Watts	21.00W

LED Info

Watts	18W
Color Temp	5100K (Cool)
Color Accuracy	75 CRI
L70 Lifespan	100,000
Lumens	2,565
Efficacy	122.1 LPW

Technical Specifications

Listings

UL Listed:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:
SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: PSPVC3C7

Construction

IP Rating:
Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in 40°C (104°F)

Housing:
Precision die-cast aluminum housing

Mounting:
Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:
Up to 14 ft

Lens:
Tempered glass lens

Reflector:
Specular thermoplastic

Gaskets:
High-temperature silicone

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:
Multi-chip, long-life LED

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Need help? Tech help line: **(888) 722-1000** Email: **custserv@rablighting.com** Website: **www.rablighting.com**

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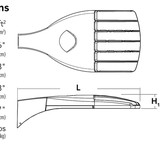
D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.95 ft² (.09 m²)
Length: 26" (66.0 cm)
Width: 13" (33.0 cm)
Height$_1$: 3" (7.62 cm)
Height$_2$: 7" (17.8 cm)
Weight (max): 16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10° P12° P11° P13°	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short [2] T5S Type V short [2] T5M Type V medium [2] T5W Type V wide [2] BLC Backlight control [3] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT [4,5] 120 [1] 208 [1] 240 [1] 277 [1] 347 [4,6] 480 [4,6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket [7] SPUMBA Square pole universal mounting adaptor [7] RPUMBA Round pole universal mounting adaptor [7] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [8]

Control options		Other options		Finish (required)	
Shipped installed NLTAIR2 nLight AIR generation 2 enabled [9,10] PIRHN Network, high/low motion/ambient sensor [11] PER NEMA twist-lock receptacle only (control ordered separate) [12] PER5 Five-pin receptacle only (control ordered separate) [12] PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) [12,13] DMG 0-10V dimming extend out back of housing for external control (control ordered separate) [14]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [15,16] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [15,16] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [15,16] PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [15,16] FAO Field adjustable output [17]	**Shipped installed** HS House-side shield [9] SF Single fuse (120, 277, 347V) [5] DF Double fuse (208, 240, 480V) [5] L90 Left rotated optics [1] R90 Right rotated optics [1] DDL Diffused drop lens [9] **Shipped separately** BS Bird spikes [9] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white		

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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REVISIONS:

SD JOB NO.: 11.207

DATE: 03-09-20

DRAWN BY: JG/PB

E0.0

PC Exhibit B

Stark Designs
ARCHITECTURE

2411 St. ANDREWS DRIVE
ROCKLIN, CA 95765
916 390 - 2236

© 2020 1dws@sbcglobal.net

REGISTERED PROFESSIONAL ENGINEER
GREGORY C. PETERSEN
No. E-10629
EXP. 6-30-2021
ELECTRICAL
STATE OF CALIFORNIA

Date Signed: May 15, 2020

SACRAMENTO ENGINEERING CONSULTANTS
10555 Old Placerville Road
Sacramento, CA 95827-2503
Phone: (916) 368-4468
www.saceng.com

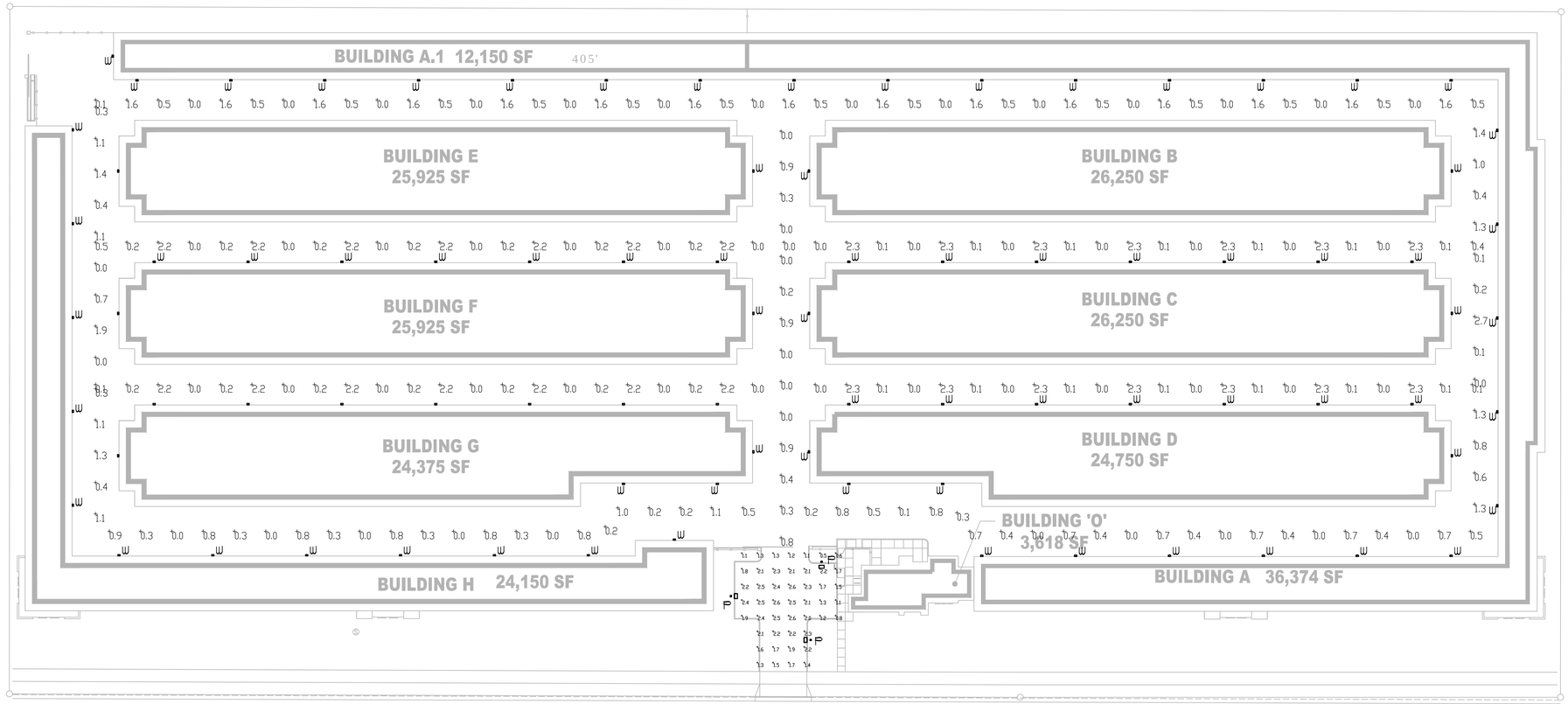
REGISTERED IN ALL 50 STATES

Job No. 20277

BASELINE SELF STORAGE

ROSEVILLE, CA

DOMINUS COMPANIES INC.



BASELINE ROAD

PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

A
E0.1

N

LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	FIXT. VOLT.	LAMPS NO.	LAMPS TYPE	INPUT V.A.	MOUNTING	REMARKS
P	LITHONIA #DSX0-LED-P2-50K-T3M-MVOLT-SPA ON 18' POLE	120-277	LED		49	POLE MOUNT 18'-0" ON 2'-0" BASE SEE DETAIL	SINGLE HEAD POLE MOUNT LED LUMINAIRE WITH TYPE III DISTRIBUTION, DARK SKY, FULL CUTOFF STYLE
W	RAB LIGHITNG #SLIM18	120-277	LED		21	SURFACE WALL +8'-6" AFF	LED WALL PACK FULL CUTOFF STYLE

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RAB

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Prepared By: **Date:**

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Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in 40°C (104°F)

Housing:
Precision die-cast aluminum housing

Mounting:
Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:
Up to 14 ft

Lens:
Tempered glass lens

Reflector:
Specular thermoplastic

Gaskets:
High-temperature silicone

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:
Multi-chip, long-life LED

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

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Catalog Number
Notes
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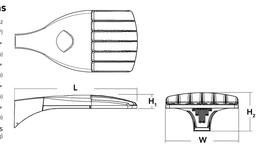

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DSX0 LED

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LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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DSX0-LED
Rev. 02/05/20

REVISIONS:

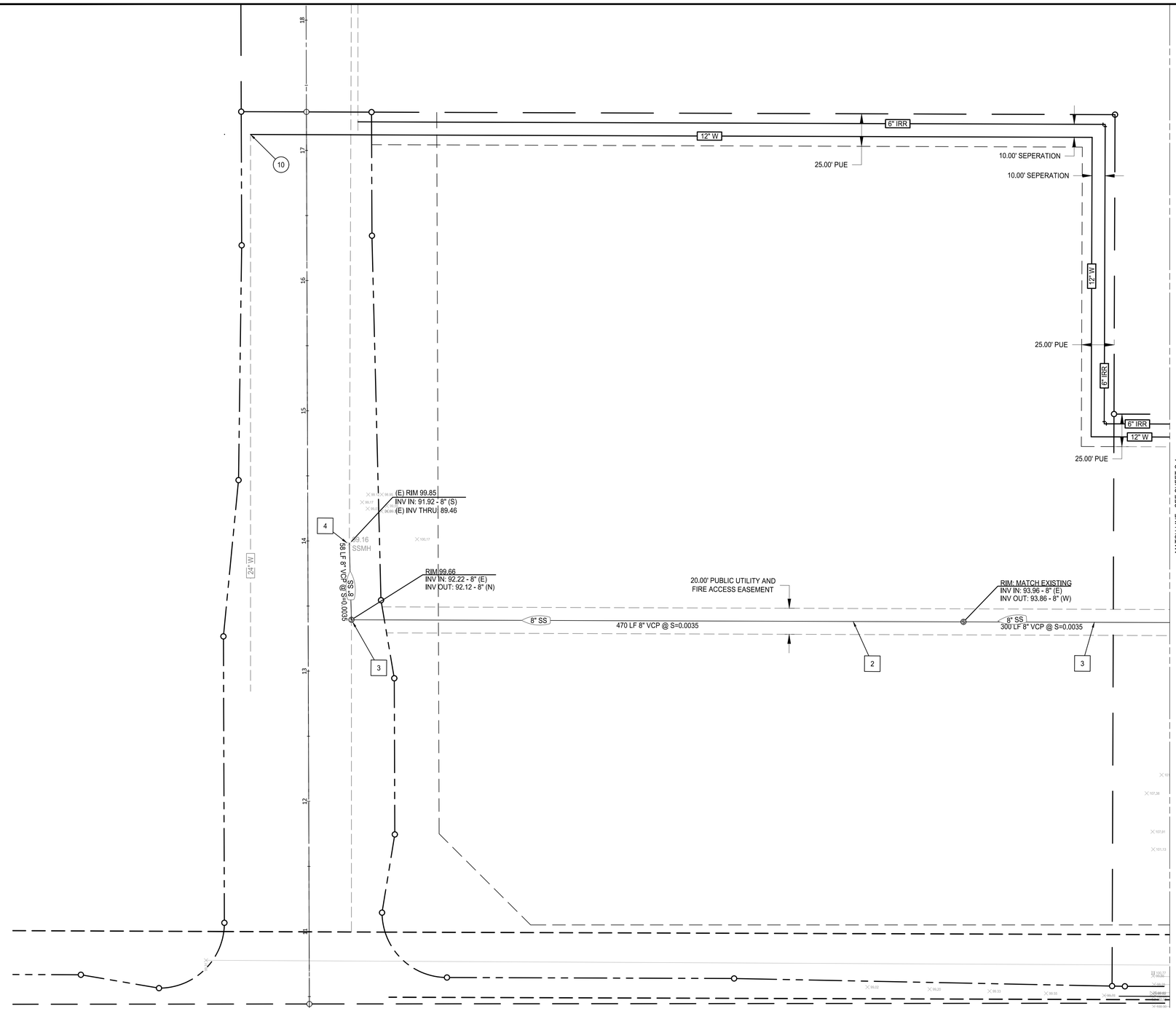
SD JOB NO.: 11.207

DATE: 03-09-20

DRAWN BY: JG/PB

E0.1

PC Exhibit B



WATER NOTES

(10) CONNECT TO 24" STUB ON WESTBROOK

SEWER NOTES

1. INSTALL SSCO
2. INSTALL VCP SEWER PIPE WITH SIZE AS SHOWN
3. INSTALL SSMH PER CITY STD.
4. CONNECT TO EXISTING SS MANHOLE

GRAPHIC SCALE

40 20 0 40 80

1 in = 40 ft

RECORD DRAWINGS

DATE ENGINEER INITIAL

No.	Description	Engr Init	COUNTY APPROVAL By	COUNTY APPROVAL Date

BENCHMARK DESCRIPTION

BENCHMARK ID: B.M. 126
ELEVATION = 118.03 (NGVD-29)

3-1/4" BRASS DISK STAMPED SEPTEMBER 2014 LS 7331 LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FIDDYMENT ROAD AND WESTLAKE DRIVE ON THE TOP OF CURB AT NORTH CURB RETURN. CITY BM 126.

DESIGNED R. HUCK
DRAWN C ROBERTS
CHECKED D. DOSEN
DATE 12/17/2020
SCALE

PRELIMINARY DRAWING

FOR PLAN CHECK SUBMITTAL ONLY

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER DAVID M. DOSEN No. 17580 EXP. 6-30-22 CIVIL STATE OF CALIFORNIA

SGI COMPANIES
SGI CIVIL • SGI 3D • SURVEYORS GROUP, INC.
9001 Foothills Blvd., Suite 170
Roseville, CA 95747
(916) 789-0822 (916) 789-0824 (Fax)
www.sgicompanies.com

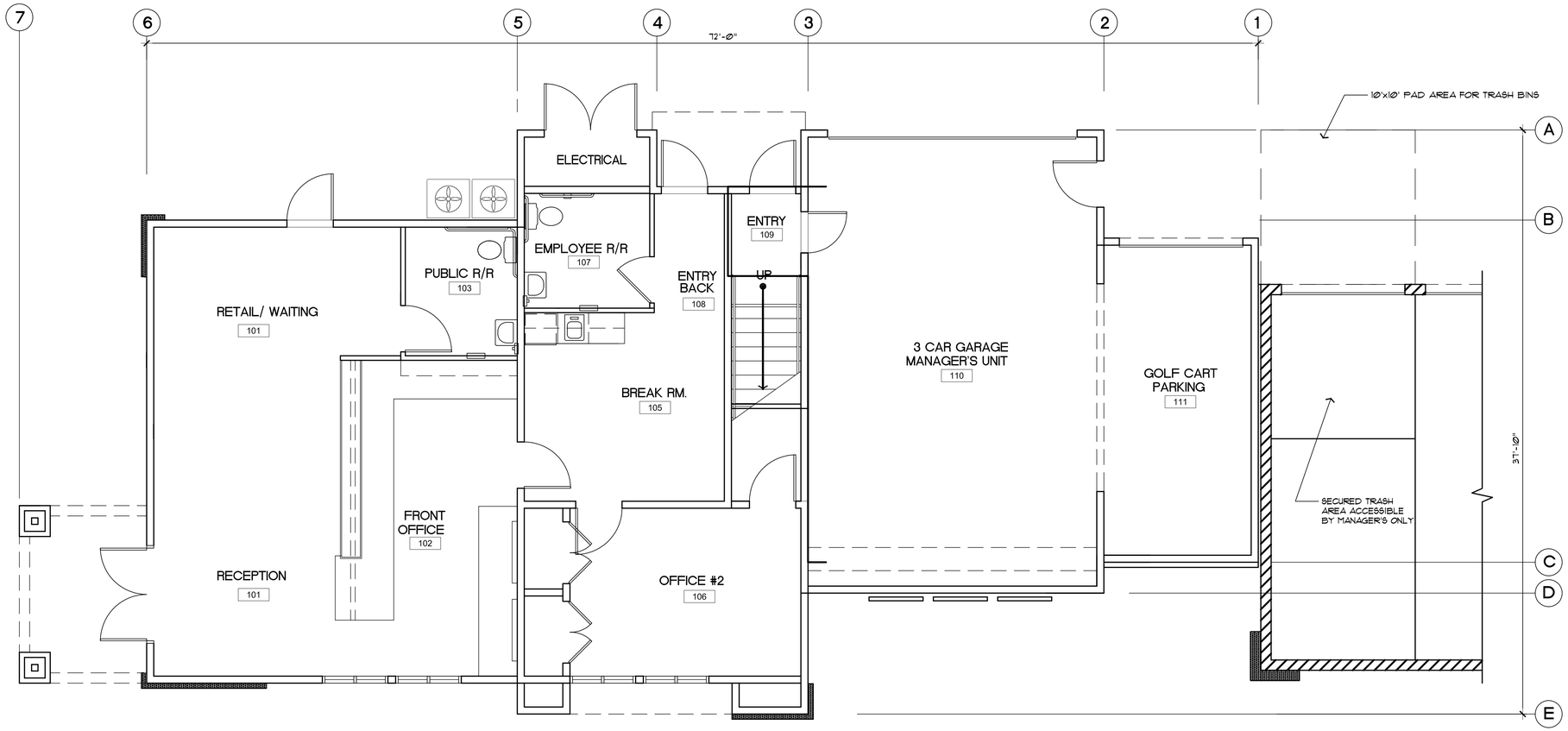
DOMINUS COMPANIES, INC.
IMPROVEMENT PLANS
BASELINE SELF-STORAGE
CITY OF ROSEVILLE, CALIFORNIA
UTILITY PLAN 2 - PHASE I

SHEET NO. C-7 OF 7

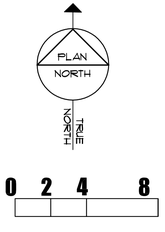
JOB NO. DOM 19-60

L:\LDD\DOM 19-60\dwg\Engineering\On-SitePhase 1\DOM 19-60 UT02-PH01.dwg | SAVED 23 December 2020

PC Exhibit C



MANAGER'S OFFICE - FIRST FLOOR PLAN



1/4"=1'-0" 0 2 4 8

BASELINE SELF STORAGE

ROSEVILLE, California
DOMINUS COMPANIES INC.

MANAGER'S OFFICE - FIRST FLOOR PLAN

P2

11.207
~~DATE: 10-9-19~~
~~DATE: 3-9-20~~
DATE: 5-11-20

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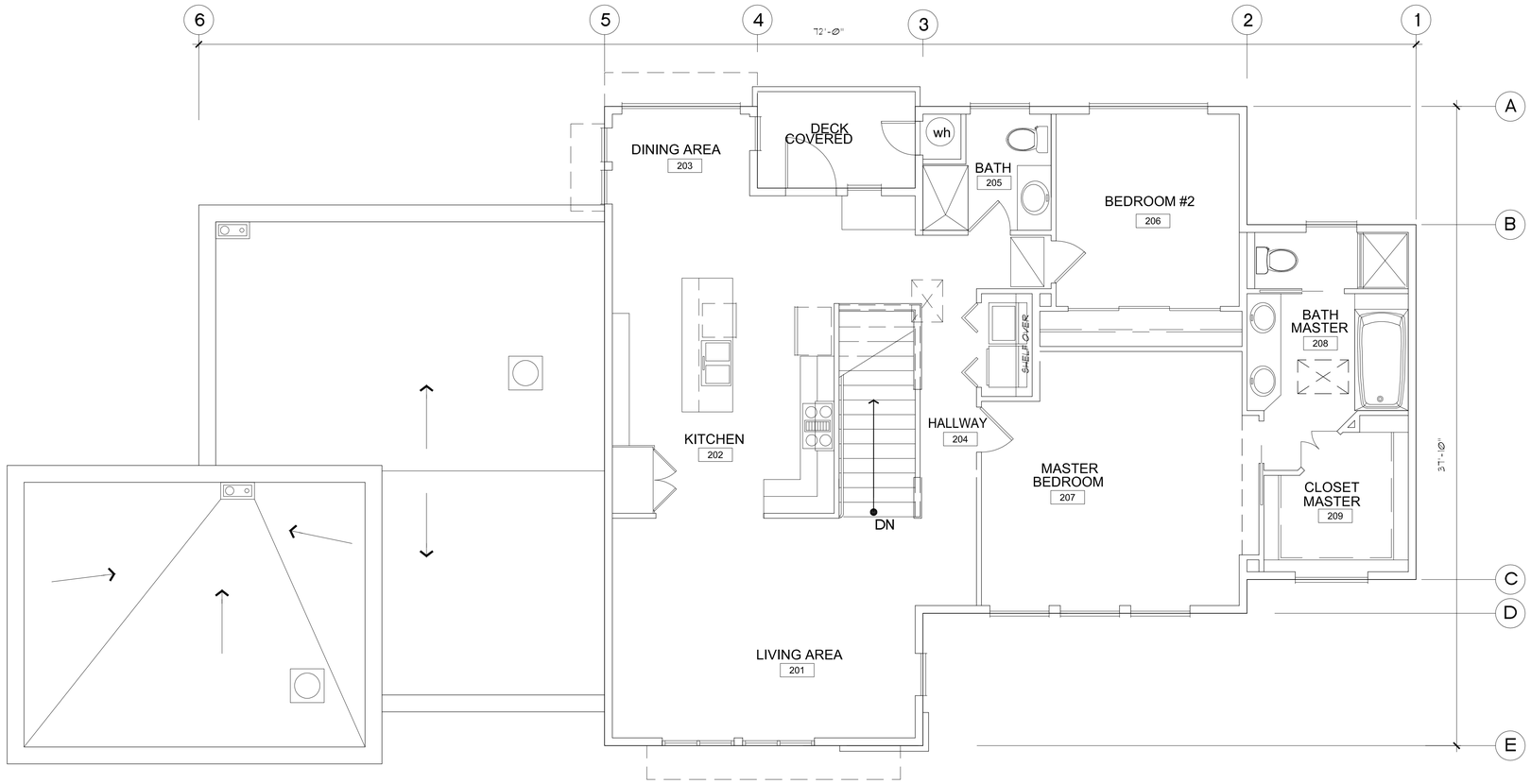

MANAGER'S APARTMENT - SECOND FLOOR PLAN

PLAN NORTH
TRUE NORTH

1/4"=1'-0"
0 2 4 8

BASELINE SELF STORAGE

ROSEVILLE, California
DOMINUS COMPANIES INC.

MANAGER'S APARTMENT- SECOND FLOOR PLAN

11.207
DATE: 10-9-19

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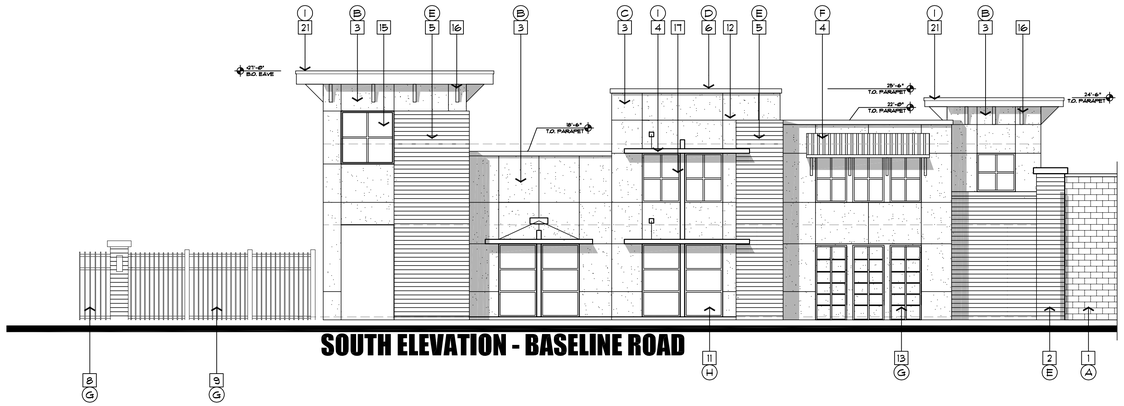

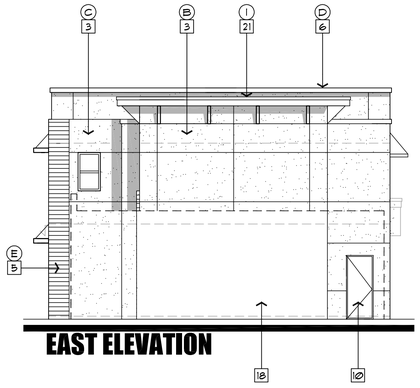

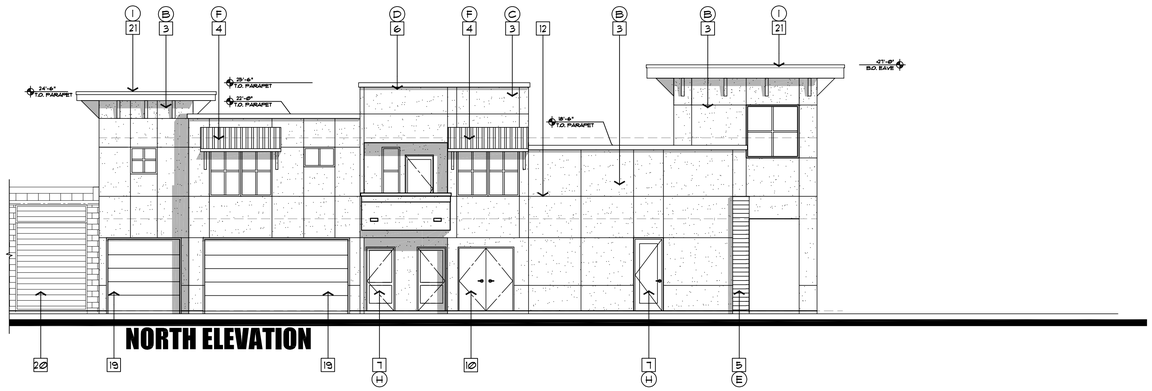

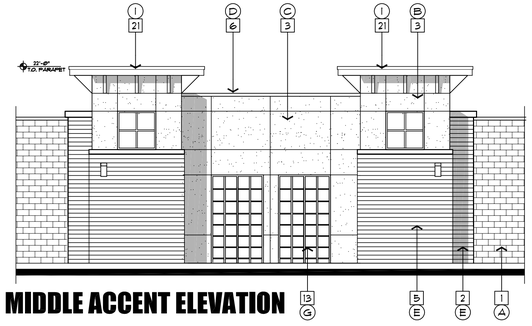

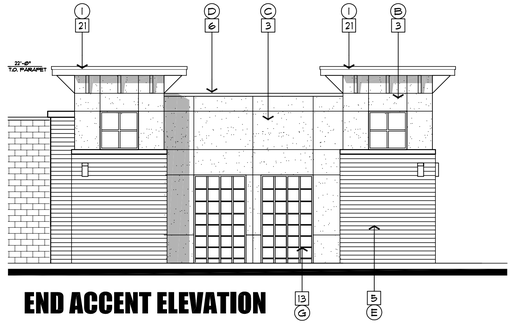

KEYNOTES

1	BLOCK WALL
2	BLOCK WALL PILASTER WITH FAUX WOOD TILE
3	PLASTER WALL
4	METAL ROOFING
5	FAUX WOOD TILE
6	FOAM PARAPET CAP
7	ALUMINUM STOREFRONT DOOR
8	WROUGHT IRON SLIDING GATE
9	WROUGHT IRON FENCE
10	HOLLOW METAL DOOR
11	TINTED GLAZING SET IN ALUMINUM STOREFRONT WINDOW SYSTEM
12	HORIZONTAL/ VERTICAL REVEAL
13	METAL LATICE WORK
14	METAL AWNING
15	SPANDREL GLAZING SET IN ALUMINUM STOREFRONT WINDOW SYSTEM
16	ROOF BRACING
17	VERTICAL METAL ACCENT
18	ADJACENT STORAGE UNIT, NOT SHOWN
19	GARAGE DOOR
20	ROLLUP OVERHEAD DOOR
21	PARAPET CAP

FINISH SCHEDULE

A	CMU BLOCK WALL- BASALITE 621, SPLIT FACE
B	DET413 MAIZE
C	DEC739 GOLDEN GATE
D	NOT USED
E	FAUX WOOD TILE
F	METAL ROOF, "AEP SPAN" COOL TERRA COTTA
G	WROUGHT IRON
H	CLEAR ANODIZED ALUMINUM W/ LIGHT TINT GLAZING
I	CLEAR ANODIZED ALUMINUM

0' 8' 16'

1/8"=1'-0"

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~~DATE: 10-9-19~~

~~DATE: 3-9-20~~

DATE: 5-11-20

P4

PROPOSED MANAGER'S OFFICE ELEVATIONS

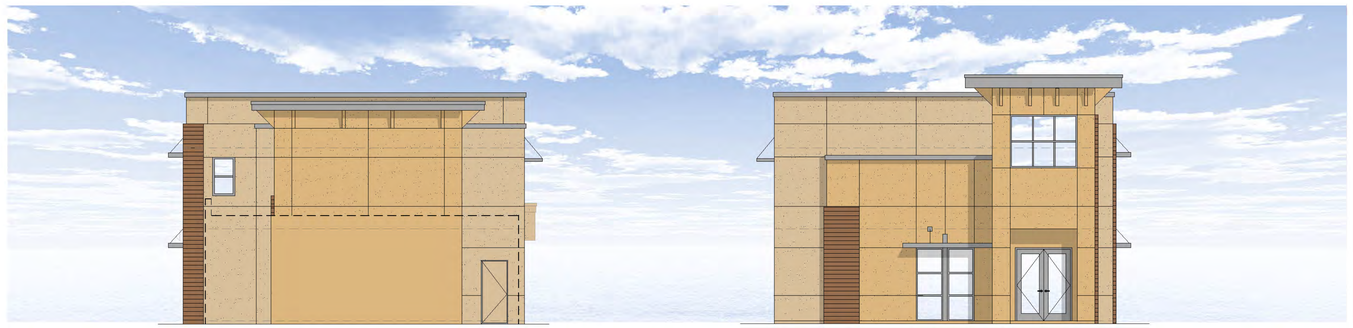
BASELINE SELF STORAGE

ROSEVILLE, California

DOMINUS COMPANIES INC.

PC Exhibit C

SOUTH ELEVATION - BASELINE ROAD



EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

MIDDLE ACCENT ELEVATION

END ACCENT ELEVATION

0' 8' 16'

1/8"=1'-0"

Stark Designs
ARCHITECTURE

11.207
DATE 5-11-20

P4C

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PROPOSED MANAGER'S OFFICE ELEVATIONS

BASELINE SELF STORAGE

ROSEVILLE, California
DOMINUS COMPANIES INC.

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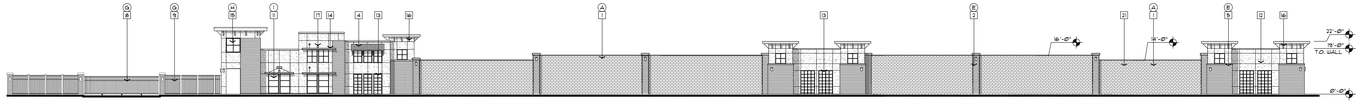
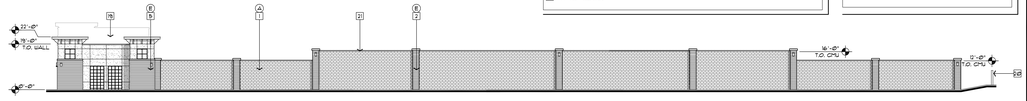


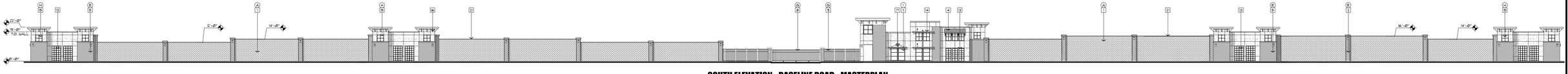
SOUTH ELEVATION - BASELINE ROAD - PHASE 1

WEST ELEVATION - PHASE 1

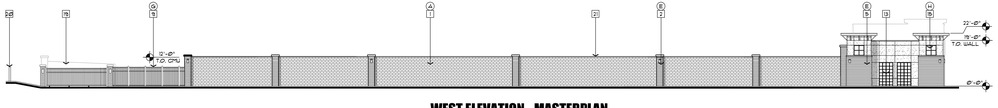


EAST ELEVATION - PHASE 1

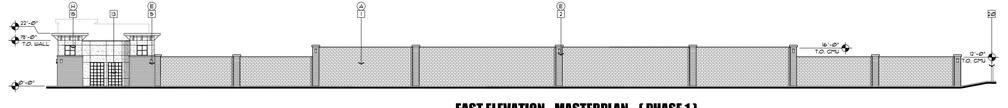
NORTH ELEVATION - PHASE 1



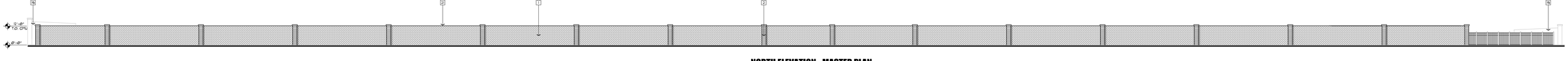
SOUTH ELEVATION - BASELINE ROAD - MASTERPLAN



WEST ELEVATION - MASTERPLAN



EAST ELEVATION - MASTERPLAN (PHASE 1)



NORTH ELEVATION - MASTER PLAN

KEYNOTES

1. BLOCK WALL
2. BLOCK WALL PILASTER WITH FAUX WOOD TILE
3. PLASTER WALL
4. METAL ROOFING
5. FAUX WOOD TILE
6. FOAM PARAPET CAP
7. ALUMINUM STOREFRONT DOOR
8. WROUGHT IRON SLIDING GATE
9. WROUGHT IRON FENCE
10. HOLLOW METAL DOOR
11. TINTED GLAZING SET IN ALUMINUM STOREFRONT WINDOW SYSTEM
12. HORIZONTAL/ VERTICAL REVEAL
13. METAL LATICE WORK
14. METAL AWNING
15. SPANDREL GLAZING SET IN ALUMINUM STOREFRONT WINDOW SYSTEM
16. ROOF BRACING
17. VERTICAL METAL ACCENT
18. ADJACENT STORAGE UNIT, NOT SHOWN
19. BUILDING BEYOND
20. RESIDENTIAL SOUND WALL
21. PARAPET CAP

FINISH SCHEDULE

- (A) CMU BLOCK WALL - EXBALITE 621, SPLIT FACE
- (B) DET473 MAIZE
- (C) DEC739 GOLDEN GATE
- (D) NOT USED
- (E) FAUX WOOD TILE
- (F) METAL ROOF, "MEP SPAN" COOL TERRA COTTA
- (G) WROUGHT IRON
- (H) CLEAR ANODIZED ALUMINUM W/ LIGHT TINT GLAZING
- (I) CLEAR ANODIZED ALUMINUM

0' 16' 32'

1/16"=1'-0"

Stark Designs
ARCHITECTURE

11.207

~~DATE: 10-9-19~~
~~DATE: 5-26-20~~
DATE: 5-11-20

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PROPOSED PHASE 1 & MASTERPLAN ELEVATIONS

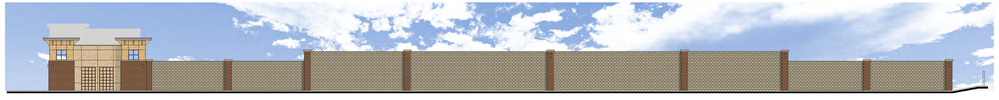
BASELINE SELF STORAGE

ROSEVILLE, California
DOMINUS COMPANIES INC.

PC Exhibit C

SOUTH ELEVATION - BASELINE ROAD - PHASE 1

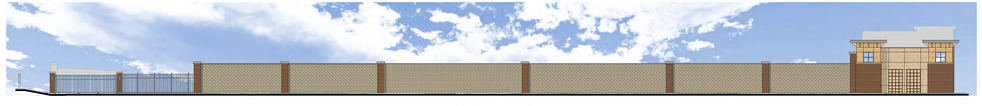
WEST ELEVATION - PHASE 1



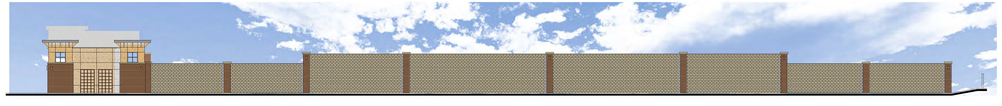
EAST ELEVATION - PHASE 1

NORTH ELEVATION - PHASE 1

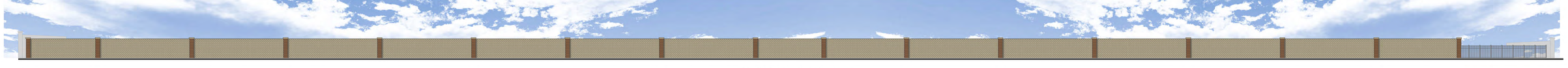
SOUTH ELEVATION - BASELINE ROAD - PHASE 2



WEST ELEVATION - PHASE 2



EAST ELEVATION - PHASE 2 (PHASE 1)



NORTH ELEVATION - PHASE 2

0' 16' 32'

1/16"=1'-0"

Stark Designs
ARCHITECTURE

11207
DATE 5-11-20

P5C

PROPOSED PHASE 1 & 2 ELEVATIONS

BASELINE SELF STORAGE

ROSEVILLE California
DOMINUS COMPANIES INC.

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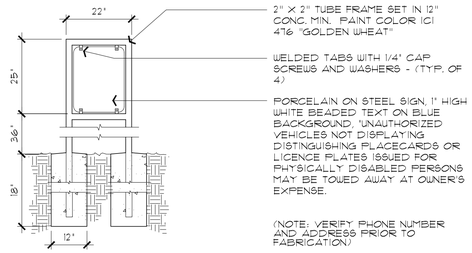
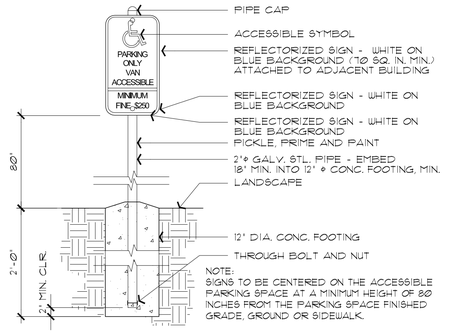
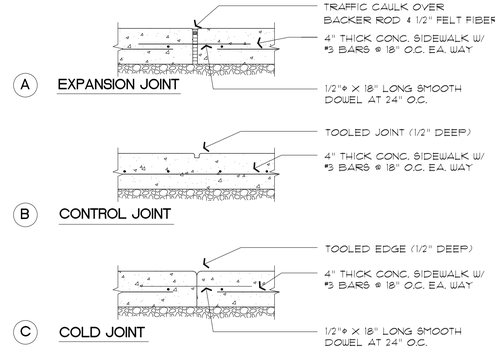


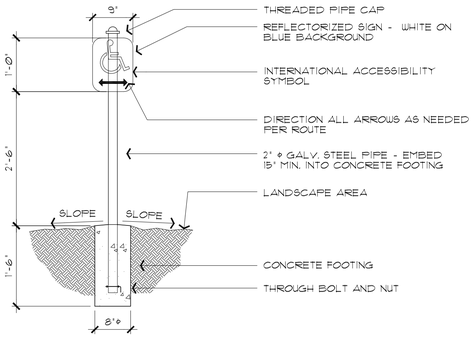
12 ENTRY SIGNAGE 1/2"



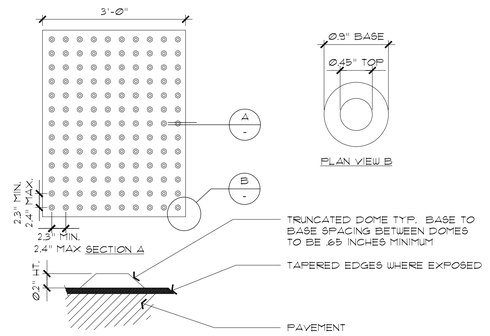
8 ACCESSIBLE SIGNAGE 3/4"



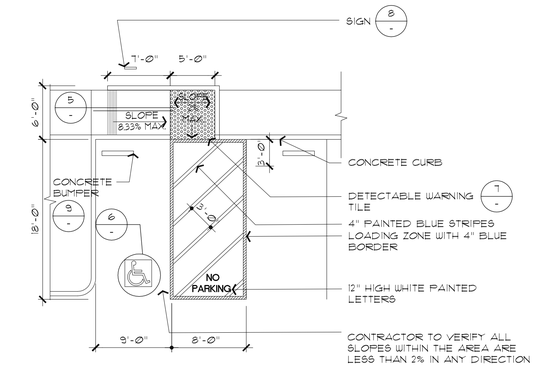
4 CONCRETE JOINTS 1-1/2"



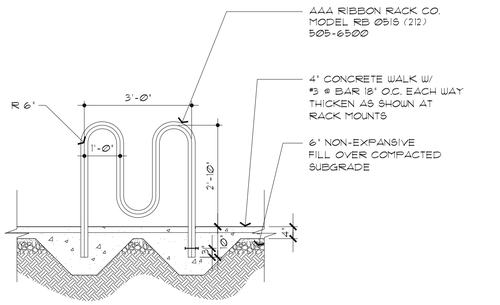
11 ACCESSIBLE PATH SIGN 3/4"



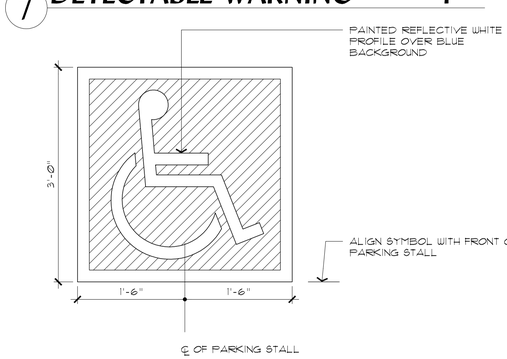
7 DETECTABLE WARNING 1"



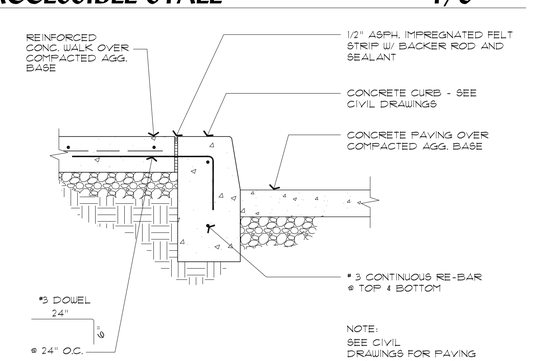
3 ACCESSIBLE STALL 1/8"



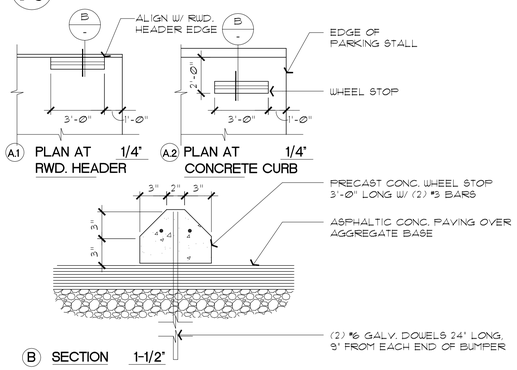
10 BIKE RACK 1/2"



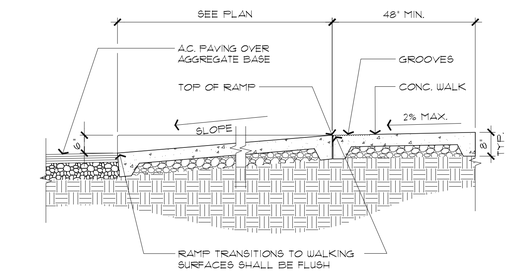
6 ACCESSIBLE SYMBOL 1"



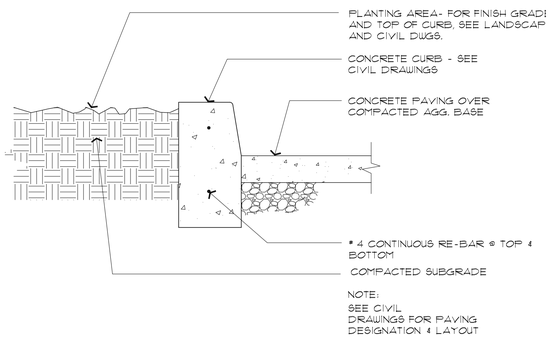
2 CURB AND WALK 1-1/2"



9 CONCRETE WHEEL STOP 1-1/2"



5 RAMP SECTION 1/2"



1 CURB @ LANDSCAPE 1-1/2"

Stark Designs ARCHITECTURE

11.207
DATE: 10-3-19

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SITE DETAILS

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BASELINE SELF STORAGE

ROSEVILLE, California
DOMINUS COMPANIES INC.

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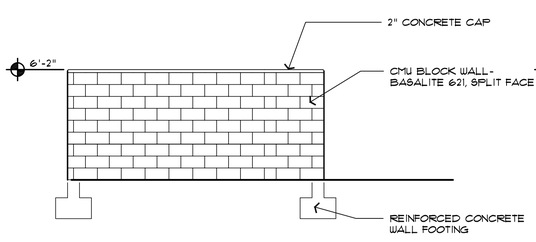
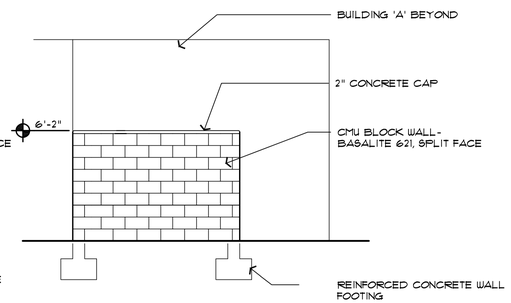
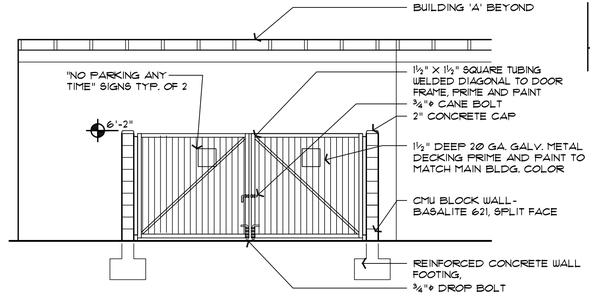


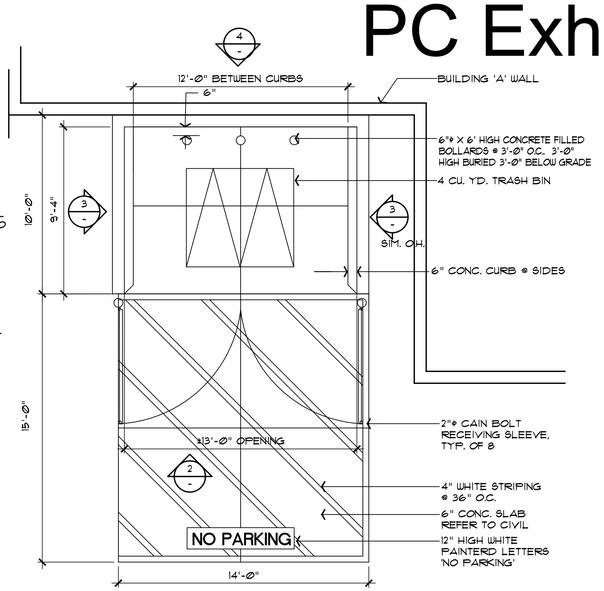
TRASH ENCLOSURE ELEVATION 1/4" 4



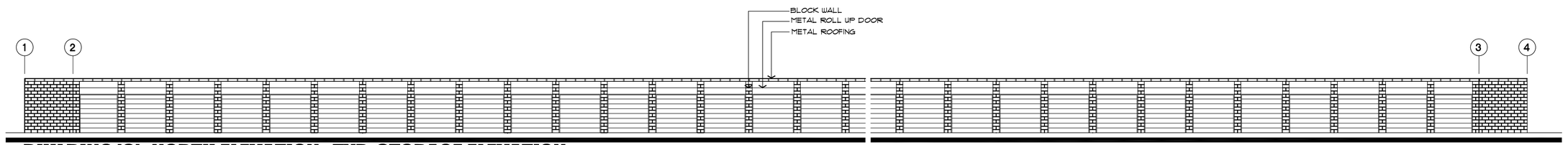
TRASH ENCLOSURE ELEVATION 1/4" 3



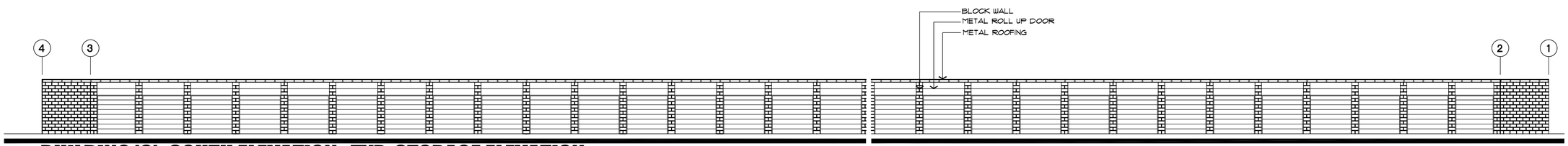
TRASH ENCLOSURE ELEVATION 1/4" 2



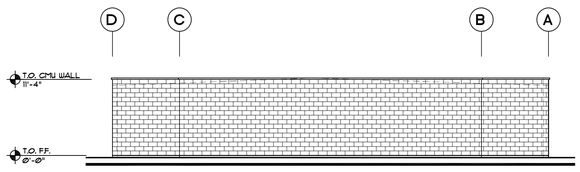
TRASH ENCLOSURE PLAN 1/4" 1



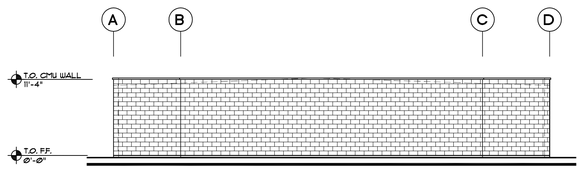
BUILDING 'C'- NORTH ELEVATION. TYP. STORAGE ELEVATION



BUILDING 'C'- SOUTH ELEVATION. TYP. STORAGE ELEVATION



BUILDING 'C'- WEST ELEVATION. TYP. STORAGE ELEVATION



BUILDING 'C'- EAST ELEVATION. TYP. STORAGE ELEVATION

0' 8' 16'

3/32"=1'-0"

BASELINE SELF STORAGE

ROSEVILLE, California
DOMINUS COMPANIES INC.

PROPOSED BUILDING 'C' ELEVS. /SITE DETAILS

11.207
DATE: 12-24-20
~~DATE: 10-9-19~~
~~DATE: 5-11-20~~
~~DATE: 9-9-20~~

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Stark Designs ARCHITECTURE

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Stark Designs ARCHITECTURE
David W. Stark
2411 Saint Andrews Dr.
Rocklin, CA 95765
916 390-2236
1dws@sbcglobal.net

“BASALITE” #621
SPLIT FACE

FAUX WOOD TILE

CLEAR ANODIZED ALUMINUM
WITH LIGHT TINT GLAZING

“AEP SPAN” COLONIAL RED
METAL ROOFING

BASELINE SELF STORAGE

ROSEVILLE, California

Color & Material Board 1

10–3-2019

PC Exhibit C

Stark Designs ARCHITECTURE
David W. Stark
2411 Saint Andrews Dr.
Rocklin, CA 95765
916 390-2236
1dws@sbcglobal.net

DET 473 MAIZE

DEC 739 GOLDEN GATE

WROUGHT IRON

BASELINE SELF STORAGE

ROSEVILLE, California

Color & Material Board 2

5-11-2020

PLANNING COMMISSION COMMUNICATION

Title:	SVSP PCL FD-08, FD-10, FD-21, FD-23 – JMC TM#3, 2150 Vista Grande Bl, File # PL20-0119
Contact:	Kinarik Shallow, kshallow@roseville.ca.us, (916) 746-1309

Meeting Date: 2/25/2021
Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Addendum

Attachment 2 SVSP Development Standards

Attachment 3 Open Space Access Plan

Exhibit A GPA Exhibit

Exhibit B General Plan Land Use Map Amendment

Exhibit C SPA Exhibit

Exhibit D SVSP Change Pages

Exhibit E Mourier DAA

Exhibit F Westpark Federico DAA

Exhibit G Tentative Subdivision maps

Exhibit H FD-10 Mass Grading Plans

Exhibit I Modified Development Standards

Exhibit J DRRS Package

CITY OF ROSEVILLE CALIFORNIA

PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING February 25, 2021

Prepared by: Kinarik Shallow, Associate Planner

ITEM 6.2: General Plan Amendment, Specific Plan Amendment, Development Agreement Amendment, Major Grading Plan, Tentative Subdivision Map, and Design Review for Residential Subdivision – 2150 Vista Grande Boulevard – SVSP PCL FD-8, FD-10, FD21, FD-23 – JMC TM#3 – File # PL20-0119

REQUEST

The proposed project will create 613 single-family residential lots within the Sierra Vista Specific Plan (SVSP). The project entitlements include a General Plan Amendment to change the land use designation of Parcel FD-10 from Low Density Residential (LDR) to Medium Density Residential (MDR), a Specific Plan Amendment to reflect the land use change and to transfer units among several large lot parcels within the SVSP, a Tentative Subdivision Map to create 613 single-family lots on parcels FD-8, FD-10, FD-21 & FD-23, a Major Grading Plan to allow rough grading for FD-10, and a Design Review for Residential Subdivision for FD-10, FD-21, and FD-23 to establish unit designs and modify development standards. Lastly, two Development Agreement Amendments are included to reflect the land use changes and unit transfers, revise development obligations with respect to groundwater and recycled water facilities, and to clarify evaluation of water conservation goals.

Applicant – David Cobbs, Baker Williams Engineering Group
Property Owner – Steve Schnable, Mourier Investments LLC

SUMMARY RECOMMENDATION

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

A. Consider the 4th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR);
B. Recommend the City Council approve the General Plan Amendment (Land Use Map);
C. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
D. Recommend the City Council approve the First Amendment of the Mourier Investments, LLC Development Agreement;
E. Recommend the City Council approve the Fourth Amendment of the Westpark Federico Development Agreement;
F. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to ninety-nine (99) conditions of approval;
G. Adopt the three (3) findings of fact and approve the Major Grading Plan subject to twenty-nine (29) conditions of approval; and
H. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-six (26) conditions of approval.

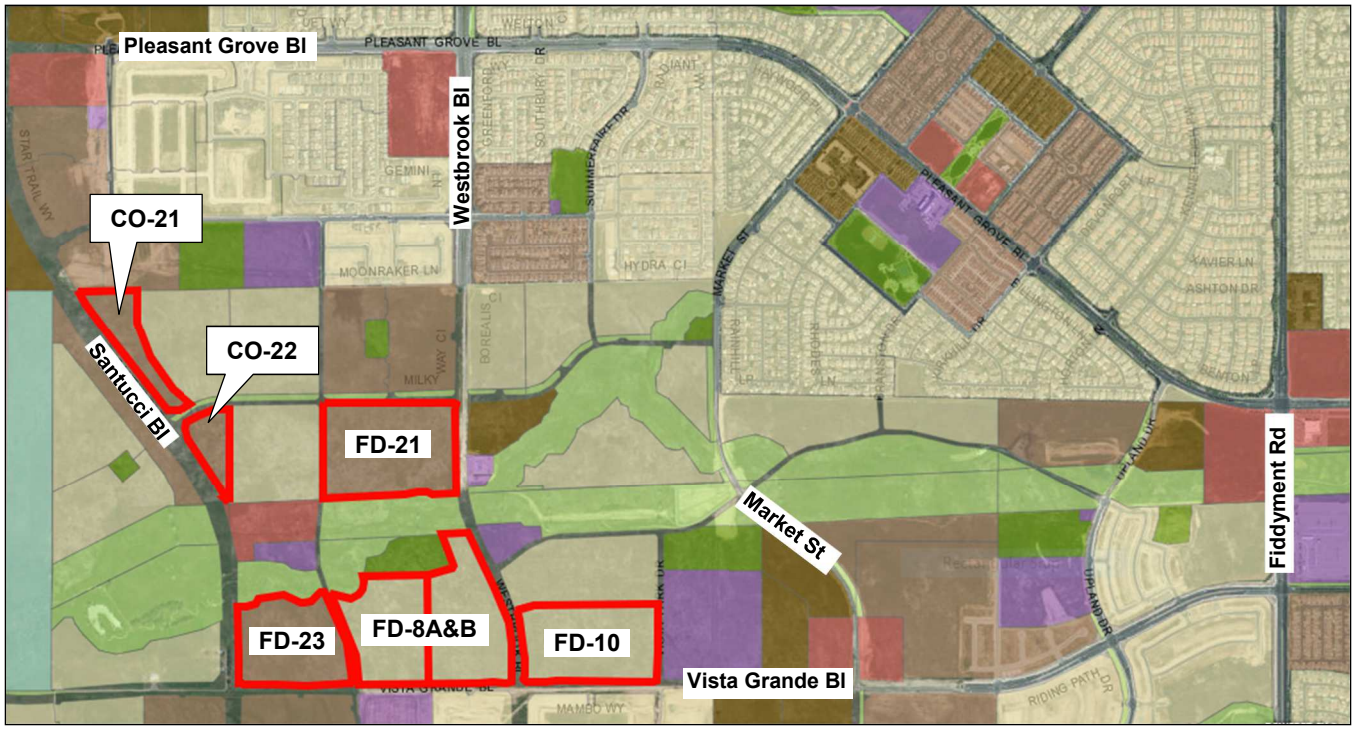
SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is within the Sierra Vista Specific Plan (SVSP). The SVSP was adopted on May 5, 2010 and includes 2,064 acres west of Fiddyment Road, north of Baseline Road. An Environmental Impact Report (EIR) was certified and a Mitigation Monitoring Program was adopted with the SVSP. Additionally, Development Agreements with the property owners of the SVSP parcels and the City were entered into to outline development obligations within the SVSP. The requested entitlements would allow for development of 613 units on approximately 115 acres in the western portion of the SVSP area (see Figure 1). New subdivisions are currently under development to the east and southeast of the project area.

Figure 1: Project Location (parcels bordered in red)



PROJECT DESCRIPTION

General Plan Amendment (GPA) – The project includes a GPA to amend the land use designation of Parcel FD-10 from Low Density Residential (LDR) to Medium Density Residential (MDR). The proposed changes will add MDR acreage and decrease LDR acreage, but will not change the overall number of residential units designated for the project area or extend beyond the development area of the SVSP. Exhibit A includes the General Plan Amendment exhibit and Exhibit B includes the General Plan Land Use Map reflecting the land use change.

Specific Plan Amendment (SPA) – The project includes an Amendment to the SVSP, which includes land use changes consistent with those described in the General Plan Amendment as well as unit transfers among parcels FD-8, FD-10, FD-21, FD-23, CO-21, and CO-22. The Specific Plan Amendment also includes changes to the text, tables, and figures to reflect the land use changes and unit transfers. The applicant has proposed a gated community for Parcel FD-10 and Parcel FD-23, which are not currently shown as gated within the SVSP. Therefore, the project will revise SVSP Figure B-25, which identifies the locations where gated communities are permitted. Exhibit C includes the map amendment and Exhibit D includes the proposed change pages for the text, tables, and figures of the SVSP.

Development Agreement (DA) Amendments – The project includes the amendment of two development agreements within the SVSP: 1.) Westpark Federico and 2.) Mourier Investments LLC (Exhibits E and F). The amendments reflect the proposed land use changes and the change in the number of units within the affected development agreements. The amendments to the Westpark Federico DA include updates to the parties' obligations with respect to groundwater production wells and recycled water facilities, and updates to the parties' evaluation of water conservation goals.

Tentative Subdivision Map – The applicant proposes new subdivisions on Parcels FD-8, FD-10, FD-21, and FD-23. Subdivisions on Parcels CO-21 and CO-22 are not being proposed at this time. Parcel FD-8 will be a 156-unit LDR subdivision; Parcel FD-10 will be a 143-unit MDR subdivision; Parcel FD-21 will be a 187-lot MDR subdivision; and Parcel FD-23 will be a 127-lot MDR subdivision. The Tentative Subdivision Maps are included as Exhibit G.

Major Grading Plan – The applicant requests a Major Grading Plan approval to allow rough grading of Parcel FD-10, with approximately 60,000 cubic yards of cut and 43,000 cubic yards of fill. Approximately 16,000 cubic yards of earth will be stockpiled temporarily on the future 5.5-acre park parcel to the northwest of FD-10 (Parcel FD-52). The rough grading plans are included as Exhibit H.

Design Review for Residential Subdivision – The project includes unit designs with modified development standards for the proposed subdivisions. The modified development standards are consistent with those approved for similar subdivisions within the SVSP. The development standards are included as Exhibit I and the proposed elevations are included as Exhibit J.

EVALUATION: GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT

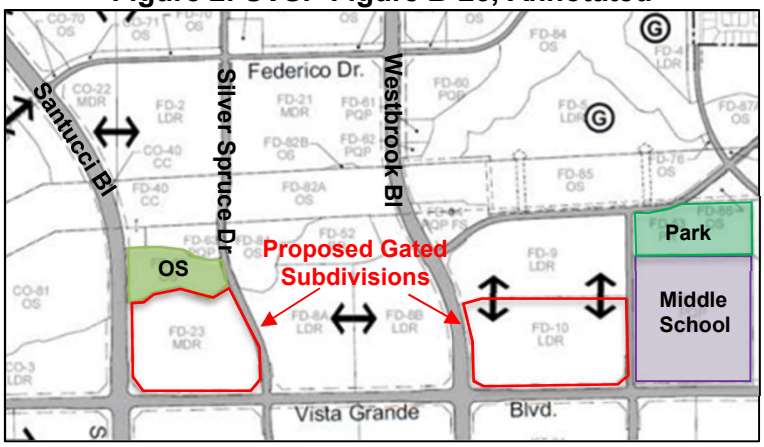
The applicant is requesting a GPA and SPA to reconfigure land use designations and transfer units among several large lot parcels in the project area. These parcels include FD-8 (A&B), FD-10, FD-21, FD-23, CO-21 and CO-22. Each of these parcels has a zoning designation of Small Lot Residential/Development Standards (RS/DS), which will remain unchanged. The SVSP allows for residential units to be transferred between lots within the plan area. However, unit transfers that result in a change in land use or result in greater than a 20% difference shall be evaluated with an amendment to the Specific Plan. In this case, the cumulative increase in units for Parcel FD-10 changes the allocation by more than 20% and results in a change in land use from LDR to MDR (see Table 1). Thus, the unit transfers are being processed as a SPA. The SPA also includes changes to the text, tables, and figures of the SVSP to reflect the land use change and unit transfers.

Table 1: Proposed Unit Transfers

Parcel	Existing Land Use	Proposed Land Use	Existing Units	Proposed Units	Difference	% Change	Transfer from
FD-8	LDR	Unchanged	164	156	-8	4.9%	--
FD-10	LDR	MDR	96	143	+47	49%	8 units from FD-8, 10 units from FD-21, 16 units from FD-23, 8 units from CO-21, and 5 units from CO-22
FD-21	MDR	Unchanged	197	187	-10	5%	--
FD-23	MDR	Unchanged	143	127	-16	11.2%	--
CO-21	MDR	Unchanged	70	62	-8	11.4%	--
CO-22	MDR	Unchanged	43	38	-5	11.6%	--
TOTAL			**713**	**713**			

The proposed changes will decrease Low Density Residential (LDR) acreage and increase the Medium Density Residential (MDR) acreage but will not change the overall number of residential units designated for the project area or extend beyond the development area of the SVSP. As discussed in the Addendum prepared for the project (Attachment 1), the project is converting some of the anticipated land uses with a higher water demand to a lower water demand (20.46 acres of LDR to MDR); therefore, the proposed land use change will result in an overall decrease in water demand for the project area. The City Departments responsible for development review have examined the proposed land use modification and unit transfers, and determined that there will be no impacts to planned infrastructure, roadways, or other public facilities. As such, staff supports the proposed GPA and SPA.

Figure 2: SVSP Figure B-25, Annotated



In addition to the above amendments, the applicant has requested a minor revision to the SVSP to identify two new gated subdivisions. Section B.8 of the SVSP design guidelines includes design requirements for gated subdivisions, and identifies the location of areas which are permitted to be gated in SVSP Figure B-25. The applicant has proposed gating subdivisions within Parcels FD-10 and FD-23, but the SVSP does not identify these parcels as gated. Figure 2 of this staff report is a portion of Figure B-25, which has been annotated to show how the proposed gated portion of the subdivision (bordered in red) relates to the adjacent areas. The black arrows in SVSP Figure B-25 show locations where connections between subdivisions are anticipated, and the encircled "G" is a subdivision where a gated community is permitted. The SVSP includes an administrative-approval process for gating additional areas, stating: ". . . additional parcels may be determined appropriate for a gated subdivision if it can be demonstrated that the gates will not preclude adequate through-access for pedestrians, cyclists, or automobiles."

As shown, the proposed gated subdivision for Parcel FD-10 is in an area where connection was anticipated between Parcel FD-9 to the north. Parcel FD-10 will have two gated points of access—one on Vista Grande Boulevard to the south and one on Westbrook Boulevard to the west. A future middle school (Parcel FD-65) and a future park (Parcel FD-53) are located to the east across Vista Park Drive. The school and park are adjacent to public roadways that will provide direct connections for surrounding uses, including Parcel FD-9 to the north. Pedestrians and bicyclists can share the roadway facilities in the project area, as all public roads will include sidewalks, and Vista Grande Boulevard and Westbrook Boulevard will include a Class II (on-street) bicycle lane. The proposed gated subdivision does not impede or affect access to the school and park for surrounding residential areas.

Parcel FD-23 is not identified to have any connections with adjacent subdivisions as it is bounded by roadways on all three sides, and is bounded by open space Parcel FD-80 to the north. The northern boundary was never anticipated to include through-access for vehicles given the open space preserve. The open space will have a 10-foot trail that will be accessible via Santucci Boulevard to the east and Silver Spruce Drive to the west. Pedestrians and bicyclists can share the roadway facilities in the project area, as all public roads will include sidewalks, and Vista Grande Boulevard and Santucci Boulevard will include a Class II (on-street) bicycle lane. There will also be a Class I (off-street) bike path along Santucci Boulevard that will provide direct connection to the open space trail. The proposed gated subdivision does not impede or affect access to the open space trail for surrounding residential areas.

Based on this analysis, staff concludes the proposed gated subdivisions conform to the requirements for gated subdivisions in the SVSP.

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT

Section 19.84.040 of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

1. ***Consistency with the objectives, policies, general land uses and programs specified in the General Plan and the Sierra Vista Specific Plan;***

2. ***Consistency with the provisions of the City of Roseville Zoning Ordinance;***

3. ***Conformity with the public health, safety and general welfare;***

4. ***The effect on the orderly development of the property or the preservation of property values; and***

5. ***Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the Agreement.***

Development Agreements (DAs) are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. The project includes a first amendment of the Mourier Investments, LLC DA and a fourth amendment of the Westpark Federico DA. The DAs will be amended to reflect the proposed unit transfers and land use change. In addition, the key items addressed in the Westpark Federico DA amendment include groundwater wells, water conservation goals, recycled water facilities, and affordable housing unit obligations. Each item is listed and discussed below. Items that are not addressed in this amendment are subject to the terms of the original DAs and prior Amendments.

Groundwater Wells: Section 3.7.2 of the original DA requires the Landowner to dedicate to the City Parcels JM-60 and FD-63 for two groundwater wells. The City is responsible for the construction of monitoring wells for determining water production and quality and the topside improvements. The Landowner is responsible for drilling and completing the production wells, but not the above ground well improvements such as pumping and treatment facilities. The requested DAA maintain this language but adds that if the City adopts a revised water connection fee which is uniformly applied on a City-wide basis and encompasses the costs of the well construction requirements, the Landowner shall be relieved of the well construction requirements as long as the Landowner pays the applicable water connection fee.

Water Conservation Goals: The proposed DAA includes an amendment to Section 3.7.4, which pertains to the City's periodic evaluation of available water supply and water conservation goals. The original DA requires the review of water demands, the achievement of water conservation goals and sources of water once construction of the dwelling units in the Plan area cumulatively utilize 25% of the projected potable water usage at buildout of the SVSP, and then every three years thereafter during the term of the DA. The DAA will replace this language and clarify the City has the ability to monitor potable water consumption on a near real term basis with the implementation of the City's Advanced Metering Infrastructure ("AMI") system.

Recycled Water Facilities: The DAA will amend Section 3.9 of the original DA regarding development obligations for construction of recycled water facilities. Similar to Section 3.2.2 discussed above, the DAA adds language that if the City adopts a revised water connection fee that is uniformly applied on a City-wide basis and encompasses the estimated cost for construction of the recycled water facilities, the Landowner shall not be responsible for the payment of the pro-rata share of the cost of the recycled water facilities, as long as the Landowner pays the applicable recycled water connection fee or revised water connection fee, or any special benefit fees as may be applicable to fund the recycled water facilities.

In summary, City staff has found the proposed DAAs to be consistent with the General Plan, SVSP, and the Zoning Ordinance. The DAAs are in conformance with the public health, safety, and welfare, and will not adversely affect the orderly development of the property or the preservation of property values. Therefore, the proposed DAAs are consistent with items 1-5 above.

EVALUATION: TENTATIVE SUBDIVISION MAP (PARCELS FD-8, FD-10, FD-21, FD-23)

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

1. ***The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

The applicant is proposing four subdivisions: a 156-lot map within Parcel FD-8, a 143-lot map within Parcel FD-10, a 187-lot map within Parcel FD-21, and a 127-lot map on Parcel FD-23. Adequate access and circulation is provided to each parcel to facilitate development of the small lots. At least two entrance points will be provided into each subdivision and all single-family lots are oriented with frontage on the public streets. The subdivision layout and street design were reviewed by the City's Engineering Division and Fire Department to ensure there is adequate street widths for circulation and emergency response.

The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead these standards are contained within the Zoning Ordinance and SVSP. The project parcels all have a zoning designation of Small Lot Residential with Development Standards (RS/DS). A developer may either use the RS/DS development standards established in the SVSP, applicable Development Agreement, or may adopt adjusted standards through the Design Review Permit for Residential Subdivisions (DRRS) entitlement. The SVSP also includes multiple design standards applicable to subdivision design, including guidelines for the locations of walls and fencing, the locations of trails and paseos, requirements for connectivity along paseos, and guidelines for developments adjacent to parks and open space trails. Each proposed subdivision is analyzed with respect to these guidelines below.

Parcel FD-8A&B

The parcel has a land use designation of LDR. The applicant proposes to use the RS/DS development standards contained in the SVSP (included as Attachment 2). All of the lots conform to the applicable standards and have a typical lot size of approximately 55 feet by 100 feet. The proposed unit density is 4.4 units per acre, which is consistent with the LDR land use designation. The subdivision will have three points of access.

SVSP Figure B-3, Location of Walls and Fences, shows open style wrought iron fencing on the northern boundary adjacent to the open space (Parcel FD-81), a standard wood fence on the northern boundary adjacent to the future park parcel (Parcel FD-52) except when a street lies adjacent, and a masonry wall along Westbrook Boulevard to the east and Vista Grande Boulevard to the south. The tentative subdivision map is consistent with these fencing recommendations. In addition, SVSP Figure B-5 shows a primary residential street paseo along Silver Spruce Drive to the west and a trail on the northern property boundary adjacent to the open space. Consistent with the SVSP, the subdivision map includes a 5-foot landscape strip along Silver Spruce Drive, a 10-foot walk, and then a 10-foot landscape between the walk and the masonry wall adjacent to the proposed lots. The SVSP also requires a pedestrian or other connection on an average of 600 feet for developments adjacent to a paseo. The proposed subdivision design is consistent with this standard. In addition, the subdivision map shows a 10-foot bike trail along the open space with a pedestrian and bike crossing connection across Silver Spruce Drive.

The SVSP recommends that neighborhood access and visibility be provided when adjacent to parks and open space, and includes guidelines to help achieve this. Consistent with the SVSP guidelines, single-loaded streets are used adjacent to the park to provide a visual connection for homes fronting the park. In addition, the internal street system and sidewalks are designed to allow residents to walk easily to the park. The subdivision design includes homes that back up to the open space trail. Although it is generally recommended that there be opportunities to have homes fronting the open space, so that residential streets can provide public views into the open space, the SVSP allows homes to back up to a trail. In such cases, the use of open-style fencing is recommended; the subdivision design will include open fencing along the northern property line.

Parcel FD-10

This parcel has an existing land use designation of LDR. The land use will be amended to MDR based on the proposed number of units within this subdivision and the resulting density of 7.0 units per acre. Pursuant to Zoning Ordinance Section 19.10.045, a DRRS application is required for all single-family housing units on property with the MDR land use designation. The DRRS evaluation is found in a later section of this staff report, but because it includes a proposal to reduce the lot size and width standards, these aspects of the DRRS are evaluated as part of this subdivision map analysis.

The applicant proposes to use modified RS/DS development standards for these lots, which have a typical lot size of approximately 45 feet by 80 feet. All of the lots conform to the proposed standards. This parcel is bordered by roadways on all sides, with the exception of the northern boundary, which is adjacent to the MDR Parcel FD-9. The subdivision is designed to have a gated entry on Westbrook Boulevard and on Vista Grande Boulevard. As discussed previously, staff concludes gating of the subdivision will not preclude adequate through-access for pedestrians, cyclists, or automobiles.

SVSP Figure B-3, Location of Walls and Fences, recommends a masonry wall along Westbrook Boulevard to the west and Vista Grande Boulevard to the south. The tentative subdivision map is consistent with this recommendation and will continue the 6-foot tall masonry wall along the eastern boundary along Vista Park Drive to comply with the noise study recommendations. The SVSP does not identify any paseo requirements for Parcel FD-10. The subdivision will provide a 35-foot wide landscape corridor with 8-foot wide sidewalks along Westbrook Boulevard and Vista Grande Boulevard, which is consistent with the SVSP requirements.

Parcel FD-21

The applicant has proposed to use the same modified RS/DS development standards for this 187-lot subdivision, which has a typical lot size of approximately 45 feet by 80 feet. All of the lots conform to the proposed standards. The proposed unit density is 7.7 units per acre, which is consistent with the MDR land use designation. This parcel is bordered by roadways on all sides, with the exception of the southern boundary, which is adjacent to an open space parcel (FD-82A). Access to the subdivision will be provided by Earl Rush Drive to the north and Silver Spruce Drive to the west. SVSP Figure B-5 identifies a 30-foot wide collector street paseo along Earl Rush Drive, with a 10-foot landscape strip, 8-foot walk, and then a 12-foot landscape behind walk. It also identifies a 20-foot wide primary residential street paseo along Silver Spruce Drive, with a 10-foot walk and 5-foot landscaping on each side. The subdivision is designed consistent with these paseo design guidelines and will provide a pedestrian connection on an average of 600 feet.

SVSP Figure B-3, Location of Walls and Fences, recommends open style wrought iron fencing on the southern boundary adjacent to the open space (Parcel FD-82A), an optional masonry wall on the northern boundary along Earl Rush Drive, and a masonry wall along Westbrook Boulevard to the east. The tentative subdivision map is consistent with these fencing recommendations and will continue the masonry wall along the parcels adjacent to the roadways to provide noise attenuation. As mentioned previously, the SVSP encourages neighborhood access and visibility when adjacent to open space;

however, Parcel FD-82B is not planned for any recreational trails. Visibility into the open space will be achieved through the use of open style fencing as recommended by the SVSP guidelines.

Parcel FD-23

The applicant has proposed to use the same modified RS/DS development standards for this 127-lot gated subdivision, which has a typical lot size of approximately 45 feet by 80 feet. All of the lots conform to the proposed standards. The proposed unit density is 7.2 units per acre, which is consistent with the MDR land use designation. This parcel is bordered by roadways on all sides, with the exception of the northern side, which is adjacent to an open space parcel (FD-80). The subdivision is designed to have a gated entry on Santucci Boulevard to the west and on Silver Spruce Drive to the east. As discussed previously, staff concludes gating of the subdivision will not preclude adequate through-access for pedestrians, cyclists, or automobiles.

SVSP Figure B-5 identifies a paseo sidewalk in the landscape corridor along Santucci Boulevard and an open space trail to the north along the open space. The subdivision is designed consistent with the paseo design guidelines and will provide a pedestrian connection on an average of 600 feet. SVSP Figure B-3, Location of Walls and Fences, recommends open style wrought iron fencing on the northern boundary adjacent to the open space and a masonry wall on the western and southern boundaries. The tentative subdivision map is consistent with these fencing recommendations and will continue the masonry wall along the parcels adjacent to the roadways. Visibility for homes backing on to the open space will be achieved through the use of open style fencing as recommended by the SVSP guidelines. The subdivision will also include a single-loaded street adjacent to the open space to provide a visual connection for homes that front the open space.

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

The proposed parcels are of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements. As mentioned above, the lots are consistent with the applicable development standards. The proposed modified standards are consistent with other development standards that have been approved in the SVSP area. The modified RS/DS standards have been determined to be of adequate size and shape to support development consistent with the SVSP guidelines. The proposed parcel configurations preserve the location of watercourses and do not create a physical condition that would be impractical for the proposed improvements.

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

As part of the adoption of the SVSP, an assessment of wastewater demands was completed for the entire plan area. The proposed subdivision map is consistent with the total number of units anticipated within the Specific Plan, and therefore will not increase planned demands on sewage services; there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

EVALUATION: MAJOR GRADING PLAN (PARCEL FD-10)

Grading Ordinance Section 16.20.080 stipulates that three findings must be made in order to approve a Major Grading Plan. The required findings are listed below in ***bold italics*** and are followed by an evaluation.

1. ***The grading plan conforms to the requirements of the city's improvement standards and the provisions of Chapter 16.20 of the Roseville Municipal Code.***

The project includes a request to rough grade Parcel FD-10 and to balance approximately 60,000 cubic yards of cut and fill on the site. Approximately 16,000 cubic yards of earth will be stockpiled temporarily on the future 5.5-acre park parcel (Parcel FD-52) to the northwest of the site. The rough grading plans are included as Exhibit H. Once the stockpile is removed, the park will be returned to a like condition of its existing state, as approved by the Engineering and Parks Department. There are existing wetland areas on the property which will require the approval of the appropriate State and Federal permits before construction can begin on the property. The applicant has received approval of the required Army Corps of Engineers "404" permit and has provided staff with the permit documentation. The plan will not impact wetland areas that are within Open Space areas.

As part of the Grading Permit, the applicant will be required to submit a Storm Water Pollution Prevention Plan (SWPPP) prior to the commencement of work. This plan will ensure that storm water will either be contained on site or will be treated and will not impact surrounding properties and water bodies prior to discharge from the site. With the recommended conditions of approval the project will meet the requirements of the City's Improvement Standards and Grading Ordinance, and will be consistent with the master grading and drainage plan for the SVSP.

2. The grading has been designed to accommodate, and/or mitigation conditions have been imposed to compensate for any potential impacts to any of the natural features of the property or to adjacent properties, and the grading will not result in any increase in water surface elevation in any stream channel located on the property and associated with the grading as approved.

The City's Grading Ordinance and General Plan require City staff to evaluate the impacts to wetlands and other natural resource areas and recommend changes to a project if there are opportunities to preserve these areas. Long term preservation of natural resources is best achieved through placement in Open Space areas. Parcel FD-10 has residential land use and zoning designations and was anticipated for development in the SVSP. Buildout of the SVSP area, including Parcel FD-10, was evaluated in the SVSP EIR and mitigation measures were adopted to compensate for any loss of wetlands. Per the SVSP EIR mitigation measures, any fill that will impact wetland areas will require the applicant to receive approval of an Army Corps of Engineers "404" permit and a Regional Water Quality Control Board "401" certification. The applicant has received approval of the required permits for the project area and has provided staff with the permit documentation. The proposed grading will not result in an increase in water surface elevation of any stream channel.

3. The proposed grading is necessary to allow development of the property consistent with the general plan land use allocation for the property.

Parcel FD-10 has an existing General Plan land use designation of Low Density Residential, but will be amended to Medium Density Residential as discussed in the earlier sections of this report. The property will require grading to allow development of the site and the Major Grading Plan will facilitate the property being developed consistent with the land use allocation.

EVALUATION: DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION (PARCELS FD-10, FD-21, FD-23)

Section 19.10.045 of the Zoning Ordinance specifies that a Design Review Permit is required for all compact residential development (attached or detached single-family units on land with a General Plan land use designation of Medium Density Residential or higher) or for any residential projects of any density on a parcel or parcels zoned Small Lot Residential (RS) where modifications to the RS supplemental design standards are requested. Design Review gives staff the opportunity to examine the proposed design to determine compatibility with the surrounding community, and compliance with the intent of the Community Design Guidelines and other applicable design standards. Pursuant to Zoning Ordinance Section 19.78.060, the required Findings for a Design Review Permit for a Residential Subdivision are as follows:

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

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

This project is subject to the development standards of the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the SVSP. The applicant is proposing modified development standards for FD-10, FD-21, and FD-23 to allow for a smaller lot size and reduced setbacks. The proposed standards are included as Exhibit I, and the conceptual elevations showing architectural treatment, floor plans, and color schemes are included as Exhibit J. However, the home builder is always enhancing and updating the plan types offered based on current market trends and needs. The home builder has indicated the following changes will be made to the proposed home plans:

- Four of the plans will be eliminated and replaced with four new plans, and a fifth one will be modified.
- All plans will have their respective "A" elevations (the Spanish style) replaced with a Modern Farmhouse style, which will include new color schemes appropriate to the architectural style.

Given these anticipated modifications, a condition of approval has been added to the DRRS entitlement that requires the home builder to submit a DRRS Modification prior to submittal of building permits for the proposed subdivisions (see condition #3). The following evaluation is based on the submitted design package.

Plan Types: The project includes eleven (11) plan types with a mix of one-story and two-story, ranging in size from approximately 1,200 square feet to approximately 2,500 square feet. The units will be single-family, detached, front-loaded product types with two-car garages, similar in height, bulk, and arrangement to other planned homes in the vicinity. Table 2 identifies the square footage, number of bedrooms, and number of floors for each plan type.

Table 2: Plan Types

Plan Type	Square Footage	Bedrooms	Floors
Plan 1203	1,203	3	1
Plan 1343	1,343	3	1
Plan 1412	1,412	3	1
Plan 1435	1,435	3	1
Plan 1477	1,477	3	1
Plan 1570	1,570	3	2
Plan 1790	1,790	4	2
Plan 1964	1,964	4	2
Plan 2184	2,184	5	2
Plan 2341	2,341	5	2
Plan 2492	2,492	5	2

Streetscape: Each of the floor plans will be offered in one of four architectural styles—Spanish, Craftsman, Cape Cod, and French. Building projections and varying roof forms are used to provide visual interest in the streetscape. For the sides and rear of the homes, each elevation includes both a standard and an enhanced set of plans. The enhanced elevations will be used on lots adjacent to the roadways and all street-facing elevations on corner lots. Enhancement includes the addition of window fittings such as shutters, window trims, and the use of additional materials on the façade. Figure 3 on the following page includes an example of the streetscape.

Colors and Materials: Visual interest on the homes' façades are provided by the variation in materials and architecture. Each architectural style will be offered in four color schemes consisting of natural or

neutral tones. The designs incorporate a mix of materials, such as stucco, lap siding, and stone, and decorative embellishments (i.e., shutters and decorative woodwork) which help further emphasize façade articulation in the streetscape.

Landscaping: The applicant has included typical landscaping plans showing the proposed plant palette and layout. The plans include a mix of trees, shrubs, and groundcover, using a palette that will create seasonal visual interest consistent with the SVSP Landscape Guidelines. The project is conditioned to comply with the City's Water Efficient Landscape Ordinance (WELO).

Figure 3: Example Streetscape

Development Standards: The project request includes modified development standards to deviate from the RS/DS standards. The front yard setback will be reduced from 14 feet to 12.5 feet and the interior side yard setback will be reduced from 5 feet to 4 feet. These reduced setbacks will help to facilitate the single story units planned for the subdivision. Staff is supportive of the setback reductions as single story units help to vary the streetscape views and massing for the residential units. In addition, the setback reductions are consistent with other DRRS approvals in the SVSP area, and the massing and varying wall planes of the building design will reduce the visual impact of the reduced setbacks.

The size and overall design of the project is compatible with the other approved subdivisions in the nearby area. The project is also consistent with the applicable design guidelines, as the design has included architectural treatments and details which will create street presence and character.

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 in the Press Tribune on February 12, 2021 and a notice of the 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.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports (EIR), an Addendum to the Sierra Vista Specific Plan EIR (SCH #2008032115, certified May 5, 2010) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project (Attachment 1). The Addendum did not identify any new environmental impacts from the project. As such, staff recommends the Planning Commission consider the Addendum prior to taking action on this project.

RECOMMENDATION

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

A. Consider the **4th Addendum to the Sierra Vista Specific Plan EIR**;

B. Recommend the City Council approve the **GENERAL PLAN AMENDMENT (LAND USE MAP) – 2150 VISTA GRANDE BOULEVARD – SVSP PCL FD-8, FD-10, FD-21, FD-23 – JMC TM#3 – FILE #PL20-0119**;

C. Recommend the City Council approve the **SPECIFIC PLAN AMENDMENT (TEXT AND LAND USE MAP) – 2150 VISTA GRANDE BOULEVARD – SVSP PCL FD-8, FD-10, FD-21, FD-23 – JMC TM#3 – FILE #PL20-0119**;

D. Recommend the City Council approve the **DEVELOPMENT AGREEMENT AMENDMENT (MOURIER INVESTMENTS LLC) – 2150 VISTA GRANDE BOULEVARD – SVSP PCL FD-8, FD-10, FD-21, FD-23 – JMC TM#3 – FILE #PL20-0119**;

E. Recommend the City Council approve the **DEVELOPMENT AGREEMENT AMENDMENT (WESTPARK FEDERICO) – 2150 VISTA GRANDE BOULEVARD – SVSP PCL FD-8, FD-10, FD-21, FD-23 – JMC TM#3 – FILE #PL20-0119**;

F. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 2150 VISTA GRANDE BOULEVARD – SVSP PCL FD-8, FD-10, FD-21, FD-23 – JMC TM#3 – FILE #PL20-0119** subject to ninety-nine (99) conditions of approval;

G. Adopt the three (3) findings of fact and approve the **MAJOR GRADING PLAN – 2150 VISTA GRANDE BOULEVARD – SVSP PCL FD-8, FD-10, FD-21, FD-23 – JMC TM#3 – FILE #PL20-0119** subject to twenty-nine (29) conditions of approval; and

H. Adopt the two (2) findings of fact and approve the **DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION – 2150 VISTA GRANDE BOULEVARD – SVSP PCL FD-8, FD-10, FD-21, FD-23 – JMC TM#3 – FILE #PL20-0119** subject to twenty-six (26) conditions of approval.

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP (FD-8, FD-10, FD-21, FD-23) – FILE #PL20-0119

1. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Specific Plan Amendment, and Development Agreement Amendment are approved and become effective. (Planning)

2. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

3. 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)

4. The developer shall not commence with any on-site improvements 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 Development Services- Engineering Division. (Engineering)

5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)

6. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan EIR (State Clearinghouse #2008032115, certified May 5, 2010), and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

7. Fulfillment of all backbone dedication requirements for Irrevocable offers of dedication and easements shall occur prior to the approval of any Improvement, Grading Plans, and/or recordation of any Final or Parcel Map as required by the Development Agreement between the City of Roseville and Mourier Investments, LLC. (Engineering)

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

8. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan shall comply with the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)

9. All lettered lots for FD-08, FD-10, FD-21 and FD-23 shall be designed consistent with Figure B-10 in the SVSP. Improvements including landscaping shall be shown on the Improvement Plans. Responsibility for maintenance of the landscaping and improvements shall be identified on the final map. (Planning, Engineering)

10. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)

11. Improvement plans shall include Neighborhood Entry detail, including masonry wall and fence detail, (architectural design for wall, fence & pilasters), and pilaster locations in accordance with the SVSP Design Guidelines. (Planning, Engineering)

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

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

    b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.

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

d. Access to the floodplain as required by Engineering and the Streets Department.

e. Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)

13. 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 the Engineering Division prior to approval of any plans. (Engineering)

14. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)

15. All private subdivision entrances shall be design and constructed per City Standards. The entrances shall be owned and maintained by the HOA. (Engineering)

16. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)

17. 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)

18. Traffic signals shall be constructed and reimbursed per Section 3.5.7 of the Development Agreement and the approved JMC TM3 Utility and Infrastructure Phasing Plan. This includes the following signals:

    a. Santucci/Vista Grande – finish signal including mast arm and controller cabinet as part of the construction of Village FD-23.

    b. Westbrook/Vista Grande - finish signal including mast arm and controller cabinet as part of the construction of Village FD-08.

    c. Westbrook/Sierra Glen – install signal infrastructure including conduit, loops and poles as part of Westbrook improvements.

    (Engineering)

19. Landowner shall responsible for the construction cost of the traffic signals as shown on Exhibit “K” of the Federico-Mourier Development Agreement and described in the Phasing Plan through the payment of the TMF. (Engineering)

20. Any backbone improvements, not constructed adjacent to (or needed to serve) a proposed subdivision shall be completed by the applicant. (Engineering)

21. The developer may qualify for reimbursement of non CIP improvements through the Sierra Vista Fee Program per the Federico-Mourier Development Agreement. (Engineering)

22. The phasing of infrastructure shall be consistent with JMC TM3 Utility and Infrastructure Phasing Plan, the Sierra Vista Specific Plan and as defined by the Development Agreement between the City of Roseville and Mourier Investments, LLC. Phasing shall occur in a sequential order as defined in the Phasing Plan. (Engineering)

23. The applicant shall construct Westbrook Boulevard (Phase 1), to the FD-08 north boundary prior to or concurrent with the construction of village FD-10. This will include all utilities, median, paving, curb & gutter, striping & signage, detector loops. (Sierra Glen signal) (Engineering)

24. The construction of Village FD-08 Phase I will require two points of access based on a phasing plan and completion of all utilities required to serve that Phase I. The construction of Village FD-08 Phase II must be completed after Phase I or an additional point of access will be required. (Engineering)

25. The north bound entrance from Silver Spruce Road to Village FD-08 shall include a standard right turn curb flare (City Std ST-23). The south bound entrance from Westbrook Boulevard to FD-08 shall include a standard right turn deceleration lane. The west bound entrance from Vista Grande Boulevard to FD-08 shall include a standard right turn lane. (Engineering)

26. The north bound entrance from Westbrook Boulevard to Village FD-10 shall include a bus turnout/right turn deceleration lane. The west bound entrance from Vista Grande Boulevard to FD-10 shall include a standard right turn deceleration lane. (Engineering)

27. The north bound entrance from Santucci Boulevard to Village FD-23 shall include a bus turnout/right turn deceleration lane. The south bound entrance from Silver Spruce Road to Village FD-23 shall include a standard right turn curb flare (City Std ST-23). (Engineering)

28. The west bound right turn lane from Vista Grande Boulevard to Santucci Boulevard shall be 220 feet in length with a 120 foot taper. (Engineering)

29. The south bound right turn lane from Vista Park Drive to Vista Grande Boulevard shall be 220 feet in length with a 120 foot taper. (Engineering)

30. Street "A" within Village FD-10 shall provide a pedestrian access at the east end of the street to provide continuity with the adjacent school site, Parcel FD-65. (Engineering)

31. Dry utilities, storm drain, and water stubs for the school site, FD-65 shall be coordinated to accommodate the needs of the Center Unified School District. (Engineering, Environmental Utilities)

32. 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 the Engineering Division prior to approval of any plans. (Engineering)

33. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)

34. All private subdivision entrances shall be design and constructed per City Standards. The entrances shall be owned and maintained by the HOA. (Engineering)

35. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)

36. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)

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

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

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

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

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

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

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

38. 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)

39. 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)

40. Per the Development Agreement, for all phases of subdivisions adjacent to the open space with a planned bike trail, the developer shall be responsible for preliminary design, permitting and rough grading. (Engineering, Alternative Transportation)

41. Per the Development Agreement, if the City has sufficient funds to reimburse Landowner, Landowner shall prepare the final design and construct Class I bike trail improvements where adjacent to residential subdivisions. (Alternative Transportation)

42. The design of the trail shall be consistent with City standards and shall incorporate the following:

a. The design of the trail crossings at Silver Spruce between FD-23 and FD-8A shall be in accordance with SVSP Figure 6-23. However the bot dots should not be used due to anticipated noise. Other signage and striping measures and trail layout alternatives will be considered at the crossings to ensure trail user safety. (Engineering, Alternative Transportation)

b. For the trail crossing of Westbrook at Sierra Glen, the trail shall include a safe crossing of Sierra Glen. The trail crossing shall be in accordance with SVSP Figure 6-23. However the bot dots should not be used due to anticipated noise. Other signage and striping measures and trail layout alternatives will be considered at the crossings to ensure trail user safety. (Engineering, Alternative Transportation)

c. Where an overland release crosses a bike trail, the trail design shall accommodate the potential drainage through grading, concrete paving and scour control as determined necessary by Development Services/Engineering. (Engineering, Alternative Transportation)

43. Per the Sierra Vista Specific plan, pedestrian sidewalks along the open spaces will be installed at the time of adjacent roadway construction. (Engineering, Alternative Transportation)

44. A standard bus shelter pad shall be installed on the following corners: (Engineering, Alternative Transportation)

a. Southwest corner of Westbrook & Earl Rush along southbound Westbrook (Shelter #316);
b. Northwest corner of Westbrook & Vista Grande– along westbound Vista Grande (shelter #315);

c. Northeast corner of Westbrook & Vista Grande– along northbound Westbrook (shelter #313); and
d. Northeast corner of Santucci and Vista Grande– along northbound Santucci (shelter #315).

45. Developer shall be responsible for the installation cost of a bus shelter and related improvements conforming to the city's current standards on the shelter pads as conditioned above. The Developer shall enter into a construction fee agreement with the City and pay a construction cost of $10,000 per shelter for future construction of the Bus Shelters identified above (shelter numbers 313, 314, 315, 316). (Engineering, Alternative Transportation)

46. The applicant shall dedicate all necessary rights-of-way for the widening of any streets 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)

47. The applicant shall dedicate a separate drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

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

49. 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. If located within a private subdivision, the storm drain system and proposed BMP's shall be privately owned and maintained by the property owner, unless otherwise identified on the approved tentative map. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

50. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the Master Drainage Study for Sierra Vista or the Master Drainage Study shall be amended as necessary to accommodate any change in sheds. Detention and drainage swales shall also be consistent with the Master Drainage Study or the Master Drainage Study amended to reflect any proposed changes. (Engineering)

51. Prior to approval of grading within the Open Space, the developer shall provide a plan that demonstrates that the proposed detention storage volume used to mitigate the 100 year peak flows match the requirements identified in the Drainage and Stormwater Master Plan. (Engineering)

52. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)

53. 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)

54. 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)

55. 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)

56. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)

57. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)

58. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)

59. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)

60. **Prior to the approval of the Improvement Plans**, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)

61. Any future park parcel, used for the stockpiling of dirt, shall require an existing topographic survey to determine the existing elevations of said parcel. An approved mass grading plan of the park will also be required. Once the stockpile is removed, the park will need to be returned to a like condition of its existing state or contour graded to provide positive drainage to an approved drainage outlet, as approved by the Engineering and Parks Department. (Engineering, Parks)

62. 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)

63. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:

    a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.

b. 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.

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

d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)

64. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)

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

    a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.

    b. For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.

    c. The control valves and the water meter shall be physically unobstructed.

    d. The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)

66. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)

67. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)

68. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)

69. 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)

70. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the “City of Roseville Specifications for Residential Trenching”. (Electric)

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

72. All landscaping in areas containing electrical service equipment shall conform to the “Electric Department Landscape Design Requirements” as outlined in Section 7.00 of the Electric Department’s “Specifications for Residential Trenching.” (Electric)

73. To provide power to Villages FD-10, FD-08 & FD-23 electric mainline trench will need to be installed on Westbrook Blvd from Vista Grande Blvd to Roseville Electric Substation (FD-61). In the event Westbrook Blvd improvements are phased into a southern and northern portion a minimum of three circuits will need to be extended to the Roseville Electric Substation, two circuits on the west and one on the east. In the event the northern portion of Westbrook is not built or designed the Developer may bore and install the three circuits consisting of two six inch conduits per circuit.

74. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

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

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

76. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:

    a. A 12.5-foot wide public utilities easement along all residential road frontages;

    b. Water and sewer easements;

    Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Environmental Utilities, Electric, Engineering)

77. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

78. 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. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

79. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)

    a. A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.

    b. A clause excluding any property owned by the City from the terms of the CC&Rs.

    c. Residents in courts where there is no standard turn-around bulb or other dead-end areas shall be required to bring their trash bins to a designated trash pickup area on the main street, because refuse trucks are not able to turn around in dead end streets. This comment applies to Lots 115 and 116 of FD-10. Designated pick-up areas shall be established to Environmental Utilities satisfaction, and shall be memorialized in the CC&Rs. (Environmental Utilities)

    d. There shall be 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. An agreement between owners and tenants shall be made to allow permission to enter the premises to inspect all apparatuses associated with fire protection. Draft documents shall be provided to the Fire Department for review. (Fire)

80. The City shall not approve the Final Map for recordation until either:

    a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

    i. OR

    b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

81. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)

82. Lots/Parcels shall be dedicated as an easement (or in fee) to the City for the purposes of (floodplain, open space, or public access). (Engineering)

83. Street names shall be approved by the City of Roseville. (Engineering)

84. The subject property shall be annexed into the Sierra Vista CFD 2, Public facilities prior to approval of the Final/Parcel Map, unless it is already included. This property is being added into this district in order to pay for the costs of the ongoing maintenance obligations of the parcels. It is the applicant's responsibility to prepare the appropriate documentation for the annexation of this property into the CFD. In order to allow the CFD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)

85. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)

86. 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)

87. The Final/Lot/Parcel/Parcel Map shall be submitted per, “The Digital Submittal of Cadastral Surveys”. Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)

88. The cost of any facilities which are identified in the CIP and are beyond those needed for this project may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)

89. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

90. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)

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

OTHER CONDITIONS OF APPROVAL

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

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

94. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)

95. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Building, Electric)

96. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)

97. 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. (Engineering)

98. 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 shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

99. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

CONDITIONS OF APPROVAL FOR THE MAJOR GRADING PLAN (FD-10) – FILE #PL20-0119

1. This Grading Plan approval for Parcel FD-10 shall be effectuated within a period of one (1) year from **February 25, 2021** and if not effectuated shall expire on **February 25, 2022**. (Planning)

2. The project is approved as shown in Exhibit H, and as conditioned or modified below. (Planning)

3. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan EIR (State Clearinghouse #2008032115, certified May 5, 2010) and the 4th Addendum, and shall include all applicable mitigation measures as notes on the grading plans. (Planning)

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

5. The applicant shall not commence with any on-site improvements until such time as grading plans are approved and grading and/or encroachment permits are issued by the Development Services Engineering. (Engineering)

PRIOR TO ISSUANCE OF GRADING PERMIT:

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

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

    a) Grading shall comply with the City grading ordinance. There shall be no cut and/or fill slopes steeper than a 4:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and all erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site; it is the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.

8. For native oak trees in the project area, there shall be no grading or alteration of the drainage patterns within 1.5 times the radius of the protected zone, as defined by the Tree Preservation Ordinance. (Planning)

9. Grading plans shall include a fencing plan for the installation of temporary construction fencing to protect oak trees or wetland areas. The fencing plan is subject to the review and approval of the Planning Division. Prior to any onsite work, the applicant shall contact the Planning Division to inspect installed fencing and verify compliance with the fencing plan. (Planning)

10. The applicant shall submit to the Planning and Engineering Departments any applicable Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. The permit(s) shall at a minimum provided for the 1:1 replacement of wetland and vernal pool habitat of equal or greater value. (Planning)

11. Grading plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. The following shall apply:

    a) Prior to grading or other site work, high-visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until grading or other construction activities are complete, at which time fencing and all temporary erosion control measures shall be removed.

b) During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis.

c) Slopes between the project site and Preserve shall be 3:1 or less. (Parks, Recreation, and Libraries)

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

DURING CONSTRUCTION & PRIOR TO NOTICE OF COMPLETION:

13. Easement widths shall comply with the City's Improvement Standards and Construction Standards. The following easements shall be provided by separate instrument and shown on the grading plan, unless otherwise provided for in these conditions: a 12.5-foot wide public utilities easement along all residential road frontages. (Engineering, Environmental Utilities, Electric)

14. 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. (Engineering, Environmental Utilities, Electric)

15. The following note shall be added to the grading plans:

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

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

    b) Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.

    c) Sweep the adjacent street frontages of Vista Grande Boulevard at least once a day, or as needed to remove silt and other dirt which is evident from construction activities.

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

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

16. Existing public facilities damaged during the course of construction shall repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)

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

18. Prior to grading, the site shall be scarified and all deleterious vegetation shall be removed. (Engineering)

19. All fill shall be placed in standard lifts, and shall be compacted to a minimum of 90% relative compaction. Prior to the approval and acceptance of the grading operation as complete, the applicant shall provide a soils report generated from a registered geotechnical engineer certifying that the fill has been properly constructed. (Engineering)

20. **Prior to the approval of the Improvement Plans**, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the

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

21. Any future park parcel, used for the stockpiling of dirt, shall require an existing topographic survey to determine the existing elevations of said parcel. An approved mass grading plan of the park will also be required. Once the stockpile is removed, the park will need to be returned to a like condition of its existing state or contour graded to provide positive drainage to an approved drainage outlet, as approved by the Engineering and Parks Department. (Engineering, Parks)

22. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise 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. (Engineering)

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

24. 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, retaining walls, and structures of any type. (Electric)

25. 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:

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

27. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained. (Electric, Engineering, Environmental Utilities)

28. 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)

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

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION (FD-10, FD-21, FD-23) – FILE #PL20-0119

1. The development standards, unit designs and landscape plans for **SVSP PCL FD-10, FD-21, & FD-23 – JMC TM#3** are approved as described in Exhibits I–J, except as modified by these conditions of approval. (Planning)

2. This permit shall expire on the same date as the Tentative Map for **SVSP PCL FD-10, FD-21, & FD-23 – JMC TM#3 (File #PL20-0119), which is February 25, 2023**. Prior to said expiration date, the

applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **February 25, 2024**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)

3. Prior to submittal of building permits for construction of homes within the subdivisions, the home builder shall submit and gain approval of a Design Review for Residential Subdivision (DRRS) Modification to review the anticipated changes to the proposed architecture and home designs. (Planning)

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

5. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan EIR (State Clearinghouse #2008032115, certified May 5, 2010) and subsequent Addendum, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

6. To provide variation along the streetscape, no two identical unit designs shall be located adjacent to one another. (Planning)

7. Lots with street-facing rear and side elevations shall be constructed with enhanced architectural details. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

8. 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)

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

10. 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)

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. 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)

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

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

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

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

17. 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:

18. 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)

19. 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)

20. 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)

21. 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)

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

23. 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)

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

25. 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)

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

ATTACHMENTS

1. 4th Addendum to the SVSP EIR
2. SVSP RS/DS Standards
3. Open Space Access Plan

EXHIBITS

A. GPA Exhibit
B. General Plan Land Use Map
C. SPA Exhibit
D. SVSP Change Pages
E. Draft First Amendment of the Mourier Investments, LLC DA
F. Draft Fourth Amendment of the Westpark Federico DA
G. Tentative Subdivision Maps
H. FD-10 Mass Grading Plan
I. Modified RS/DS Standards
J. DRRS Package

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.

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

4th ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH #2008032115, ADOPTED ON MAY 5, 2010)

Project Title/File Number:	SVSP PCL FD-08, FD-10, FD-21 & FD-23 – JMC TM#3; File #PL20-0119
Project Location:	2150 Vista Grande Boulevard, Roseville, Placer County, CA; The project includes several parcels within the Sierra Vista Specific Plan, which are generally located south of Pleasant Grove Boulevard, east of Santucci Boulevard, west of Market Street, and north of Vista Grande Boulevard; Roseville, CA 95747; Placer County
Project Description:	The proposed project will create 613 single-family residential lots within the Sierra Vista Specific Plan (SVSP). The project entitlements include a General Plan Amendment to change the land use designation of Parcel FD-10 from Low Density Residential (LDR) to Medium Density Residential (MDR), a Specific Plan Amendment to reflect the land use change and to transfer units among several large lot parcels within the SVSP, a Tentative Subdivision Map to create 613 single-family lots on parcels FD-08, FD-10, FD-21 & FD-23, a Major Grading Plan to allow rough grading for FD-10, and a Design Review for Residential Subdivision for FD-10, FD-21, and FD-23 to establish unit designs and modify development standards. Lastly, two Development Agreement Amendments are included to reflect the land use changes and unit transfers, revise development obligations with respect to groundwater and recycled water facilities, and to clarify evaluation of water conservation goals.
Project Applicant:	David Cobbs, Baker Williams Engineering Group
Property Owner:	Steve Schnable, Mourier Investments LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner; Phone (916) 746-1309

An Addendum to a previously certified environmental impact report (EIR) 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 EIR 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 final EIR 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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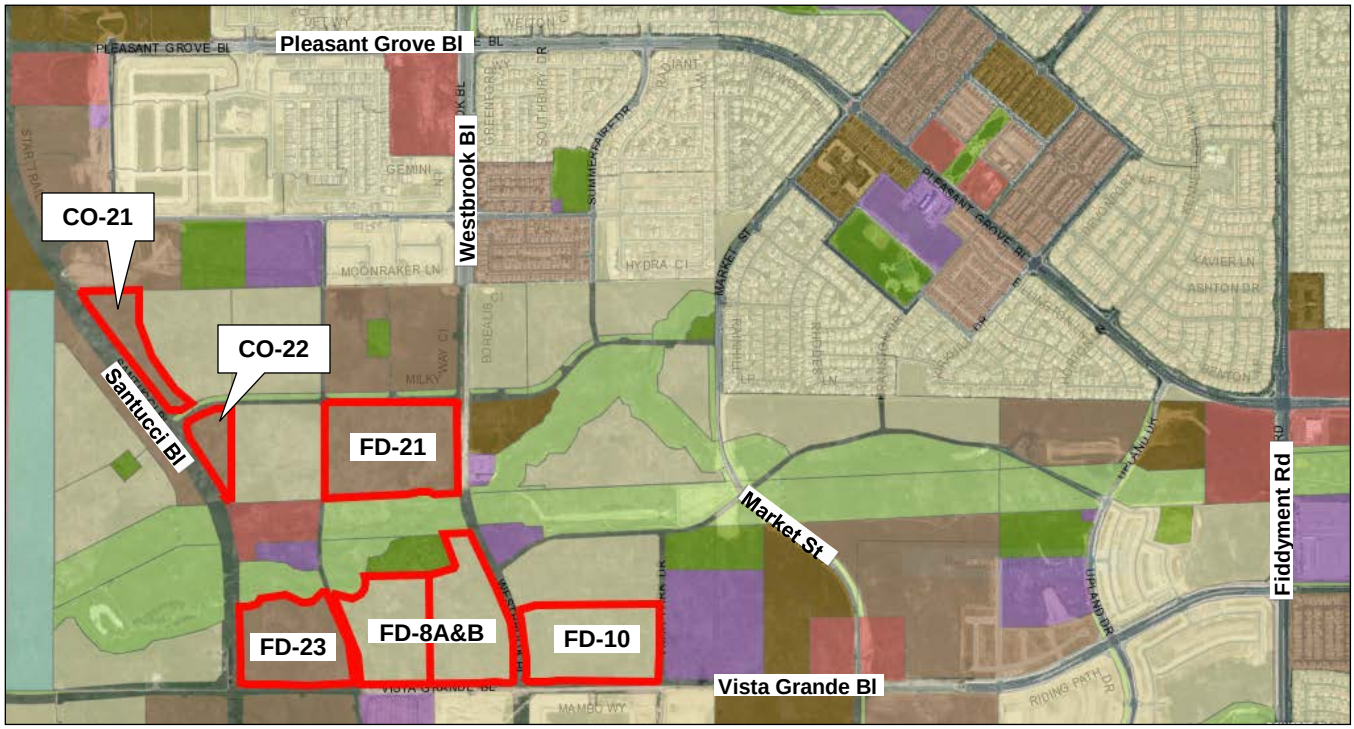
PROJECT DESCRIPTION

Project Location

The project address is 2150 Vista Grande Boulevard, within the western portion of the Sierra Vista Specific Plan (SVSP), south of Pleasant Grove Boulevard, east of Santucci Boulevard, west of Market Street, and north of Vista Grande Boulevard (see Figure 1).

Figure 1: Project Location (parcels bordered in red)



Background

The SVSP was approved on May 5, 2010 (file #2007PL-044). An Environmental Impact Report (EIR) was certified and a Mitigation Monitoring Program was adopted with the SVSP. The plan area includes 2,064 acres west of Fiddyment Road, north of Baseline Road. The SVSP at a program level anticipated development of the plan area with a mix of residential, commercial, parks and open space land uses. Additionally, Development Agreements with the property owners of the SVSP parcels and the City were entered into to outline development obligations within the SVSP.

Environmental Setting

The project site is undeveloped, and is dominated by relatively flat topography supporting annual grasslands. There are no structures on the properties. No native oak trees or other trees are present on the subject parcels, as the area has historically been grazed and maintained. New subdivisions are currently under development east and southeast of the project area.

Proposed Project

The proposed project will create 613 single-family residential lots within the SVSP and includes the following entitlements:

A. General Plan Amendment (GPA) – The project includes a GPA to amend the land use designation of Parcel FD-10 from Low Density Residential (LDR) to Medium Density Residential (MDR). The proposed changes will add MDR acreage and decrease LDR acreage, but will not change the overall number of residential units designated for the project area or extend beyond the development area of the SVSP.

B. Specific Plan Amendment (SPA) – The project includes an Amendment to the SVSP, which includes land use changes consistent with those described in the General Plan Amendment as well as unit transfers among parcels FD-8 (A&B), FD-10, FD-21, FD-23, CO-21, and CO-22. The Specific Plan Amendment also includes changes to the text, tables, and figures to reflect the land use changes and unit transfers. The applicant has proposed a gated community for Parcel FD-10 and Parcel FD-23, which are not currently shown as gated within the SVSP. Therefore, the project will revise SVSP Figure B-25, which identifies the locations where gated communities are permitted.

C. Development Agreement (DA) Amendments – The project includes the amendment of two development agreements within the SVSP: 1.) Westpark Federico and 2.) Mourier Investments LLC. The amendments reflect the proposed land use changes and the change in the number of units within the affected development agreements. The amendment to the Westpark Federico DA includes updates to the parties' obligations with respect to groundwater production wells and recycled water facilities, and updates to the parties' evaluation of water conservation goals.

D. Major Grading Plan – The applicant requests a Major Grading Plan approval to allow rough grading of Parcel FD-10, with approximately 60,000 cubic yards of cut and 43,000 cubic yards of fill. Approximately 16,000 cubic yards of earth will be stockpiled on the future park parcel to the northwest of FD-10 (Parcel FD-52).

E. Tentative Subdivision Map – The applicant proposes new subdivisions on Parcels FD-8, FD-10, FD-21, and FD-23. Parcel FD-8 will be a 156-unit LDR subdivision; Parcel FD-10 will be a 143-unit MDR subdivision; Parcel FD-21 will be a 187-lot MDR subdivision; and Parcel FD-23 will be a 127-lot MDR subdivision. The Tentative Subdivision Maps are included as Attachment 1.

F. Design Review for Residential Subdivision – The project includes unit designs with modified development standards for the proposed subdivisions. The modified development standards are consistent with those approved for similar subdivisions within the SVSP.

PURPOSE AND SCOPE OF ADDENDUM

This Addendum has been prepared to identify and assess the anticipated environmental impacts of the above-described project. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project as well as updated technical analyses, prepared by qualified consultants. 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.

Where, as here, an EIR addressing an earlier version of the project has been previously prepared and certified, the lead agency considers the relevance of that prior EIR in light of the current modified version of the project and changed circumstances since the time of the preparation of the prior EIR. Pursuant to CEQA Guidelines

§15162-15163, if the lead agency determines, based on substantial evidence, that new information of substantial importance, or changes to the project or surrounding circumstances will require major revisions to the previous EIR due either to a new significant effect or a substantial increase in the severity of a previously identified significant effect on the environment, the lead agency is required to prepare a Subsequent EIR or an EIR Supplement to analyze the project at hand. Pursuant to CEQA Guidelines §15164, if the agency finds no basis for requiring the preparation of either a Subsequent EIR or an EIR Supplement, but some changes or additions are necessary, an Addendum shall be prepared.

The Sierra Vista Specific Plan EIR was adopted by City Council on May 5, 2010. The document analyzed the impacts that would occur as a result of development of the SVSP area. A copy of the SVSP EIR is available for review online at www.roseville.ca.us/planning under Specific Plans and then the Sierra Vista Specific Plan page. The City Council adopted a Statement of Overriding Considerations when it certified the SVSP EIR. The EIR identified the following impacts associated with development of the SVSP area, including the buildout of the project area, as significant and unavoidable:

- Conversion of agricultural land to developed uses
- Inducement of substantial population growth
- Increased traffic on City of Roseville roadways
- Increased traffic on State Highways, including Interstate 80
- Increased traffic on Placer County roadways
- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term)
- Increased emissions of ozone precursors during construction (short-term)
- Increased emissions of air pollutants during operation
- Loss of oak trees of greater than 6 inches diameter breast height (dbh) (short-term)
- Removal of historically significant properties and/or loss of historic integrity of such resources
- Increased demand for solid waste services at the Western Regional Sanitary Landfill
- Increased demand for solid waste services at the Materials Recovery Facility (MRF)
- Construction debris demand for solid waste services
- Alteration of the visual character of the site and vicinity
- New sources of light and glare

For build out of the SVSP project area, the SVSP EIR also identified the following cumulative impacts as significant and unavoidable:

- Agricultural land conversion
- Air pollutant emissions from construction
- Air pollutant emissions from operation
- Contribution to greenhouse gas emissions/global warming
- On-site noise levels that exceed City standards
- Off-site noise levels that exceed City standards
- Traffic impacts to Roseville, Placer County, Sacramento County, Sutter County and State facilities
- Increased demand for water
- Increased demand for recycled water distribution system
- Increased generation of solid waste
- Change in visual character

The analyses below rely on the EIR analysis with minor supplements or technical updates where appropriate. Most of the project impacts remain identical to the impacts of the SVSP EIR, because the proposed project changes the balance of land uses, but requires the same grading and development as the existing approved land uses. Impacts to physical resources (such as agricultural land, biological resources, etc.) are based on the

grading and development of an area, not on the land use designation of the property. For other types of impacts which are affected by land use type, the project uses reduce or maintain 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.

OTHER CONSIDERATIONS

Since the publication of the SVSP EIR, the Office of Planning and Research (OPR) has updated CEQA Guidelines Appendix G (Environmental Checklist Form). These updates address legislative changes to CEQA, clarify language, and update language consistent with case law. None of the changes to the checklist require new analysis related to impacts which were not known or which could not have been known at the time the SVSP EIR was prepared. The majority of the checklist changes clarify language, reorganize existing language, or eliminate analysis requirements. For analysis requirements which have been eliminated, this is in response to case law affirming that analysis must focus on impacts caused by the project, not impacts to the project. An example of each of these types of changes is included below:

- Cultural Resources (a): Cause a substantial adverse change in the significance of an historic resource ~~as defined in~~ pursuant to Section 15064.5?

  The replacement of “as defined in” with “pursuant to” is a phrasing change which has no impact on required analysis.

- Cultural Resources (c) has been moved to Geology and Soils (f).

  Moving the topical section of this analysis requirement (which is related to paleontological resources) from Cultural Resources to Geology and Soils has no impact on required analysis.

- Noise (b): ~~Exposure of persons to or~~ Generation of excessive ground borne vibration of ground borne noise levels?

  The above changes redirect the analysis from considering overall exposure of persons to ground borne vibration, and focus the analysis on any ground borne vibration generated by a project. This same change is reflected in all other checklist questions related to noise. Therefore, the EIR included more analysis than is currently required, because they included analysis related to exposing neighboring areas

to noise, but also analyzed the effect of noise on the proposed uses; the latter analysis is no longer required.

The updated CEQA Guidelines Appendix G also includes three new sections (Tribal Cultural Resources, Energy, and Wildfire) and includes new and modified requirements as part of the Transportation/Traffic section. Although the Tribal Cultural Resources section is new, the analysis of this impact area was included in the SVSP EIR as part of the Cultural Resources section. The new Energy section was formerly included in CEQA Guidelines Appendix F, but has been moved into the Appendix G, so while it is new to the checklist it is not new to the CEQA Guidelines. In regards to Wildfire, the California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility. Therefore, the Wildfire section does not apply because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area.

The changes to the Transportation/Traffic section—which is now called simply Transportation—refocuses the analysis on vehicle miles traveled (VMT). The General Plan Update (GPU) EIR[1] used the Roseville travel forecasting model to estimate VMT for the City. The VMT data was then normalized to residents as a "per capita" rate. As described in the GPU EIR, and consistent with the VMT reductions in OPR's *Technical Advisory on Evaluating Transportation Impacts in CEQA*, the City has adopted a VMT significance threshold of 12.8 VMT/capita. This threshold represents a 15 percent reduction to baseline per capita VMT. The GPU EIR concluded that buildout of the remaining undeveloped areas of the City, consistent with existing land use designations and existing development agreements, would exceed the City's adopted threshold resulting in a Significant Impact in both the constrained and unconstrained buildout scenarios; and that mitigation requiring land use changes was not feasible because of existing development agreements in place for the undeveloped areas of the City.

As stated in the GPU EIR and pursuant to the tiering provisions of CEQA, projects that are consistent with the General Plan do not require further VMT analysis. Quantitative analyses are not required if it can be demonstrated that a project would generate VMT which is equivalent to or less than what was assumed in the GPU EIR. The proposed project includes a General Plan Amendment to amend the land use designation of Parcel FD-10 from Low Density Residential (LDR) to Medium Density Residential (MDR) and a Specific Plan Amendment to allow the transfer of units between several large lot parcels located within the SVSP. The GPU EIR assumed a rate of 2.7 persons per unit when calculating VMT per capita. The proposed project will involve transferring of units, but does not change the total number of units anticipated for buildout of the SVSP or analyzed in the GPU EIR; therefore, it can be concluded that the project is consistent with GPU EIR analysis as it relates to VMT, and the project does not require further VMT analysis.

Based on the foregoing, none of the modifications to CEQA Guidelines Appendix G require new analysis related to impacts which were not known or which could not have been known at the time the SVSP EIR was prepared. Therefore, an Addendum is the appropriate environmental document to describe the impacts of the proposed project.

[1] General Plan Update EIR: www.roseville.ca.us/GeneralPlan

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?	SVSP EIR Section 4.14	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	SVSP EIR MM 4.13-1

Discussion: Impacts to visual and aesthetic resources were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as significant and unavoidable. There is no significant change in the proposed project that would change the environmental impact for this section. The proposed land use change and subdivision map do not introduce development to properties not already planned for development. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts.

The project has been evaluated for compliance with the City's Community Design Guidelines and the design guidelines established in the SVSP. As it relates to aesthetics, these standards ensure the high quality design and architectural character of any buildings developed as well as minimum landscaping standards. As it relates to light and glare, MM 4.13-1 requires all light fixtures for commercial and office uses to have glare shields and all new buildings to be constructed with low-glare materials. However, MM 4.13-1 is inapplicable to the proposed project given that it is a residential subdivision. In any case, lighting is conditioned to comply with City standards (i.e., CDG) to limit the height of light standards and also require cut-off lenses and glare shields to minimize light and glare impacts. Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the SVSP EIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to aesthetic resources.

Mitigation Measures: None required.

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?	SVSP EIR Section 4.1	No	No	No	SVSP EIR MM 4.1-2
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: Agricultural resources were adequately addressed in the SVSP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The SVSP EIR concluded development of the project area would convert fallow grazing land to urbanized development. The proposed project will result in the same impact, as it falls within the planned development footprint of the SVSP. 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. For these reasons, no subsequent or supplemental EIR is required for the project with respect to agricultural and forestry resources.

Mitigation Measures: SVSP EIR Mitigation Measure MM 4.1-2 required preservation of open space within Placer County in order to mitigate for the loss of open space in the SVSP. Though this measure remains applicable to the project, the measure has been completed via an established fee program that directs funds to the Placer Land Trust, which then sets aside land.

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?	SVSP EIR Section 4.4	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	SVSP EIR MM 4.4-1, MM 4.5-1, and MM 4.5-2
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	SVSP EIR MM 4.4-1, MM 4.5-1, and MM 4.5-2
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 SVSP EIR concluded that standard dust control and other construction measures would be sufficient to avoid particulate matter and ozone precursor construction impacts, but that reactive organic gases would remain significant. Construction activity associated with the proposed project remains consistent with the scale of activity and resulting scope of impacts anticipated in the SVSP EIR. For operational impacts,

the proposed project changes the balance of land uses in the area, but not in a manner that would increase emissions. The impacts of the project fall within the scope of the impacts and mitigation already established in the SVSP EIR.

Mitigation Measures: Mitigation Measures 4.4-1 (construction emissions), 4.5-1 (operational emissions), 4.5-2 (greenhouse gas emissions) from the SVSP EIR remain applicable to the proposed project, and have been incorporated into the design of the project as appropriate. These mitigation measures can be found in the table of applicable mitigation measures included with this Addendum (see Attachment 1).

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?	SVSP EIR Section 4.8	No	No	No	SVSP EIR MM 4.8-1 to 4.8-7
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	SVSP EIR MM 4.8-4 to 4.8-7
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	SVSP EIR MM 4.8-1 to 4.8-7

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	SVSP EIR MM 4.8-4 to 4.8-7
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: Biological Resources were adequately addressed in the SVSP EIR as it relates to the proposed project. Mitigation measures were adopted to reduce impacts to wetlands, vernal pool species, Swainson's hawk, burrowing owl, and other protected raptors nesting and foraging habitat to less-than-significant levels. There is no significant change in the proposed project that would change the environmental impact for this section and the proposed project is located on properties already anticipated for development.

The proposed project would not result in any new or modified impacts to biological resources beyond what was previously analyzed in the SVSP EIR. In addition, it should be noted that there are no natural features present onsite. The project site is devoid of trees, vernal pools, and other water features. The site is primarily populated by non-native annual grasses and aerial photography shows evidence of previous ground disturbance on the site due to construction of the adjacent roadways. The mitigation measures adopted with certification of the SVSP EIR remain applicable and no additional impacts will occur. Impacts remain less than significant upon compliance with the applicable mitigation measures.

Mitigation Measures: Mitigation Measure MM 4.8-1 (wetland permits and no net loss), 4.8-2 (relocate western spadefoot), 4.8-3 (protection for nesting birds), 4.8-4 (preservation of grassland habitat), 4.8-5 (wildlife movement protection), 4.8-6 (habitat restoration), 4.8-7 (off-site surveys for infrastructure), and 4.14-3 (avoid light spill into Curry Creek open space) were identified to reduce the impacts to biological resources to less than significant. Not all of these measures are applicable to the currently proposed project, as the proposed development covers a smaller area within the SVSP project area. The Curry Creek open space is not within or adjacent to the proposed project, so none of the measures specific to the Curry Creek area apply to the current project. This includes portions of MM 4.8-3 dealing with bird species which nest in Curry Creek marsh habitat, and MM 4.14-3 to avoid light spillage into Curry Creek. The remaining adopted measures are applicable to the proposed project.

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?	SVSP EIR Section 4.9	No	No	No	None
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Same	No	No	No	SVSP EIR MM 4.9-1 to 4.9-2
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Same	No	No	No	SVSP EIR MM 4.9-1 to 4.9-2
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	Same	No	No	No	SVSP EIR MM 4.9-1 to 4.9-2

Discussion: The SVSP EIR 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. The project will result in the same impact, and the mitigation remains applicable to the proposed project. Consistent with state law, notice of the proposed project was mailed on September 22, 2020 to tribes which had requested such notice pursuant to Assembly Bill 32 (AB32) and Senate Bill 18 (SB18). No request for consultation was received during the request for consultation period.

Mitigation Measures: Mitigation Measure 4.9-1 (cease work and consult with archeologist) and 4.9-2 (cease work and consult with paleontologist) remain applicable to the proposed project.

VI. Energy

	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 potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	SVSP EIR Section 4.12.5	No	No	No	None
b) Conflict with or obstruct a state or local plan for renewable energy or energy inefficiency?	SVSP EIR Section 4.12.5	No	No	No	None

Discussion: The SVSP EIR concluded that development and implementation of the SVSP would add land uses that would increase the demand for electrical services. However, Roseville Electric determined there were no constraints to providing a reliable energy source to serve the development proposed in the SVSP area. Electricity in the area is provided by Roseville Electric and natural gas is provided by Pacific Gas & Electric (PG&E). Impacts 4.12-5.1 and 4.12-5-2 in the SVSP EIR evaluated the potential for development of the SVSP to increase demands for electricity and natural gas and found these impacts to be less than significant.

The project would allow development of 614 single-family residential units. The project would consume energy both during project construction and during project operation. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources. There are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient or which would be wasteful.

The completed project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the use. In accordance with California Energy Code Title 24, the project would be required to meet the Building Energy Efficiency Standards. This includes standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances, to name a few. The project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the project. The project was distributed to both PG&E and Roseville Electric for comments, and was found to conform to the standards of both providers; energy supplies are available to serve the project.

The proposed project will not result in inefficient, wasteful, or unnecessary consumption of energy, nor would it conflict with or obstruct State or local plans for renewable energy or energy efficiency. Based on the reasons listed in this section, there would be no new significant impacts not

previously identified in the SVSP EIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to energy impacts.

Mitigation Measures: No mitigation measures are required for this Project.

VII. 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:	SVSP EIR Section 4.7	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 is not expected to expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides. The project site is located in Roseville, which is in Placer County. The California Department of Mines and Geology classifies the South Placer area as a low severity earthquake zone. No active faults are known to exist within the County. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction.

The SVSP EIR 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 because there is no new information indicating that geologic conditions are different than previously understood.

Mitigation Measures: None required for this project.

VIII. 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?	SVSP EIR Section 4.4	No	No	No	SVSP EIR MM 4.4-1, 4.5-1 and 4.5-2
b) 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 SVSP EIR concluded that buildout of the project area would cause significant and unavoidable impacts with respect to greenhouse gases (GHG) emissions and mitigation measures were adopted to reduce the project's GHG emissions and resultant impacts.

Construction activity associated with the proposed project remains consistent with the scale of activity and resulting scope of impacts anticipated in the SVSP EIR. For operational impacts, the proposed project changes the balance of land uses in the area, but not in a manner that would increase emissions. Greenhouse gas emissions, from both the construction and operational phases, will result in impacts consistent with those analyzed in the SVSP EIR. The project will comply with the required mitigation in the SVSP EIR. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to GHG emissions.

Mitigation Measures: Mitigation Measures 4.4-1 (construction emissions), 4.5-1 (operational emissions), 4.5-2 (greenhouse gas emissions) from the SVSP EIR remain applicable to the proposed project, and have been incorporated into the design of the project as appropriate.

IX. 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?	SVSP EIR Section 4.10	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	SVSP EIR MM 4.10-1
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 SVSP EIR includes a brief overview for each impact topic, concluding that compliance with existing federal, state, and local regulations regarding the use, transport and disposal of hazardous materials would ensure most impacts will be less than significant. The exception was for unknown soil contamination, as land which was used for agricultural purposes may include undiscovered, underground storage tanks or other contamination issues; mitigation for this was included. 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. The SVSP EIR analysis also found that there would be sufficient emergency services and facilities and that the area was not located within an airport land use plan or other aviation hazard area. These conclusions still fit for the proposed project, which is within the same development footprint.

Standard construction activities would require the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents. These are common household and commercial materials routinely used by both businesses and average members of the public. The materials only pose a hazard if they are improperly used, stored, or transported either through upset conditions (e.g. a vehicle accident) or mishandling. In addition to construction use, the operational project would result in the use of common hazardous materials as well, including bleach, solvents, and herbicides. Regulations pertaining to the transport of materials are codified in 49 Code of Federal Regulations 171–180, and transport regulations are enforced and monitored by the California Department of Transportation and by the California Highway Patrol. Specifications for storage on a construction site are contained in various regulations and codes, including the California Code of Regulations, the Uniform Fire Code, and the California Health and Safety Code. These same codes require that all hazardous materials be used and stored in the manner specified on the material packaging. Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels.

The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility. The project site is in an urban area, and therefore would not expose people to any risk from wildland fire.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the SVSP EIR regarding hazardous materials. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to hazards and hazardous materials.

Mitigation Measures: The SVSP EIR included a mitigation measure to address the low possibility that some contamination of soils still lingered due to past use of the land for agricultural purposes. The measure, Mitigation Measure 4.10-1, indicates that if evidence of contamination is observed (stained soils, unearthing of a tank, etc.) then proper testing and remediation is required, in coordination with the appropriate City Departments. This measure remains applicable to the project.

X. 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?	SVSP EIR Section 4.13	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	SVSP EIR MM 4.13-1
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: A Drainage and Storm water Master Plan was prepared and approved by the City as part of the SVSP EIR. As noted in the EIR, the Drainage and Storm water Master Plan demonstrated that the increases in impervious surfaces being caused by buildout of the SVSP would be offset by proposed drainage facilities and storm water improvements. The project would offset increases in peak flow, no development would occur within the 100-year floodplain area, and consistency with existing City regulations would ensure that all homes would be elevated at least two feet above the 100-year water surface elevation. With regard to storm water quality, the EIR notes that there are existing programs, regulations, and permits in place to ensure that the project would not have significant effects related to water pollution from construction or operation, though a mitigation measure is included to require compliance with this regulations.

The project is in an area of flat topography and is not near any large water bodies or dams/levees, so would not be subject to losses due to dam/levee failure, seiche, tsunami, or mudflow. The project falls within the development footprint of the SVSP, and does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

Mitigation Measures: Mitigation Measure 4.13-1 was included to require compliance with the City's stormwater quality standards, including preparation of a Storm Water Pollution Prevention Plan (SWPPP). This measure remains applicable to the proposed project.

XI. 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?	SVSP EIR Section 4.1	No	No	No	None
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Same	No	No	No	SVSP EIR MM 4.1-3, 4.6-1 and 4.6-2
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Same	No	No	No	None

Discussion: The SVSP EIR concluded that there were some potential land use incompatibilities, but that these could be addressed by a mix of mitigation and compliance with the City Noise Ordinance and Grading Ordinance. Land use issues discussed and addressed included noise from McClellan overflights, agricultural uses in Placer County next to urban uses in the SVSP, construction noise, and commercial land use noise. The overflight noise is a potential nuisance discussion requiring disclosure to future purchasers within the Project area; noise volumes do not exceed standards. It was concluded that the project would not physically divide an established community and that the project did not conflict with any land use policies or regulations, or with a Habitat Conservation Plan (or similar). The EIR concluded that all impacts of the SVSP could be reduced to less than significant levels with mitigation. The project involves the same use types within the same development footprint, and therefore the conclusions of SVSP EIR remain applicable to the proposed project.

The project area has been planned for development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community. The project involves frontage improvements including new driveways, sidewalks, and pedestrian connections. As such, the project will not physically divide an established community.

As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the SVSP EIR, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the EIR. Nor is there new information of substantial importance showing (i) 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 (ii) that mitigation measures or alternatives considerably different from those analyzed in the EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

Mitigation Measures: Mitigation Measure 4.1-3 (McClellan overflight disclosure), 4.6-1 (construction noise) and 4.6-2 (commercial noise controls). The measure regarding disclosure ensure that people purchasing property within the project area which could be affected by overflight noise are aware of this potential affects. The disclosure measure is implemented by including a Condition of Approval requiring that the deed disclosures are a component of the Covenants, Conditions, and Restrictions for all affected properties. The condition has been addressed in the Development Agreement for the project area, so the measures are already complete. The construction noise and commercial noise control measures are applied during construction, so remain applicable to the proposed project.

XII. 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?	SVSP EIR Section 4.7	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 SVSP EIR indicated that there were no significant mineral resources in the area. Therefore, the project is not considered to have any impacts on mineral resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to mineral resources.

Mitigation Measures: None required for this project.

XIII. 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) 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?	SVSP EIR Section 4.6	No	No	No	SVSP EIR MM 4.1-3, 4.6-1 and 4.6-4
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	Same	No	No	No	SVSP EIR MM 4.6-1 and 4.6-4
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	SVSP EIR MM 4.6-1 and 4.6-4
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 SVSP EIR addressed construction noise, roadway noise, noise from non-residential land uses, and aircraft overflight noise. Overflight noise has already been addressed in the Land Use section of this Addendum. Construction noise in general was discussed, and addressed via mitigation. Noise was determined to be an issue for all of the major roadways in the SVSP area, including Vista Grande Boulevard. Mitigation was found to reduce noise volumes to levels within General Plan standards, and so impacts were found to be less than significant.

An environmental noise assessment was prepared by Bollard Acoustical Consultants, Inc. to evaluate noise levels associated with traffic on the adjacent roadways (Attachment 4). It was concluded that implementation of the mitigation measures would reduce noise volumes to levels within General Plan standards. Consistent with the mitigation measures, the project proposes six-foot masonry sound walls adjacent to the lots located along major roadways, which will ensure that noise on the residential properties is consistent with City standards. The project would not result in new or more severe impacts than described in the SVSP EIR, and the impact conclusions of the EIR are unchanged. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to noise.

Mitigation Measures: Mitigation Measures 4.1-3 (McClellan overflight disclosure), 4.6-1 (construction noise), and 4.6-4 (traffic noise attenuation) were applied in the SVSP EIR. Construction noise controls in the mitigation includes located fixed equipment away from noise sensitive uses and having a construction disturbance coordinator to address noise concerns. Traffic noise attenuation also calls for the use of masonry walls along major roadways. These mitigation measures remain applicable to the proposed project.

XIV. 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)?	SVSP EIR Section 4.2	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 SVSP EIR indicated the SVSP would increase the number of housing units above those which had been anticipated in the General Plan, and analysis the effect on supporting services, infrastructure, and other issues related to environmental impacts. It was concluded that impacts would be significant and unavoidable. The proposed project involves the same number of housing units as analyzed in the SVSP EIR, but the project increases the amount of MDR units and decreases the amount of LDR units. For the purpose of population estimates, LDR and MDR population rates are the same, so the project will not have a new or more severe impact on the population growth rate of the area. Thus, the project will result in the same previously identified impacts. No existing buildings or residents are present on the project site; therefore, no residences or communities would be displaced.

Mitigation Measures: None required for this project.

XV. 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?	SVSP EIR Section 4.11	No	No	No	None
b) Police protection?	Same	No	No	No	None
c) Schools?	Same	No	No	No	SVSP EIR MM 4.11-3
d) Parks?	Same	No	No	No	None
e) Other public facilities?	Same	No	No	No	None

Discussion: The SVSP EIR concluded that fire and police protection services, and other public services would not be negatively affected by the project. Existing City codes and regulations require adequate water pressure in the water lines, and construction must comply with the Uniform Fire and Building Codes used by the City of Roseville. Additionally, the applicant is required to pay a fire service construction tax, which is used for purchasing capital facilities for the Fire Department. Sales taxes and property taxes resulting from development will add revenue to the General Fund, which provides funding for police services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

An analysis of impacts to schools was included in the SVSP EIR, which concluded that two new elementary schools and one new intermediate school would be required in the project area. The high school students generated from the SVSP were assumed in the nearby high schools located outside the plan area. A portion of the SVSP is located within the Center School District and a portion is located within the Roseville City School District, though the current project area is entirely within the Center School District. Although the project involves a change in land use for

Parcel FD-10 from LDR to MDR, the student generation factor for these land uses is the same. In addition, the project will not change the overall number of housing units in the SVSP. Therefore, the conclusions of SVSP EIR remain applicable to the proposed project.

The project was routed to the School District for review, and no issues were identified. The project will be required to pay per-unit school fees to mitigate any impacts. Under state law, such payments are deemed to constitute "*full and complete mitigation*" of impacts to school facilities (Gov. Code, § 65995, subd. (h)). In addition, the developer is required to work with the School District to identify a Safe Routes to School program. Impacts to public services were determined to be less than significant, with mitigation.

The developer will be required to pay fees into a Community Facilities District, which provides funding for park services. Future park and recreation sites and facilities have already been identified as part of the Specific Plan process. The City charges fees for end-users for other services, such as garbage and greenwaste collection, in order to fund those services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

Mitigation Measures: Mitigation Measure 4.11-3 requires a Safe Routes to School program, which would be implemented at the time of school construction, and remains applicable to the proposed project.

XVI. 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?	SVSP EIR Section 4.11	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 SVSP indicates that the required parkland dedication was met by dedication of parkland and through payment of park dedication in-lieu fees. As noted in the EIR, the payment of Citywide and neighborhood park fees will be required, and the payment of fees combined with the dedication of parkland will ensure that impacts to park services are less than significant. The project involves unit transfers

but will not change the total number of units anticipated for buildout of the SVSP area. As such, the project will not increase the number of residents anticipated for the SVSP nor decrease the amount of area dedicated to park and recreation uses; therefore, this conclusion remains applicable to the proposed project.

Mitigation Measures: None required for this project.

XVII. 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?	SVSP EIR Section 4.3	No	No	No	SVSP EIR MM 4.3-1 to 4.3-5
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	SVSP EIR MM 4.3-1 to 4.3-5
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 SVSP EIR evaluated the traffic impacts to existing and future roadways from traffic being generated by the anticipated uses within the plan area. The EIR concluded that with mitigation, impacts to City roadways would be less than significant. Impacts to adjacent agency roadways was identified as a significant and unavoidable impact, and mitigation to lessen the impact was accepted. For the proposed project, the City's Engineering Division reviewed the scope of changes and concluded that an updated traffic study was not required. The LDR and MDR land uses have the same trip generation rate of one trip per unit (based on the Institute of Transportation Engineers trip rates), and the unit transfers among the parcels maintain the same overall number of units allocated to the project area. Therefore, the project would not cause new or more severe impacts than already described in the SVSP EIR.

The proposed project has no impact on air traffic patterns, and does not present substantial safety risks. The project design does not introduce hazards such as sharp curves or dangerous intersections. The project has been reviewed by the City Engineering Division and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

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

Mitigation Measures: Mitigation was included for each impacted facility (see SVSP EIR MM 4.3-1 to 4.3-5), but these measures have already been incorporated into the City's Capital Improvement Program and fee programs. The measures are no longer necessary to impose on individual projects, as a mechanism for their funding and construction is already implemented.

XVIII. 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:					
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)?	SVSP EIR Section 4.9	No	No	No	None
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.	Same	No	No	No	None

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. While the original SVSP EIR addressed cultural resources, no Tribal Cultural Resources were identified and the City of Roseville as CEQA Lead Agency is not aware of any Tribal Cultural Resources associated with project site. Notice of the proposed project was mailed to tribes which had requested such notice pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) on September 22, 2020. No request for consultation was received during the request for consultation period. Previously applied mitigation should be adequate to address potential impacts of the project, which require cessation of work should any item of cultural interest be found, to ensure the project will have a less than significant impact on cultural resources. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to Tribal Cultural Resources.

Mitigation Measures: Mitigation Measure 4.9-1 (cease work and consult with archeologist) and 4.9-2 (cease work and consult with paleontologist) remain applicable to the proposed project.

XIX. 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?	SVSP EIR Section 4.12	No	No	No	None
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	SVS EIR Section 4.12.1 & 4.12.3	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?	SVSP EIR Section 4.12.3	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?	SVSP EIR Section 4.12.1	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?	SVSP EIR Section 4.12.3	No	No	No	None
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	SVSP EIR Section 4.12.4	No	No	No	SVSP EIR MM 4.12.4-1 to 4.12.4-2
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Same	No	No	No	None

Discussion: The SVSP EIR addressed water demand for the plan area and determined there was adequate supply to meet the anticipated water demands from development of the plan area. The City's Environmental Utilities Department staff reviewed the proposed project and concluded it will be reducing the overall water demand for the project area because it will be converting some of the anticipated land uses with a higher water demand to a lower water demand (20.46 acres of LDR to MDR). Therefore, the impact conclusions of the SVSP EIR with respect to water supply are still applicable to this project.

Development of the project area will require the construction of water lines and sewer lines and facilities, but these were previously identified through the infrastructure master plans developed for the SVSP. The project land use changes do not require any major changes or need for expanded facilities. Additionally, the project will have no effect on wastewater generation beyond that previously analyzed in the SVSP EIR. Environmental Utilities determined that the proposed project changes fell within the scope of the prior assessment. The SVSP EIR concluded that the Pleasant Grove Wastewater Treatment Plan was sized to accommodate flow from the plan area and that impacts would be less than significant. This conclusion remains applicable to the proposed project.

The SVSP EIR indicated that the Western Placer Waste Management Authority facilities would be used to dispose of solid waste, and that there was sufficient capacity to accept solid waste from the SVSP. Solid waste generation is based on population, and as the project will not change the estimated population for the plan area, the project falls within the scope of the prior analysis, and does not result in any new or expanded impacts to this previously-identified significant and unavoidable impact.

Mitigation Measures: Mitigation Measures 4.12.4-1 (expand the landfill) and 4.12.4-2 (diversion of construction debris) were included to require payment of fees to be used for landfill expansion and to require a 50% reduction in the construction waste stream. The landfill expansion measure has already been implemented, as fees are already in place that will apply to the proposed project. The remaining measure regarding diversion of construction debris remains applicable, as it is a project-level measure that applies during construction.

XX. 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?	SVSP EIR	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.)	SVSP EIR	No	No	No	None
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	SVSP EIR	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 SVSP 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. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to the mandatory findings of significance.

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 Sierra Vista Specific Plan Environmental Impact Report (SCH # 2008032115, adopted on May 5, 2010), 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.

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

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

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

Addendum Prepared by:

Kinarik Shallow

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

Attachments:

1. Applicable SVSP Mitigation Measures
2. Tentative Subdivision Maps
3. Design Review Package
4. Environmental Noise Assessment

NOTE: Attachments 2 and 3 are not included with this Addendum as they are already exhibits to the Planning Commission Staff Report.

TABLE OF APPLICABLE MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
MM 4.4-1 Dust and Construction Control Measures In accordance with the PCAPCD, the applicant shall comply with all applicable rules and regulations as listed above (e.g., Rule 202, 218 and 228). In addition, at the time of tentative map the applicant(s) shall implement a minimum of five (5) of the following measures unless superseded by state or other more stringent standards: The following mitigation measures shall be implemented to reduce short-term construction-related air quality impacts. In addition, dust control measures are required to be implemented by all projects in accordance with the City of Roseville Grading Ordinance, and the PCAPCD Fugitive Dust Rule 228. • Applicant shall submit to PCAPCD a Construction Emission / Dust Control Plan within 30 days prior to groundbreaking. If the PCAPCD does not respond within 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 (www.placer.ca.gov/airpollution/airpolut.htm). The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference. • 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 (HP) of greater) that will be used an aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall the prime contractor shall contact the APCD prior to the new equipment being utilized. The project representative shall provide PCAPCD 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 HP) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% NO_X reduction and 45% particulate reduction compared to the most recent ARB fleet average. PCAPCD shall 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 (http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls). The following measures are also included to reduce construction-related ROG, NOx, PM10 and PM2.5 emissions: • All construction equipment shall be maintained in good operating condition. Contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specifications. Maintenance records shall be available at the construction site for verification. This measure will reduce combustion emissions of all criteria air pollutants. • Prior to the issuance of any grading permits, all applicants shall submit construction plans denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction will be used, or that their use was investigated and found to be infeasible for the project. Low emission equipment is defined as meeting the California Air Resources Board's Tier III standards. Contractors shall also conform to any construction measures imposed by the PCAPCD as well as City Planning Staff. This measure will primarily reduce ROG, NOx, PM10, and PM2.5 exhaust emissions. • Paints and coating shall be applied either by hand or by high volume, low-pressure spray. This measure will reduce evaporative ROG emissions. • All construction shall comply with the following measures to reduce fugitive dust related emissions of PM10 and PM2.5: o Maintain a minimum 24-inch freeboard on soil haul trucks or cover payloads using tarps or other suitable means. o Suspend grading operations during high winds (greater than 15 mph). o Sweep streets as necessary if silt is carried off-site to adjacent public thoroughfares or occurs as a result of hauling.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	*Pre-Construction*: Prior to issuance of Grading Permits or Improvement Plans. Add as note on Improvement Plans.	Engineering	Dust Control Plan and proof of submittal to PCAPCD	

o Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices. o Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods. o Phase grading into smaller areas to prevent the susceptibility of larger areas to erosion over extended periods of time. o Pave or apply gravel to any on-site haul roads. o Reestablish ground cover on the construction site through seeding and water. o Clean earth moving construction equipment with water or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with National Pollutant Discharge Elimination System Best Management Practices and the Roseville Grading Ordinance. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall be on-site, 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. o 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' specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours). o Minimize diesel idling time to a maximum of five minutes. o Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible. o An applicant representative, ARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely (i.e., once per week) evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size, regardless of how many acres are to be disturbed daily. o Construction equipment exhaust emissions shall not exceed the PCAPCD Visible Emissions Rule 202. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours. The following measures will be required: 1. Include the following standard note on the Improvement/Grading Plan: *If required by the Public Works Department, the contractor shall hold a pre-construction meeting prior to grading activities. The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors.* 2. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment. 3. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits. 4. Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance. (Rule 225) 5. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (Rule 225 / section 302.2) 6. Prior to the issuance of a Building Permit, the applicant shall show that all flat roofs with parapets shall include a white or silver cap sheet to reduce energy demands. 7. Diesel trucks shall be prohibited from idling more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show that all truck loading and unloading docks shall be					

equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than five minutes shall be required to connect to the 110/208 volt power to run any auxiliary equipment. 2'x3' signage which indicates "Diesel engine Idling Limited to a Maximum of 5 Minutes" shall be shown on the building elevations and shall be submitted to the Placer County APCD prior to the issuance of Building Permits for the project. 8. Prior to approval of Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities on a weekly basis, using standards as defined in California Code of Regulations, Title 13, Sections 2180 – 2194. An Environmental Coordinator, hired by the prime contractor or property owner, and who is CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. (California Code of Regulations, Title 13, Sections 2180 – 2194) *The project shall comply with all applicable Placer County Air Pollution Control District rules and regulations, and shall obtain applicable permits and/or clearances from the District prior to the start of construction.* • The contractor shall use CARB ultra-low sulfur diesel fuel for all diesel–powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. (California Standards for Motor Vehicle Diesel Fuel, title 13, article 4.8, chapter 9, California Code of Regulations). • Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits are required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Rule 501) • Pursuant to the Placer County Air Pollution Control District Rule 501, General Permit Requirements, the proposed project may need a permit from the District prior to construction. In general, any engine greater than 50 brake horsepower or any boiler with heat greater than 1,000,000 Btu per hour shall require a permit issued by the District. (Rule 501) • All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit. (California Portable Equipment Registration Program, Section 2452). • The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators if feasible. • During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. • During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. **(**Rule 228 / section 401.2)					
MM 4.6-2 & 4.4-1 Commercial Noise Controls For all commercial uses within 150 feet of residential uses, the developer shall implement the following or equally effective measures: • In general, where commercial land uses adjoin residential property lines, the following measures should be included in the design of the commercial use. If the primary noise sources are parking lot noise, HVAC equipment and light truck deliveries, then 6-7 foot tall masonry walls shall be constructed to provide adequate isolation of parking lot and delivery truck activities. HVAC equipment shall be located either at ground level, or when located on roof-tops the building facades shall include parapets for shielding. • Where commercial uses adjoin common residential property lines, and loading docks or truck circulation routes face the residential areas, the following mitigation measures shall be included in the project design: o Loading docks and truck delivery areas shall maintain a minimum distance of 30 feet from residential property lines; o Property line barriers shall be 6 to 8 feet in height. Circulation routes for trucks should be located a minimum of 30-feet from residential property lines;	Project plans will be reviewed for compliance.	*Pre-Construction:* Prior to issuance of Improvement Plans and/or Building Permits Add as note on Improvement Plans and Building Plans	Engineering will review Improvement Plans for compliance with wall requirements. Building will review Building Plans for compliance with HVAC requirements.	Acoustical Study if loading docks or truck delivery routes are less than 100 feet from residential property lines	

o All heating, cooling and ventilation equipment shall be located within mechanical rooms where possible; o All heating, cooling and ventilation equipment shall be shielded from view with solid barriers; o Emergency generators shall comply with the local noise criteria at the nearest noise-sensitive receivers; In cases where loading docks or truck delivery circulation routes are located less than 100 feet from residential property lines, an acoustical evaluation shall be submitted to verify compliance with the City of Roseville Noise Level Performance Standards.					
MM 4.6- 4: Traffic Noise Attenuation **MM 4.6-4(a):** Masonry walls and/or landscaped berms shall be constructed along the major project-area roadways adjacent to proposed residential uses if acoustical studies warrant sound attenuation, otherwise standard wood fencing is acceptable. Draft EIR Table 4.6-10 data shall be consulted to determine appropriate barrier heights. If the assumptions shown in Table 4.6-10 vary considerably, a detailed analysis of exterior and interior mitigation measures should be conducted when tentative maps become available. **MM 4.6-4(b):** In areas requiring sound attenuation, noise barrier walls shall be constructed of concrete panels, concrete masonry units, earthen berms, or any combination of these materials. Wood is not recommended for construction due to eventual warping and degradation of acoustical performance. **MM 4.6-4c:** Tentative map applications for residential uses located along Fiddyment Road would be required to include an analysis of interior noise levels. The report shall be conducted by a qualified acoustical engineer and shall specify the measures required to achieve compliance with the City of Roseville 45 dB Ldn interior noise level standard.	The developer shall construct walls in locations consistent with the walls exhibit of the Specific Plan, which shall be a minimum of six feet tall per the Draft EIR. The developer shall include wall and/or landscaped berm details as part of Improvement Plans which demonstrate consistency with the design requirements of the measure.	*Pre-Construction:* Prior to issuance of Improvement Plans. Add as note on Improvement Plans and Building Plans	Engineering to review plans for consistency with measure.	An acoustical Study, if conditions or plans deviate from Specific Plan or EIR.	
WMM 4.7-13 Riparian Habitat Policies To protect riparian vegetation within the SOI Amendment Area SVSP and Urban Reserve areas, the following policies shall be implemented: a) The project applicant shall provide for temporary fencing along the top of the bank during construction of those areas of the proposed project adjacent to riparian habitat to discourage access to the riparian habitat by humans and pets. b) The project applicant shall provide for permanent fencing and/or a landscape barrier to discourage access to the riparian habitat by humans and pets. The fencing and/or landscape barrier shall be placed at the top of the bank of the creeks along those portions of the site adjacent to riparian habitat. The proposed recreation trail shall be on the project site side of the fence/landscape barrier. The fencing and/or landscape barrier shall be constructed of wood or other natural materials and shall allow for the viewing of the riparian habitat while discouraging access. c) Interpretive signs and displays shall be posted along the border of the riparian area to educate the public and route access away from sensitive areas. These informative signs will be posted at intervals determined appropriate by the City of Roseville Parks and Recreation Director along the border with information regarding the objectives of creek and riparian habitat protection. Signs should also include information regarding the importance of restricting access to the riparian area by household pets. Such signs will be made of wood or similar natural material, and be maintained by the Applicant. d) Lighting adjacent to riparian buffers should be shielded away from the riparian areas.	The applicants shall design the project to avoid and preserve riparian vegetation.	*Pre-Construction*: Temporary fencing shall be installed prior to construction. Permanent measures shall be shown on Improvement Plans. Add as note on Improvement Plans.	Engineering and Parks	None	
Use Low-Glare Materials for New Development In order to reduce the effects of daytime glare from development of commercial or office uses within the SVSP Area, building developers should make use, when feasible, of low-glare materials. **MM 4.14-3 Avoid Light Spill Over into Curry Creek and Open Space Areas** Outdoor lighting shall be placed, designed and directed so as to avoid light spillover into the habitat of Curry Creek and the Open Space Preserve areas located immediately adjacent to the open space, as shown on the Land Use Map as parcels KT-1, KT-40, KT-30, KT-41, DF-1, DF-2, DF-40, CG-1, CG-82m JM-21, JM-3, and JM-4.	Comply with the measure	*Pre-Construction:* Ensure fixtures shown on Improvement Plans and Building Plans comply with the measure. Add as note on Improvement Plans and Building Plans	Engineering and Building	None	

MM 4.6-1 Construction Noise Reduction **MM 4.6-1(a):** Construction activities shall comply with the requirements of the City of Roseville Noise Ordinance. **MM4.6-1(b):** Locate fixed construction equipment such as compressors and generators as far as possible from sensitive receptors. Shroud or shield all impact tools, and muffle or shield all in-take and exhaust ports on power construction equipment. **MM 4.6-1(c):** Designate a construction disturbance coordinator and conspicuously post the Coordinator's contact information around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances, and will be responsible for determining the cause of the complaint, and implementing any feasible measures to be taken to alleviate the problem. **MM 4.6-1(d):** Well drilling shall occur prior to construction of the adjacent subdivision, to the extent feasible. If construction timing for the wells occurs after subdivision construction, then measures to reduce noise shall include; hanging flexible sound control curtains around the drilling apparatus, and the drill rig, to the degree feasible, as determined by the Environmental Utilities Director, if located within 1,000-feet of an occupied residence.	Discuss during pre-construction meeting and comply with the measure.	*Pre-Construction and Construction*: During construction for MM 4.6-1(d), and prior to issuance of Improvement Plans and/or Building Permits for all others. Add as note on Improvement Plans and Building Plans	Engineering staff to discuss this measure during pre-construction meeting and ensure posting has occurred. Environmental Utilities to address well drilling.	None	
MM 4.8-3 Avoid Nesting Sites To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures: *Raptors* a) When feasible, all tree removal shall occur between August 30th and February 15th to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. b) For Swainson's hawk, if avoidance of tree removal outside the breeding season is not feasible, and a nest is present, the applicants would be required to obtain a 2081 permit from CDFG to mitigate for potential "take" under CESA. If no nesting is occurring, a take permit would not be required. c) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15th and August 30th, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30-days prior to disturbance. If active raptor nests or burrows are found, and the site is within 350-feet of potential construction activity, a highly visible temporary fence shall be erected around the tree or burrow(s) at a distance of up to 350-feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. d) Preconstruction and non-breeding season exclusion measures shall be developed in consultation with CDFG, and shall preclude burrowing owl occupation of the portions of the project site subject to disturbance such as grading. Burrowing owls may be passively excluded from burrows in construction areas by placing one-way doors in the burrows according to CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls regardless of whether they exhibit signs of occupation must be cleared with the one way doors. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow. e) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones) unless directly related to the management or protection of the legally protected species. f) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist. *Black Rails and Tri-colored Blackbirds* Prior to earth moving that would disturb marsh habitat, a qualified biologist shall conduct surveys to determine the presence of the California black rail. If either of these species is found, all earth moving within 250 feet shall stop and measures, including establishing nest protection buffers along both sides of Curry Creek during the nesting season (generally February 1 through August 31st) shall be implemented. *Rookeries* No heron rookeries are present within the plan area. Prior to earthmoving that would disturb marsh habitat or tree removal of the eucalyptus grove, pre-construction surveys should be conducted to verify	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans. The applicants shall prepare annual reports on the status and success of mitigation and shall submit these reports to USFWS and CDFG. The applicants shall coordinate with USFWS and CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	*Pre-Construction and Construction*: Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Engineering	Nesting bird surveys	

that no rookeries have been established. If rookeries are present all earth moving within 250-feet shall stop, during the breeding season.					
MM 4.13-1 Implementation of construction activity stormwater protection standards Prior to the issuance of a City grading permit and the commencement of construction activities, compliance with the State's General Construction permit, the City of Roseville's Construction Standards, and the City's Stormwater BMP Guidance Manual will be met. This includes the creation of a Storm Water Pollution Prevention Plan (SWPPP) that will identify the site, the location of sensitive habitats or watercourses, drainage areas, discharge locations, soil disturbance areas, and the locations of all runoff, erosion control, and sediment control Best Management Practices (BMPs). On-going monitoring and adjustments to the SWPPP will occur when needed to address changes in the field as construction activities evolve.	The developer shall create a SWPPP, submit it to the City, and comply with its provisions.	*Pre-Construction and Construction*: Submit SWPPP and ensure that BMPs remain in place during construction. Add as note on Improvement Plans and Building Plans.	Engineering	SWPPP	
MM 4.9-1 Cease Work and Consult with Qualified Archaeologist 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. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, the City of Roseville shall coordinate any necessary investigation of the site with qualified archaeologists as needed, to assess the resource (i.e., whether it is an "historical resource" or a "unique archaeological resource") and provide proper management recommendations should potential impacts to the resources be found to be significant. Possible management recommendations for important resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to be to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section 5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	*Construction*: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
Mitigation Measure 4.9-3 Cease Work and Consult with Qualified Paleontologist Should any evidence of paleontological resources (e.g. fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance, if feasible in light of project design or layout, or data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff in consultation with the paleontologist for the protection of the paleontological resources.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	*Construction*: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
MM 4.10-1 Identify Potential Hazardous Materials (soil contamination, tank or well sites, lead based paint and/or asbestos) Prior to site development in the SVSP, recommended testing and remediation, if needed shall occur. Groundwater wells shall be properly closed. If evidence of soil contamination, septic tanks, or other underground storage tanks are encountered in previously unidentified locations in the SVSP area, work shall cease until the area can be tested, and if necessary remediated and/or properly removed or closed. Remediation activities could include removal of contaminated soil, and/or onsite treatment. As part of the process, the City shall ensure that any necessary investigation and/or remediation activities are coordinated with the Roseville Fire Department, Placer County Division of Environmental Health, and if needed, other appropriate federal, state and local agencies. Once a site is remediated, construction can continue.	The applicants shall be responsible for conducting soil testing and/or recommendation of the Phase I environmental site assessments, if conditions are encountered which warrant such studies.	*Construction*: Applies if conditions found which warrant assessment (e.g. stained soils, underground tanks). Add as note on Improvement Plans.	Engineering and Fire	Phase I environmental assessment, if conditions warrant	
MM 4.12.4-2 Divert Construction Debris The applicants shall ensure a 50% reduction in the construction waste stream generated from development within the SVSP. In Developer contracts with construction contractors and their sub-contractors, the Developer shall require that construction waste be reduced by 50%. The Developer shall further require that contractors and sub-contractors submit records of diversion and disposal to the City's Environmental Utilities Department in order to verify compliance with this requirement.	Comply with the measure	*Construction:* Contractor to ensure diversion occurs during construction. Add as note on Improvement Plans and Building Plans.	Environmental Utilities	Records of diversion	

NOTE: This table is provided as a courtesy to the developer, to highlight the text of measures which are required to be placed on Improvement Plans and/or Building Plans. Refer to the applicable environmental document (e.g. Environmental Impact Report) for a full list of measures, and for context. Other measures may be applicable, but are not included here because they have already been completed or they are addressed via other mechanisms (e.g. development fees).

Traffic Noise Assessment

Sierra Vista TM3 Residential Development
Villages FD-8A, 8B, 10, 23

Roseville, California

BAC Job # 2020-148

Prepared For:

John Mourier Construction, Inc.

Mr. Ryan Biziewski
1430 Blue Oaks Blvd., Ste. 190
Roseville, CA 95747

Prepared By:

Bollard Acoustical Consultants, Inc.

Dario Gotchet, Senior Consultant

November 10, 2020

BOLLARD
Acoustical Consultants

Introduction

The Sierra Vista TM3 Residential Development (project) is located west of Fiddyment Road, north of Baseline Road, south of Pleasant Grove Boulevard, and east of the future Watt Avenue extension (Santucci Boulevard) in the City of Roseville, California. The project consists of the Villages FD-8A, 8B, 10 and 23 subdivisions, located within the Sierra Vista Specific Plan. The project area and site plan are provided as Figures 1 and 2, respectively.

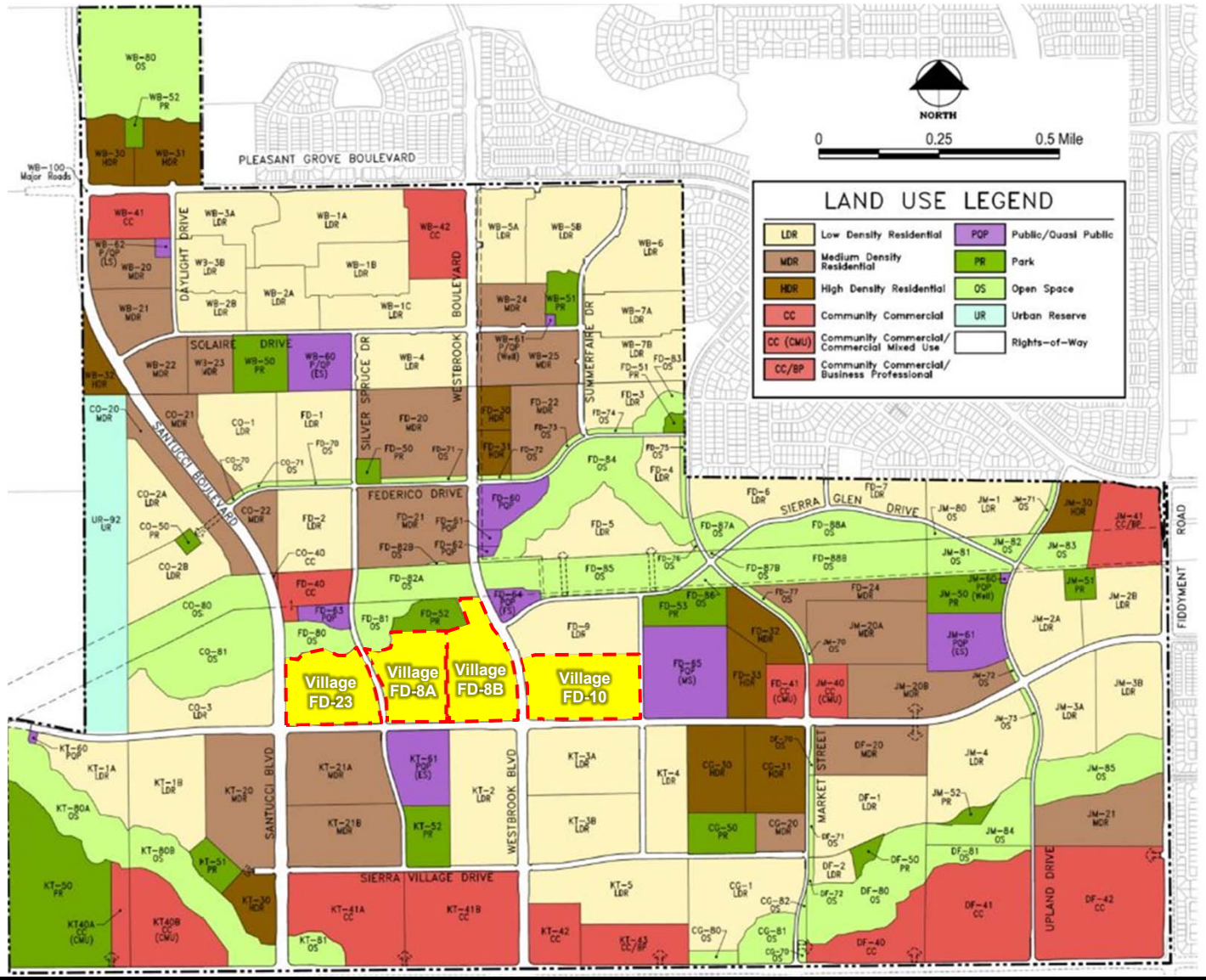
Due to the proximity of the residential uses of the proposed project to future Vista Grande Boulevard, BAC was retained by the project applicant to prepare this assessment. Specifically, the purposes of this assessment are to quantify noise levels associated with traffic on future Vista Grande Boulevard, and to compare those levels against the applicable City of Roseville and Sierra Vista Specific Plan noise standards for acceptable noise exposure.

Noise Fundamentals and Terminology

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard, and thus are called sound. Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in levels (dB) correspond closely to human perception of relative loudness. Appendix A contains definitions of Acoustical Terminology. Figure 3 shows common noise levels associated with various sources.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighing the frequency response of a sound level meter by means of the standardized A-weighing network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels in decibels.

Community noise is commonly described in terms of the “ambient” noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}) over a given time period (usually one hour). The L_{eq} is the foundation of the Day-Night Average Level noise descriptor, L_{dn} or DNL, and shows very good correlation with community response to noise.



Legend

Project Subdivision Boundaries (Approximate)

N

Scale (Feet)

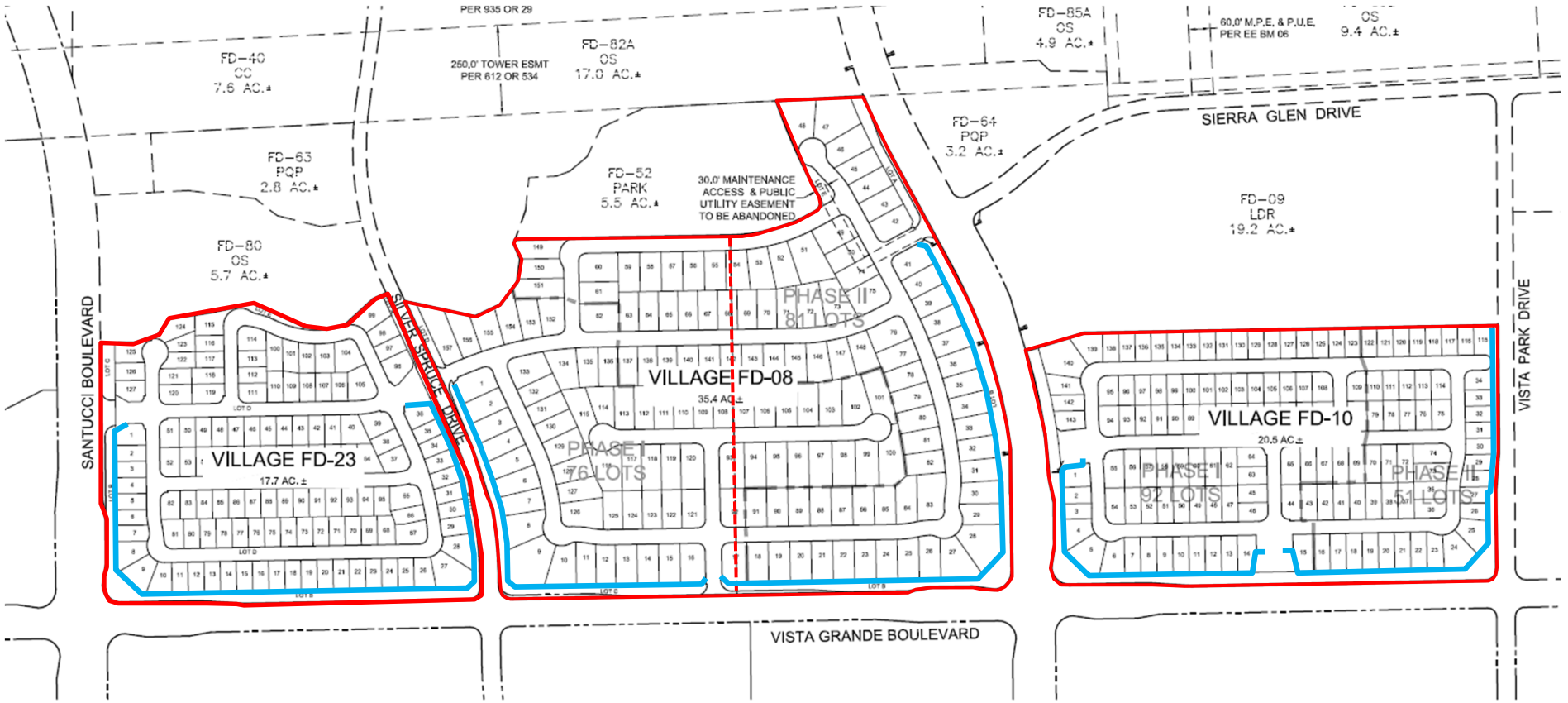
0 500 1,000

Sierra Vista TM3 Residential Development
Villages FD-8A, 8B, 10 & 23
Roseville, California

Project Site Location

Figure 1

BOLLARD Acoustical Consultants



Legend

- Project Subdivision Boundaries (Approximate)
- Proposed Traffic Noise Barriers

N

Scale (Feet)

0 200 400

Sierra Vista TM3 Residential Development
Villages FD-8A, 8B, 10 & 23
Roseville, California

Project Subdivisions – Site Plan

Figure 1

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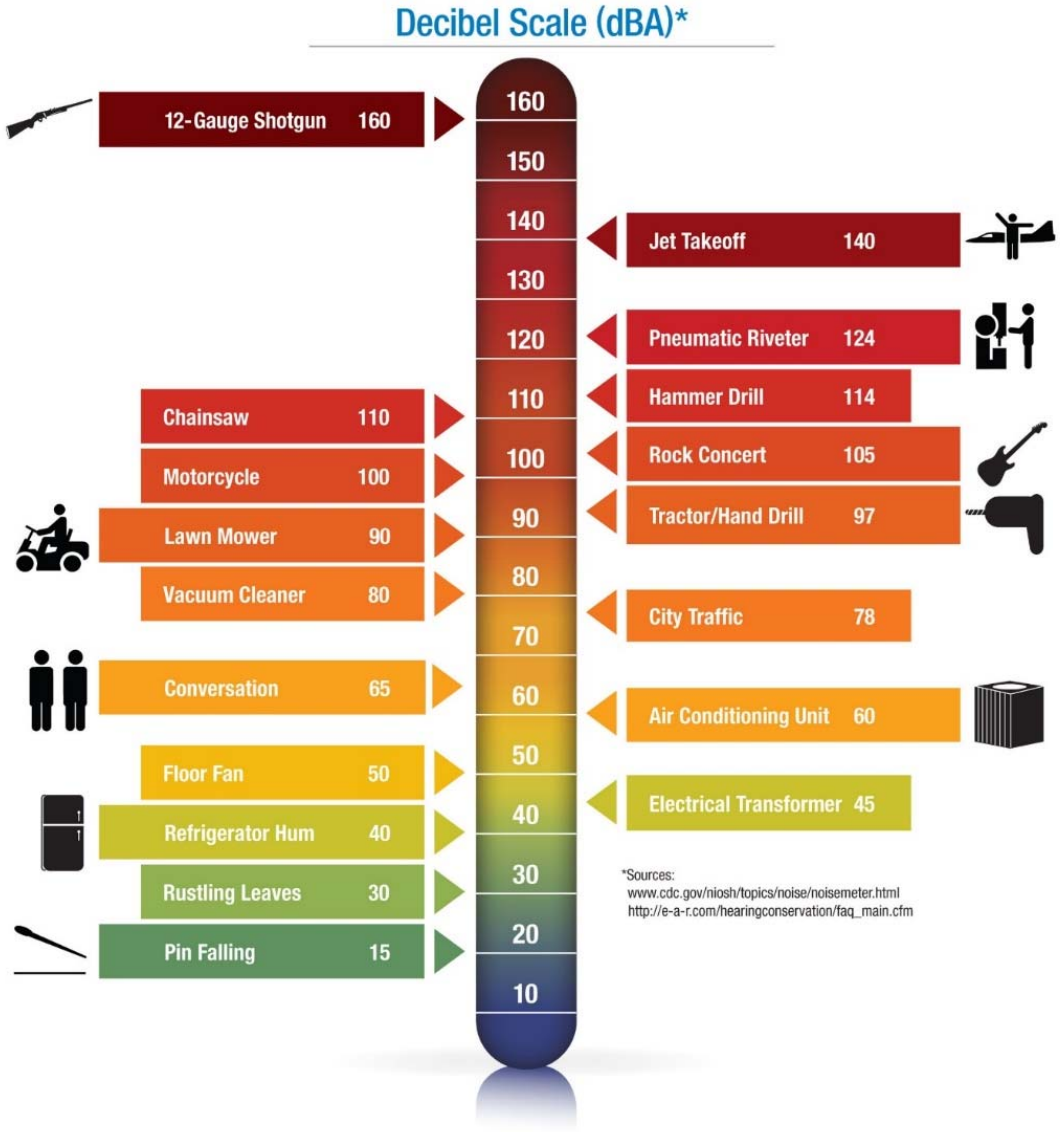
Figure 3
Typical A-Weighted Sound Levels of Common Noise Sources



The Day-Night Average Level (DNL) is based upon the average noise level over a 24-hour day, with a +10-decibel weighting applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because DNL represents a 24-hour average, it tends to disguise short-term variations in the noise environment. DNL-based noise standards are commonly used to assess noise impacts associated with traffic, railroad, and aircraft noise sources.

Criteria for Acceptable Noise Exposure

City of Roseville General Plan 2035

The Noise Element of the Roseville General Plan 2035 contains goals and policies intended to protect city residents from the harmful and annoying effects of exposure to excessive noise. The General Plan policies which would be applicable to this project are reproduced below:

Transportation Noise Sources

Policy 1 Allow the development of new noise-sensitive land uses (which include but are not limited to residential, schools, and hospitals) only in areas exposed to existing or projected levels of noise from transportation noise sources which satisfy the levels specified in Table 1. Noise mitigation measures may be required to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 1.

Recognizing that in increasingly urban areas it is difficult to maintain suburban noise standards, and in order to facilitate the City's goals to encourage reinvestment and economic development in the Riverside and Downtown Specific Plan areas, the City may elect to allow new noise-sensitive land uses on a case by case basis in proximity to transportation sources. Noise mitigation, including an acoustical analysis, would be required to reduce interior space noise levels to the standards specified in Table 1. Exterior noise levels would require mitigation to the extent feasible using building orientation, construction, and design features; however ultimately, noise levels may exceed the noise standards identified in Table 1.

Policy 2 Require new roadway improvement projects to be mitigated so as not to exceed the noise levels specified in Table 1 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.

Policy 3 Evaluate new transportation projects, such as light and heavy rail, using the standards contained in Table 1. However, noise from these projects may be allowed to exceed the standards contained in Table 1 if the City Council finds that there are special overriding circumstances.

Policy 4 Require an acoustical analysis where:

a. Noise sensitive land uses are proposed in areas exposed to existing or projected noise levels exceeding the levels specified in Table 1;

b. Proposed transportation noise source projects are likely to produce noise levels exceeding the levels specified in Table 1 at existing or planned noise-sensitive uses.

An acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be considered in the project design.

Policy 5 Work in cooperation with Caltrans and the Union Pacific Transportation Company to maintain noise level standards for both new and existing projects in compliance with Table 1.

Table 1
Maximum Allowable Noise Exposure - Transportation Noise Sources
City of Roseville General Plan Noise Element

Land Use	Outdoor Activity Areas[1]	Interior Spaces	
	L_{dn}/CNEL, dB	L_{dn}/CNEL, dB	L_{eq}, dB[2]
Residential	60[3]	45	--
Transient lodging	60[3]	45	--
Hospitals, nursing homes	60[3]	45	--
Theaters, auditoriums, music halls	--	--	35
Churches, meeting halls	60[3]	--	40
Office buildings	65	--	45
Schools, libraries, museums	--	--	45
Playgrounds, neighborhood parks	70	--	--

[1] Outdoor activity areas for residential developments are considered to be the backyard patios or decks of single-family dwelling, and the patios or common areas where people generally congregate for multi-family development.

Outdoor activity areas for non-residential developments are considered to be those common areas where people generally congregate, including pedestrian plazas, seating areas and outside lunch facilities.

Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

[2] As determined for a typical worst-case hour during periods of use.

[3] Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 75 dB Ldn/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

Note: Where a proposed use is not specifically listed on this table, the use shall comply with the noise exposure standards for the nearest similar use as determined by the Planning Department. Commercial and industrial uses have not been listed because such uses are not considered to be particularly sensitive to noise exposure.

-- = not applicable

Ldn = Day-Night Average Sound Level

CNEL = Community Noise Equivalent Level

dB = Decibels

Leq = Noise Equivalent Level

Source: City of Roseville General Plan

Sierra Vista Specific Plan Final EIR

The Sierra Vista Specific Plan Final EIR (May 2010) contains mitigation measures intended to protect future city residents from the harmful and annoying effects of exposure to excessive noise. The transportation noise related mitigation measures of the specific plan are reproduced below:

WMM 4.5-8 ***On-site Traffic Noise Attenuation (Impact 4.6-6 SVSP and Urban Reserve)***

The project developer shall demonstrate through an acoustical study that residences along roadways will be subject to noise levels consistent with the City's standards. The standards could be achieved through a combination of setbacks, sound walls or other barriers, building orientation or other measures. An acoustical analysis shall be required to demonstrate that these measures will result in acceptable noise levels.

WMM 4.5-10 ***On-site Traffic Noise Policies (Impact 4.6-6 and 4.6-8 Urban Reserve)***

Specific Plans and/or other development proposals in the Remainder Area Urban Reserve shall include policies and/or conditions that require that residential development adjacent to roadways will be subject to traffic noise levels that fall within City standards. The standards could be achieved through a combination of setbacks, sound walls or other barriers, building orientation or other measures. An acoustical analysis shall be required to demonstrate that these measures will result in acceptable noise levels.

MM 4.6- 4: ***Traffic Noise Attenuation (Impact 4.6-6 and 4.6-8 SVSP)***

MM 4.6-4(a): Masonry walls and/or landscaped berms shall be constructed along the major project-area roadways adjacent to proposed residential uses if acoustical studies warrant sound attenuation, otherwise standard wood fencing is acceptable. Draft EIR Table 4.6-10 data shall be consulted to determine appropriate barrier heights. If the assumptions shown in Table 4.6-10 vary considerably, a detailed analysis of exterior and interior mitigation measures should be conducted when tentative maps become available.

MM 4.6-4(b): In areas requiring sound attenuation, noise barrier walls shall be constructed of concrete panels, concrete masonry units, earthen berms, or any combination of these materials. Wood is not recommended for construction due to eventual warping and degradation of acoustical performance.

MM 4.6-4(c): Tentative map applications for residential uses located along Fiddyment Road would be required to include an analysis of interior noise levels. The report shall be conducted by a qualified acoustical engineer and shall specify the measures required to achieve compliance with the City of Roseville 45 dB L_{dn} interior noise level standard.

Evaluation of Future Traffic Noise Environment at Project Subdivisions

Traffic Noise Prediction Methodology

The Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to predict traffic noise levels at project subdivisions. The model is based upon the CALVENO noise emission factors for automobiles, medium trucks, and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly L_{eq} values for free-flowing traffic conditions and is considered to be accurate within 1.5 dB in most situations.

Predicted Future Exterior Traffic Noise Levels

The FHWA Model was used with future traffic volume data cited in the Sierra Vista Specific Plan FEIR to predict future Vista Grande Boulevard traffic noise levels at the project subdivisions (Villages FD-8A, 8B, 10 and 23). The FHWA Model inputs and predicted future traffic noise levels at the proposed subdivisions are shown in Appendix B and are summarized in Table 2.

Predicted future Vista Grande Boulevard traffic noise levels at first-floor locations take into consideration the shielding that would be provided by proposed retaining wall / sound wall combination noise barriers along the backyards of lots proposed adjacent to the roadway. The locations of the proposed noise barriers are shown on Figure 2. Noise barrier effectiveness worksheets for the noise barriers are provided in Appendix C. The results presented in Appendix C include consideration of barrier, lot, and roadway elevations as indicated in the provided site plans. Because upper-floor building facades of the residences constructed adjacent to Vista Grande Boulevard would not receive shielding from the proposed barriers, a barrier analysis was not conducted for those locations.

Table 2
Predicted Future Vista Grande Boulevard Exterior Traffic Noise Levels at Project Subdivisions[1]

Subdivision	Lot	Predicted Noise Level, DNL (dB)		
		Backyard[2]	First-Floors[2]	Upper-Floors[3]
FD-8A	9	49	49	64
	12	48	49	64
	16	48	49	64
FD-8B	17	48	49	64
	23	49	50	64
	28	53	54	64
FD-10	5	54	54	64
	9	54	53	64
	14	53	53	64
	19	55	54	64
	24	54	54	64
FD-23	9	51	51	64
	14	51	51	64
	19	50	51	64
	23	49	50	64
	27	50	51	64

[1] Detailed FHWA Model Inputs are provided as Appendix B.
[2] Predicted future traffic noise levels at first-floor locations include consideration the proposed noise barriers along the roadway. Figure 2 shows the locations of the proposed noise barriers. Noise barrier effectiveness worksheets are provided as Appendix C.
[3] Because the upper-floor facades would not receive shielding from the proposed barriers, no barrier analysis was conducted for those locations. In addition, an offset of +3 dB was applied at upper-floor facades due to reduced ground absorption of sound at elevated positions.

Source: Bollard Acoustical Consultants, Inc. (2020)

Analysis of Future Exterior Traffic Noise Exposure at Outdoor Activity Areas

As indicated in Table 2, future Vista Grande Boulevard traffic noise levels at the proposed outdoor activity areas (backyards) nearest to the roadway are predicted to satisfy the City of Roseville General Plan exterior noise level standard of 60 dB DNL, including consideration of the screening provided by the proposed noise barriers. As a result, no further consideration of exterior Vista Grande Boulevard traffic noise mitigation measures would be warranted for the project.

Analysis of Future Interior Traffic Noise Exposure within Residences

As indicated in Table 2, future Vista Grande Boulevard traffic noise levels at the first-floor building facades nearest to the roadway are predicted to range from 49 to 55 dB DNL, including consideration of the screening that would be provided by the proposed noise barriers. Due to reduced ground absorption at elevated positions and lack of shielding by the proposed noise barriers, noise levels at the upper-floor facades of those residences are predicted to be

approximately 64 dB DNL. In order to satisfy the City of Roseville General Plan 45 dB DNL interior noise level standard, minimum noise reductions of 10 dB and 19 dB would be required of the first- and upper-floor building facades (respectively) of the residences constructed adjacent to the roadway.

Standard residential construction (stucco siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof), typically results in an exterior to interior noise reduction of at least 25 dB with windows closed and approximately 15 dB with windows open. This level of noise reduction would be adequate to reduce future Vista Grande Boulevard traffic noise levels within first- and upper-floors of all residences in this development to 45 dB DNL or less. As a result, consideration of additional building facade construction improvements for future Vista Grande Boulevard traffic noise exposure would not be required for residences of this development provided mechanical ventilation (air conditioning) is included to allow occupants to close doors and windows as desired for additional acoustical isolation.

Conclusions

The Sierra Vista TM3 Residential Development (Villages FD-8A, 8B, 10 and 23) is predicted to be exposed to future Vista Grande Boulevard traffic noise exposure in compliance with the applicable City of Roseville General Plan exterior and interior noise level standards for residential uses, including consideration of the screening provided proposed noise barriers. In addition, based on the analyses contained in this report, and after a review of the proposed noise barriers contained in the provided site plans, the project would also comply with applicable transportation noise related mitigation measures identified in the Sierra Vista Specific Plan Final EIR. Nonetheless, air conditioning should be provided for all residences of the development so that windows can be kept closed at the occupant's discretion to control interior noise.

These conclusions are based on the future traffic data cited in Appendix B, the project site plan shown on Figure 2, and on noise reduction data for standard residential dwellings and for typical STC rated window data. Deviations from the above-mentioned resources could cause future traffic noise levels to differ from those predicted in this assessment. In addition, Bollard Acoustical Consultants, Inc. is not responsible for degradation in acoustic performance of the residential construction due to poor construction practices, failure to comply with applicable building code requirements, or for failure to adhere to the minimum building practices cited in this report.

This concludes BAC's traffic noise assessment for the proposed Sierra Vista TM3 Residential Development (Villages FD-8A, 8B, 10 and 23) in Roseville, California. Please contact BAC at (916) 663-0500 or dariog@bacnoise.com with any questions regarding this assessment.

Appendix A
Acoustical Terminology

Acoustics The science of sound.

Ambient Noise The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.

Attenuation The reduction of an acoustic signal.

A-Weighting A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.

Decibel or dB Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.

CNEL Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.

Frequency The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.

IIC Impact Insulation Class (IIC): A single-number representation of a floor/ceiling partition's impact generated noise insulation performance. The field-measured version of this number is the FIIC.

L_{dn} Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.

L_{eq} Equivalent or energy-averaged sound level.

L_{max} The highest root-mean-square (RMS) sound level measured over a given period of time.

Loudness A subjective term for the sensation of the magnitude of sound.

Masking The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.

Noise Unwanted sound.

Peak Noise The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the "Maximum" level, which is the highest RMS level.

RT_{60} The time it takes reverberant sound to decay by 60 dB once the source has been removed.

STC Sound Transmission Class (STC): A single-number representation of a partition's noise insulation performance. This number is based on laboratory-measured, 16-band (1/3-octave) transmission loss (TL) data of the subject partition. The field-measured version of this number is the FSTC.

Appendix B-1
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard

Traffic Data:

Year: Future
Average Daily Traffic Volume: 9,500
Percent Daytime Traffic: 83
Percent Nighttime Traffic: 17
Percent Medium Trucks (2 axle): 2
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 35
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

				DNL, dB			
Subdivision	Description	Distance	Offset (dB)	Autos	Medium Trucks	Heavy Trucks	Total
	Nearest backyards	80		60	53	55	62
FD-8A	Nearest first-floor facades	90		59	52	54	61
	Nearest upper-floor facades	90	3	62	55	57	64

Traffic Noise Contours (No Calibration Offset):

DNL Contour, dB	Distance from Centerline, (ft)
75	10
70	22
65	48
60	103

Notes:
1. Future average dailty traffic volume (ADT) was obtained from the Sierra Vista Specific Plan FEIR, Table 4.6-11 (Date: May 2010; ADT - 9,500). Vista Grande Boulevard referred to as "Road B" in the FEIR.
2. An offset of +3 dB was applied at upper-floor facades due to reduced ground absorption of sound at elevated positions.

Appendix B-2
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard

Traffic Data:

Year: Future
Average Daily Traffic Volume: 9,500
Percent Daytime Traffic: 83
Percent Nighttime Traffic: 17
Percent Medium Trucks (2 axle): 2
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 35
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

				DNL, dB			
Subdivision	Description	Distance	Offset (dB)	Autos	Medium Trucks	Heavy Trucks	Total
	Nearest backyards	80		60	53	55	62
FD-8B	Nearest first-floor facades	90		59	52	54	61
	Nearest upper-floor facades	90	3	62	55	57	64

Traffic Noise Contours (No Calibration Offset):

DNL Contour, dB	Distance from Centerline, (ft)
75	10
70	22
65	48
60	103

Notes:
1. Future average dailty traffic volume (ADT) was obtained from the Sierra Vista Specific Plan FEIR, Table 4.6-11 (Date: May 2010; ADT - 9,500). Vista Grande Boulevard referred to as "Road B" in the FEIR.
2. An offset of +3 dB was applied at upper-floor facades due to reduced ground absorption of sound at elevated positions.

Appendix B-3
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard

Traffic Data:

Year: Future
Average Daily Traffic Volume: 9,500
Percent Daytime Traffic: 83
Percent Nighttime Traffic: 17
Percent Medium Trucks (2 axle): 2
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 35
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

				DNL, dB			
Subdivision	Description	Distance	Offset (dB)	Autos	Medium Trucks	Heavy Trucks	Total
	Nearest backyards	80		60	53	55	62
FD-10	Nearest first-floor facades	90		59	52	54	61
	Nearest upper-floor facades	90	3	62	55	57	64

Traffic Noise Contours (No Calibration Offset):

DNL Contour, dB	Distance from Centerline, (ft)
75	10
70	22
65	48
60	103

Notes:
1. Future average dailty traffic volume (ADT) was obtained from the Sierra Vista Specific Plan FEIR, Table 4.6-11 (Date: May 2010; ADT - 9,500). Vista Grande Boulevard referred to as "Road B" in the FEIR.
2. An offset of +3 dB was applied at upper-floor facades due to reduced ground absorption of sound at elevated positions.

Appendix B-4
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard

Traffic Data:

Year: Future
Average Daily Traffic Volume: 9,500
Percent Daytime Traffic: 83
Percent Nighttime Traffic: 17
Percent Medium Trucks (2 axle): 2
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 35
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

				---------- DNL, dB ----------			
Subdivision	**Description**	**Distance**	**Offset (dB)**	**Autos**	**Medium Trucks**	**Heavy Trucks**	**Total**
	Nearest backyards	80		60	53	55	62
FD-23	Nearest first-floor facades	90		59	52	54	61
	Nearest upper-floor facades	90	3	62	55	57	64

Traffic Noise Contours (No Calibration Offset):

DNL Contour, dB	Distance from Centerline, (ft)
75	10
70	22
65	48
60	103

Notes:
1. Future average dailty traffic volume (ADT) was obtained from the Sierra Vista Specific Plan FEIR, Table 4.6-11 (Date: May 2010; ADT - 9,500). Vista Grande Boulevard referred to as "Road B" in the FEIR.
2. An offset of +3 dB was applied at upper-floor facades due to reduced ground absorption of sound at elevated positions.

Appendix C-1
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 60
Medium Truck DNL, dB: 53
Heavy Truck DNL, dB: 55

Site Geometry:

Receiver Description: FD-8A: Lot 9 - Backyard
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 98
Medium Truck Elevation: 100
Heavy Truck Elevation: 106
Pad/Ground Elevation at Receiver: 97
Receiver Elevation: 102
Base of Barrier Elevation: 97
Starting Barrier Height: 12

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
109	12	46	40	42	**49**	Yes	Yes	Yes
110	13	46	39	42	**48**	Yes	Yes	Yes
111	14	45	38	41	**47**	Yes	Yes	Yes
112	15	45	37	40	**47**	Yes	Yes	Yes
113	16	44	37	40	**46**	Yes	Yes	Yes
114	17	44	37	40	**46**	Yes	Yes	Yes
115	18	43	36	39	**45**	Yes	Yes	Yes
116	19	43	36	39	**45**	Yes	Yes	Yes
117	20	43	36	38	**45**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

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Appendix C-2
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 59
Medium Truck DNL, dB: 52
Heavy Truck DNL, dB: 54

Site Geometry:

Receiver Description: FD-8A: Lot 9 - First-Floor Facade
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 20
Automobile Elevation: 98
Medium Truck Elevation: 100
Heavy Truck Elevation: 106
Pad/Ground Elevation at Receiver: 97
Receiver Elevation: 102
Base of Barrier Elevation: 97
Starting Barrier Height: 12

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
109	12	47	40	44	**49**	Yes	Yes	Yes
110	13	46	39	43	**48**	Yes	Yes	Yes
111	14	46	39	42	**48**	Yes	Yes	Yes
112	15	45	38	41	**47**	Yes	Yes	Yes
113	16	45	37	41	**47**	Yes	Yes	Yes
114	17	45	37	40	**46**	Yes	Yes	Yes
115	18	44	37	40	**46**	Yes	Yes	Yes
116	19	43	36	40	**45**	Yes	Yes	Yes
117	20	43	36	39	**45**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-3
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 60
Medium Truck DNL, dB: 53
Heavy Truck DNL, dB: 55

Site Geometry:

Receiver Description: FD-8A: Lot 12 - Backyard
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 99
Medium Truck Elevation: 101
Heavy Truck Elevation: 107
Pad/Ground Elevation at Receiver: 99
Receiver Elevation: 104
Base of Barrier Elevation: 99
Starting Barrier Height: 12

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
111	12	46	39	42	**48**	Yes	Yes	Yes
112	13	46	39	42	**48**	Yes	Yes	Yes
113	14	45	38	41	**47**	Yes	Yes	Yes
114	15	45	37	40	**47**	Yes	Yes	Yes
115	16	44	37	40	**46**	Yes	Yes	Yes
116	17	44	37	39	**46**	Yes	Yes	Yes
117	18	43	36	39	**45**	Yes	Yes	Yes
118	19	43	36	39	**45**	Yes	Yes	Yes
119	20	43	36	38	**45**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

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Appendix C-4
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 59
Medium Truck DNL, dB: 52
Heavy Truck DNL, dB: 54

Site Geometry:

Receiver Description: FD-8A: Lot 12 - First-Floor Facade
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 20
Automobile Elevation: 99
Medium Truck Elevation: 101
Heavy Truck Elevation: 107
Pad/Ground Elevation at Receiver: 99
Receiver Elevation: 104
Base of Barrier Elevation: 99
Starting Barrier Height: 12

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
111	12	47	40	43	**49**	Yes	Yes	Yes
112	13	46	39	43	**48**	Yes	Yes	Yes
113	14	45	39	42	**48**	Yes	Yes	Yes
114	15	45	38	41	**47**	Yes	Yes	Yes
115	16	45	37	40	**47**	Yes	Yes	Yes
116	17	44	37	40	**46**	Yes	Yes	Yes
117	18	44	37	40	**46**	Yes	Yes	Yes
118	19	43	36	39	**45**	Yes	Yes	Yes
119	20	43	36	39	**45**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-5
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 60
Medium Truck DNL, dB: 53
Heavy Truck DNL, dB: 55

Site Geometry:

Receiver Description: FD-8A: Lot 16 - Backyard
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 98
Medium Truck Elevation: 100
Heavy Truck Elevation: 106
Pad/Ground Elevation at Receiver: 100
Receiver Elevation: 105
Base of Barrier Elevation: 100
Starting Barrier Height: 12

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
112	12	46	39	42	**48**	Yes	Yes	Yes
113	13	45	38	41	**47**	Yes	Yes	Yes
114	14	45	38	41	**47**	Yes	Yes	Yes
115	15	45	37	40	**47**	Yes	Yes	Yes
116	16	44	37	40	**46**	Yes	Yes	Yes
117	17	44	36	39	**45**	Yes	Yes	Yes
118	18	43	36	39	**45**	Yes	Yes	Yes
119	19	43	36	38	**45**	Yes	Yes	Yes
120	20	43	36	38	**45**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-6
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 59
Medium Truck DNL, dB: 52
Heavy Truck DNL, dB: 54

Site Geometry:

Receiver Description: FD-8A: Lot 16 - First-Floor Facade
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 20
Automobile Elevation: 98
Medium Truck Elevation: 100
Heavy Truck Elevation: 106
Pad/Ground Elevation at Receiver: 100
Receiver Elevation: 105
Base of Barrier Elevation: 100
Starting Barrier Height: 12

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
112	12	47	40	43	**49**	Yes	Yes	Yes
113	13	46	39	42	**48**	Yes	Yes	Yes
114	14	45	38	41	**47**	Yes	Yes	Yes
115	15	45	38	41	**47**	Yes	Yes	Yes
116	16	45	37	40	**46**	Yes	Yes	Yes
117	17	44	37	40	**46**	Yes	Yes	Yes
118	18	43	37	40	**45**	Yes	Yes	Yes
119	19	43	36	39	**45**	Yes	Yes	Yes
120	20	43	36	38	**45**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-7
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 60
Medium Truck DNL, dB: 53
Heavy Truck DNL, dB: 55

Site Geometry:

Receiver Description: FD-8B: Lot 17 - Backyard
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 100
Medium Truck Elevation: 102
Heavy Truck Elevation: 108
Pad/Ground Elevation at Receiver: 101
Receiver Elevation: 106
Base of Barrier Elevation: 101
Starting Barrier Height: 12

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
113	12	46	39	42	**48**	Yes	Yes	Yes
114	13	45	38	41	**47**	Yes	Yes	Yes
115	14	45	38	40	**47**	Yes	Yes	Yes
116	15	45	37	40	**47**	Yes	Yes	Yes
117	16	44	37	40	**46**	Yes	Yes	Yes
118	17	44	36	39	**45**	Yes	Yes	Yes
119	18	43	36	39	**45**	Yes	Yes	Yes
120	19	43	36	38	**45**	Yes	Yes	Yes
121	20	43	36	38	**45**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-8
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 59
Medium Truck DNL, dB: 52
Heavy Truck DNL, dB: 54

Site Geometry:

Receiver Description: FD-8B: Lot 17 - First-Floor Facade
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 20
Automobile Elevation: 100
Medium Truck Elevation: 102
Heavy Truck Elevation: 108
Pad/Ground Elevation at Receiver: 101
Receiver Elevation: 106
Base of Barrier Elevation: 101
Starting Barrier Height: 12

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
113	12	46	39	43	**49**	Yes	Yes	Yes
114	13	46	39	42	**48**	Yes	Yes	Yes
115	14	45	38	41	**47**	Yes	Yes	Yes
116	15	45	38	41	**47**	Yes	Yes	Yes
117	16	45	37	40	**46**	Yes	Yes	Yes
118	17	44	37	40	**46**	Yes	Yes	Yes
119	18	43	37	40	**45**	Yes	Yes	Yes
120	19	43	36	39	**45**	Yes	Yes	Yes
121	20	43	36	38	**45**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

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Appendix C-9
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 60
Medium Truck DNL, dB: 53
Heavy Truck DNL, dB: 55

Site Geometry:

Receiver Description: FD-8B: Lot 23 - Backyard
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 102
Medium Truck Elevation: 104
Heavy Truck Elevation: 110
Pad/Ground Elevation at Receiver: 102
Receiver Elevation: 107
Base of Barrier Elevation: 102
Starting Barrier Height: 11

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB Autos	DNL, dB Medium Trucks	DNL, dB Heavy Trucks	DNL, dB Total	Barrier Breaks Line of Sight to… Autos?	Barrier Breaks Line of Sight to… Medium Trucks?	Barrier Breaks Line of Sight to… Heavy Trucks?
113	11	47	40	43	**49**	Yes	Yes	Yes
114	12	46	39	42	**48**	Yes	Yes	Yes
115	13	46	39	42	**48**	Yes	Yes	Yes
116	14	45	38	41	**47**	Yes	Yes	Yes
117	15	45	37	40	**47**	Yes	Yes	Yes
118	16	44	37	40	**46**	Yes	Yes	Yes
119	17	44	37	39	**46**	Yes	Yes	Yes
120	18	43	36	39	**45**	Yes	Yes	Yes
121	19	43	36	39	**45**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

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Appendix C-10
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 59
Medium Truck DNL, dB: 52
Heavy Truck DNL, dB: 54

Site Geometry:

Receiver Description: FD-8B: Lot 23 - First-Floor Facade
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 20
Automobile Elevation: 102
Medium Truck Elevation: 104
Heavy Truck Elevation: 110
Pad/Ground Elevation at Receiver: 102
Receiver Elevation: 107
Base of Barrier Elevation: 102
Starting Barrier Height: 11

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
113	11	48	41	44	**50**	Yes	Yes	Yes
114	12	47	40	43	**49**	Yes	Yes	Yes
115	13	46	39	43	**48**	Yes	Yes	Yes
116	14	45	39	42	**48**	Yes	Yes	Yes
117	15	45	38	41	**47**	Yes	Yes	Yes
118	16	45	37	40	**47**	Yes	Yes	Yes
119	17	44	37	40	**46**	Yes	Yes	Yes
120	18	44	37	40	**46**	Yes	Yes	Yes
121	19	43	36	39	**45**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-11
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 60
Medium Truck DNL, dB: 53
Heavy Truck DNL, dB: 55

Site Geometry:

Receiver Description: FD-8B: Lot 28 - Backyard
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 109
Medium Truck Elevation: 111
Heavy Truck Elevation: 117
Pad/Ground Elevation at Receiver: 105
Receiver Elevation: 110
Base of Barrier Elevation: 105
Starting Barrier Height: 8

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
113	8	51	44	47	**53**	Yes	Yes	Yes
114	9	50	43	46	**52**	Yes	Yes	Yes
115	10	49	42	45	**51**	Yes	Yes	Yes
116	11	47	41	44	**50**	Yes	Yes	Yes
117	12	47	40	43	**49**	Yes	Yes	Yes
118	13	46	39	42	**48**	Yes	Yes	Yes
119	14	45	38	41	**47**	Yes	Yes	Yes
120	15	45	38	40	**47**	Yes	Yes	Yes
121	16	45	37	40	**47**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-12
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 59
Medium Truck DNL, dB: 52
Heavy Truck DNL, dB: 54

Site Geometry:

Receiver Description: FD-8B: Lot 28 - First-Floor Facade
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 20
Automobile Elevation: 109
Medium Truck Elevation: 111
Heavy Truck Elevation: 117
Pad/Ground Elevation at Receiver: 105
Receiver Elevation: 110
Base of Barrier Elevation: 105
Starting Barrier Height: 8

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
113	8	51	45	48	**54**	Yes	Yes	Yes
114	9	50	43	47	**53**	Yes	Yes	Yes
115	10	49	42	46	**51**	Yes	Yes	Yes
116	11	48	41	45	**51**	Yes	Yes	Yes
117	12	47	41	44	**50**	Yes	Yes	Yes
118	13	47	40	43	**49**	Yes	Yes	Yes
119	14	46	39	42	**48**	Yes	Yes	Yes
120	15	45	38	42	**47**	Yes	Yes	Yes
121	16	45	38	41	**47**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-13
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 60
Medium Truck DNL, dB: 53
Heavy Truck DNL, dB: 55

Site Geometry:

Receiver Description: FD-10: Lot 5 - Backyard
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 107
Medium Truck Elevation: 109
Heavy Truck Elevation: 115
Pad/Ground Elevation at Receiver: 107
Receiver Elevation: 112
Base of Barrier Elevation: 107
Starting Barrier Height: 7

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB Autos	DNL, dB Medium Trucks	DNL, dB Heavy Trucks	DNL, dB Total	Barrier Breaks Line of Sight to… Autos?	Barrier Breaks Line of Sight to… Medium Trucks?	Barrier Breaks Line of Sight to… Heavy Trucks?
114	7	52	45	49	**54**	Yes	Yes	Yes
115	8	50	44	47	**53**	Yes	Yes	Yes
116	9	49	42	46	**51**	Yes	Yes	Yes
117	10	48	41	44	**50**	Yes	Yes	Yes
118	11	47	40	43	**49**	Yes	Yes	Yes
119	12	46	39	42	**48**	Yes	Yes	Yes
120	13	46	39	42	**48**	Yes	Yes	Yes
121	14	45	38	41	**47**	Yes	Yes	Yes
122	15	45	37	40	**47**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

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Appendix C-14
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 59
Medium Truck DNL, dB: 52
Heavy Truck DNL, dB: 54

Site Geometry:

Receiver Description: FD-10: Lot 5 - First-Floor Facade
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 20
Automobile Elevation: 107
Medium Truck Elevation: 109
Heavy Truck Elevation: 115
Pad/Ground Elevation at Receiver: 107
Receiver Elevation: 112
Base of Barrier Elevation: 107
Starting Barrier Height: 7

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB Autos	DNL, dB Medium Trucks	DNL, dB Heavy Trucks	DNL, dB Total	Barrier Breaks Line of Sight to… Autos?	Barrier Breaks Line of Sight to… Medium Trucks?	Barrier Breaks Line of Sight to… Heavy Trucks?
114	7	52	45	49	**54**	Yes	Yes	Yes
115	8	51	44	48	**53**	Yes	Yes	Yes
116	9	49	43	46	**52**	Yes	Yes	Yes
117	10	49	42	45	**51**	Yes	Yes	Yes
118	11	48	41	44	**50**	Yes	Yes	Yes
119	12	47	40	43	**49**	Yes	Yes	Yes
120	13	46	39	43	**48**	Yes	Yes	Yes
121	14	45	39	42	**48**	Yes	Yes	Yes
122	15	45	38	41	**47**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-15
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 60
Medium Truck DNL, dB: 53
Heavy Truck DNL, dB: 55

Site Geometry:

Receiver Description: FD-10: Lot 9 - Backyard
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 105
Medium Truck Elevation: 107
Heavy Truck Elevation: 113
Pad/Ground Elevation at Receiver: 108
Receiver Elevation: 113
Base of Barrier Elevation: 108
Starting Barrier Height: 7

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
115	7	51	45	48	**54**	Yes	Yes	Yes
116	8	50	43	47	**52**	Yes	Yes	Yes
117	9	49	42	45	**51**	Yes	Yes	Yes
118	10	48	41	44	**50**	Yes	Yes	Yes
119	11	47	40	43	**49**	Yes	Yes	Yes
120	12	46	39	42	**48**	Yes	Yes	Yes
121	13	45	38	41	**47**	Yes	Yes	Yes
122	14	45	38	41	**47**	Yes	Yes	Yes
123	15	45	37	40	**47**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-16
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 59
Medium Truck DNL, dB: 52
Heavy Truck DNL, dB: 54

Site Geometry:

Receiver Description: FD-10: Lot 9 - First-Floor Facade
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 20
Automobile Elevation: 105
Medium Truck Elevation: 107
Heavy Truck Elevation: 113
Pad/Ground Elevation at Receiver: 108
Receiver Elevation: 113
Base of Barrier Elevation: 108
Starting Barrier Height: 7

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
115	7	51	44	48	**53**	Yes	Yes	Yes
116	8	50	43	47	**52**	Yes	Yes	Yes
117	9	49	42	46	**51**	Yes	Yes	Yes
118	10	48	41	45	**50**	Yes	Yes	Yes
119	11	47	40	44	**49**	Yes	Yes	Yes
120	12	46	39	43	**49**	Yes	Yes	Yes
121	13	46	39	42	**48**	Yes	Yes	Yes
122	14	45	38	41	**47**	Yes	Yes	Yes
123	15	45	38	41	**47**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

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Appendix C-17
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 60
Medium Truck DNL, dB: 53
Heavy Truck DNL, dB: 55

Site Geometry:

Receiver Description: FD-10: Lot 14 - Backyard
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 108
Medium Truck Elevation: 110
Heavy Truck Elevation: 116
Pad/Ground Elevation at Receiver: 108
Receiver Elevation: 113
Base of Barrier Elevation: 108
Starting Barrier Height: 8

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
116	8	51	44	47	**53**	Yes	Yes	Yes
117	9	49	42	46	**52**	Yes	Yes	Yes
118	10	48	41	44	**50**	Yes	Yes	Yes
119	11	47	40	43	**49**	Yes	Yes	Yes
120	12	46	39	42	**48**	Yes	Yes	Yes
121	13	46	39	42	**48**	Yes	Yes	Yes
122	14	45	38	41	**47**	Yes	Yes	Yes
123	15	45	37	40	**47**	Yes	Yes	Yes
124	16	44	37	40	**46**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

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Appendix C-18
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 59
Medium Truck DNL, dB: 52
Heavy Truck DNL, dB: 54

Site Geometry:

Receiver Description: FD-10: Lot 14 - First-Floor Facade
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 20
Automobile Elevation: 108
Medium Truck Elevation: 110
Heavy Truck Elevation: 116
Pad/Ground Elevation at Receiver: 108
Receiver Elevation: 113
Base of Barrier Elevation: 108
Starting Barrier Height: 8

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
116	8	51	44	48	**53**	Yes	Yes	Yes
117	9	49	43	46	**52**	Yes	Yes	Yes
118	10	49	42	45	**51**	Yes	Yes	Yes
119	11	48	41	44	**50**	Yes	Yes	Yes
120	12	47	40	43	**49**	Yes	Yes	Yes
121	13	46	39	43	**48**	Yes	Yes	Yes
122	14	45	39	42	**48**	Yes	Yes	Yes
123	15	45	38	41	**47**	Yes	Yes	Yes
124	16	45	37	40	**47**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-19
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 60
Medium Truck DNL, dB: 53
Heavy Truck DNL, dB: 55

Site Geometry:

Receiver Description: FD-10: Lot 19 - Backyard
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 113
Medium Truck Elevation: 115
Heavy Truck Elevation: 121
Pad/Ground Elevation at Receiver: 111
Receiver Elevation: 116
Base of Barrier Elevation: 111
Starting Barrier Height: 7

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB Autos	DNL, dB Medium Trucks	DNL, dB Heavy Trucks	DNL, dB Total	Barrier Breaks Line of Sight to… Autos?	Barrier Breaks Line of Sight to… Medium Trucks?	Barrier Breaks Line of Sight to… Heavy Trucks?
118	7	52	46	49	**55**	Yes	Yes	Yes
119	8	51	44	47	**53**	Yes	Yes	Yes
120	9	50	43	46	**52**	Yes	Yes	Yes
121	10	49	42	45	**51**	Yes	Yes	Yes
122	11	47	41	44	**50**	Yes	Yes	Yes
123	12	47	40	43	**49**	Yes	Yes	Yes
124	13	46	39	42	**48**	Yes	Yes	Yes
125	14	45	38	41	**47**	Yes	Yes	Yes
126	15	45	38	40	**47**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

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Appendix C-20
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 59
Medium Truck DNL, dB: 52
Heavy Truck DNL, dB: 54

Site Geometry:

Receiver Description: FD-10: Lot 19 - First-Floor Facade
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 20
Automobile Elevation: 113
Medium Truck Elevation: 115
Heavy Truck Elevation: 121
Pad/Ground Elevation at Receiver: 111
Receiver Elevation: 116
Base of Barrier Elevation: 111
Starting Barrier Height: 7

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB Autos	DNL, dB Medium Trucks	DNL, dB Heavy Trucks	DNL, dB Total	Barrier Breaks Line of Sight to… Autos?	Barrier Breaks Line of Sight to… Medium Trucks?	Barrier Breaks Line of Sight to… Heavy Trucks?
118	7	52	46	49	**54**	Yes	Yes	Yes
119	8	51	44	48	**53**	Yes	Yes	Yes
120	9	50	43	47	**52**	Yes	Yes	Yes
121	10	49	42	46	**51**	Yes	Yes	Yes
122	11	48	41	45	**50**	Yes	Yes	Yes
123	12	47	40	44	**49**	Yes	Yes	Yes
124	13	47	40	43	**49**	Yes	Yes	Yes
125	14	46	39	42	**48**	Yes	Yes	Yes
126	15	45	38	41	**47**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-21
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 60
Medium Truck DNL, dB: 53
Heavy Truck DNL, dB: 55

Site Geometry:

Receiver Description: FD-10: Lot 24 - Backyard
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 114
Medium Truck Elevation: 116
Heavy Truck Elevation: 122
Pad/Ground Elevation at Receiver: 113
Receiver Elevation: 118
Base of Barrier Elevation: 113
Starting Barrier Height: 7

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
120	7	52	45	48	**54**	Yes	Yes	Yes
121	8	50	43	47	**52**	Yes	Yes	Yes
122	9	49	42	45	**51**	Yes	Yes	Yes
123	10	48	41	44	**50**	Yes	Yes	Yes
124	11	47	40	43	**49**	Yes	Yes	Yes
125	12	46	39	42	**48**	Yes	Yes	Yes
126	13	45	39	41	**47**	Yes	Yes	Yes
127	14	45	38	41	**47**	Yes	Yes	Yes
128	15	45	37	40	**47**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-22
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 59
Medium Truck DNL, dB: 52
Heavy Truck DNL, dB: 54

Site Geometry:

Receiver Description: FD-10: Lot 24 - First-Floor Facade
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 20
Automobile Elevation: 114
Medium Truck Elevation: 116
Heavy Truck Elevation: 122
Pad/Ground Elevation at Receiver: 113
Receiver Elevation: 118
Base of Barrier Elevation: 113
Starting Barrier Height: 7

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB Autos	DNL, dB Medium Trucks	DNL, dB Heavy Trucks	DNL, dB Total	Barrier Breaks Line of Sight to… Autos?	Barrier Breaks Line of Sight to… Medium Trucks?	Barrier Breaks Line of Sight to… Heavy Trucks?
120	7	52	45	49	**54**	Yes	Yes	Yes
121	8	50	44	47	**53**	Yes	Yes	Yes
122	9	49	43	46	**52**	Yes	Yes	Yes
123	10	49	42	45	**51**	Yes	Yes	Yes
124	11	48	41	44	**50**	Yes	Yes	Yes
125	12	47	40	43	**49**	Yes	Yes	Yes
126	13	46	39	43	**48**	Yes	Yes	Yes
127	14	45	39	42	**48**	Yes	Yes	Yes
128	15	45	38	41	**47**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-23
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 60
Medium Truck DNL, dB: 53
Heavy Truck DNL, dB: 55

Site Geometry:

Receiver Description: FD-23: Lot 9 - Backyard
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 97
Medium Truck Elevation: 99
Heavy Truck Elevation: 105
Pad/Ground Elevation at Receiver: 95
Receiver Elevation: 100
Base of Barrier Elevation: 95
Starting Barrier Height: 10

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
105	10	48	42	45	**51**	Yes	Yes	Yes
106	11	47	40	44	**49**	Yes	Yes	Yes
107	12	46	39	42	**48**	Yes	Yes	Yes
108	13	46	39	42	**48**	Yes	Yes	Yes
109	14	45	38	41	**47**	Yes	Yes	Yes
110	15	45	37	40	**47**	Yes	Yes	Yes
111	16	44	37	40	**46**	Yes	Yes	Yes
112	17	44	37	40	**46**	Yes	Yes	Yes
113	18	43	36	39	**45**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-24
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 59
Medium Truck DNL, dB: 52
Heavy Truck DNL, dB: 54

Site Geometry:

Receiver Description: FD-23: Lot 9 - First-Floor Facade
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 20
Automobile Elevation: 97
Medium Truck Elevation: 99
Heavy Truck Elevation: 105
Pad/Ground Elevation at Receiver: 95
Receiver Elevation: 100
Base of Barrier Elevation: 95
Starting Barrier Height: 10

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
105	10	49	42	46	**51**	Yes	Yes	Yes
106	11	48	41	45	**50**	Yes	Yes	Yes
107	12	47	40	44	**49**	Yes	Yes	Yes
108	13	46	39	43	**49**	Yes	Yes	Yes
109	14	46	39	42	**48**	Yes	Yes	Yes
110	15	45	38	41	**47**	Yes	Yes	Yes
111	16	45	38	41	**47**	Yes	Yes	Yes
112	17	45	37	40	**46**	Yes	Yes	Yes
113	18	44	37	40	**46**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-25
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 60
Medium Truck DNL, dB: 53
Heavy Truck DNL, dB: 55

Site Geometry:

Receiver Description: FD-23: Lot 14 - Backyard
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 96
Medium Truck Elevation: 98
Heavy Truck Elevation: 104
Pad/Ground Elevation at Receiver: 95
Receiver Elevation: 100
Base of Barrier Elevation: 95
Starting Barrier Height: 10

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
105	10	48	42	45	**51**	Yes	Yes	Yes
106	11	47	40	44	**49**	Yes	Yes	Yes
107	12	46	40	42	**49**	Yes	Yes	Yes
108	13	46	39	42	**48**	Yes	Yes	Yes
109	14	45	38	41	**47**	Yes	Yes	Yes
110	15	45	37	40	**47**	Yes	Yes	Yes
111	16	44	37	40	**46**	Yes	Yes	Yes
112	17	44	37	40	**46**	Yes	Yes	Yes
113	18	43	36	39	**45**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

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Appendix C-26
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 59
Medium Truck DNL, dB: 52
Heavy Truck DNL, dB: 54

Site Geometry:

Receiver Description: FD-23: Lot 14 - First-Floor Facade
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 20
Automobile Elevation: 96
Medium Truck Elevation: 98
Heavy Truck Elevation: 104
Pad/Ground Elevation at Receiver: 95
Receiver Elevation: 100
Base of Barrier Elevation: 95
Starting Barrier Height: 10

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	DNL, dB: Medium Trucks	DNL, dB: Heavy Trucks	DNL, dB: Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
105	10	49	42	46	**51**	Yes	Yes	Yes
106	11	48	41	44	**50**	Yes	Yes	Yes
107	12	47	40	44	**49**	Yes	Yes	Yes
108	13	46	39	43	**48**	Yes	Yes	Yes
109	14	46	39	42	**48**	Yes	Yes	Yes
110	15	45	38	41	**47**	Yes	Yes	Yes
111	16	45	37	41	**47**	Yes	Yes	Yes
112	17	45	37	40	**46**	Yes	Yes	Yes
113	18	44	37	40	**46**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-27
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 60
Medium Truck DNL, dB: 53
Heavy Truck DNL, dB: 55

Site Geometry:

Receiver Description: FD-23: Lot 19 - Backyard
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 99
Medium Truck Elevation: 101
Heavy Truck Elevation: 107
Pad/Ground Elevation at Receiver: 96
Receiver Elevation: 101
Base of Barrier Elevation: 96
Starting Barrier Height: 11

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
107	11	48	41	44	**50**	Yes	Yes	Yes
108	12	47	40	43	**49**	Yes	Yes	Yes
109	13	46	39	42	**48**	Yes	Yes	Yes
110	14	45	38	41	**47**	Yes	Yes	Yes
111	15	45	38	40	**47**	Yes	Yes	Yes
112	16	45	37	40	**47**	Yes	Yes	Yes
113	17	44	37	40	**46**	Yes	Yes	Yes
114	18	44	36	39	**45**	Yes	Yes	Yes
115	19	43	36	39	**45**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

BOLLARD
Acoustical Consultants

Appendix C-28
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 59
Medium Truck DNL, dB: 52
Heavy Truck DNL, dB: 54

Site Geometry:

Receiver Description: FD-23: Lot 19 - First-Floor Facade
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 20
Automobile Elevation: 99
Medium Truck Elevation: 101
Heavy Truck Elevation: 107
Pad/Ground Elevation at Receiver: 96
Receiver Elevation: 101
Base of Barrier Elevation: 96
Starting Barrier Height: 11

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
107	11	48	41	45	**51**	Yes	Yes	Yes
108	12	47	41	44	**50**	Yes	Yes	Yes
109	13	47	40	43	**49**	Yes	Yes	Yes
110	14	46	39	42	**48**	Yes	Yes	Yes
111	15	45	38	42	**47**	Yes	Yes	Yes
112	16	45	38	41	**47**	Yes	Yes	Yes
113	17	45	37	40	**46**	Yes	Yes	Yes
114	18	44	37	40	**46**	Yes	Yes	Yes
115	19	43	37	40	**45**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-29
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 60
Medium Truck DNL, dB: 53
Heavy Truck DNL, dB: 55

Site Geometry:

Receiver Description: FD-23: Lot 23 - Backyard
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 98
Medium Truck Elevation: 100
Heavy Truck Elevation: 106
Pad/Ground Elevation at Receiver: 97
Receiver Elevation: 102
Base of Barrier Elevation: 97
Starting Barrier Height: 11

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
108	11	47	40	43	**49**	Yes	Yes	Yes
109	12	46	39	42	**48**	Yes	Yes	Yes
110	13	45	39	41	**48**	Yes	Yes	Yes
111	14	45	38	41	**47**	Yes	Yes	Yes
112	15	45	37	40	**47**	Yes	Yes	Yes
113	16	44	37	40	**46**	Yes	Yes	Yes
114	17	44	36	39	**45**	Yes	Yes	Yes
115	18	43	36	39	**45**	Yes	Yes	Yes
116	19	43	36	39	**45**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-30
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 59
Medium Truck DNL, dB: 52
Heavy Truck DNL, dB: 54

Site Geometry:

Receiver Description: FD-23: Lot 23 - First-Floor Facade
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 20
Automobile Elevation: 98
Medium Truck Elevation: 100
Heavy Truck Elevation: 106
Pad/Ground Elevation at Receiver: 97
Receiver Elevation: 102
Base of Barrier Elevation: 97
Starting Barrier Height: 11

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
108	11	48	41	44	**50**	Yes	Yes	Yes
109	12	47	40	43	**49**	Yes	Yes	Yes
110	13	46	39	43	**48**	Yes	Yes	Yes
111	14	45	39	42	**48**	Yes	Yes	Yes
112	15	45	38	41	**47**	Yes	Yes	Yes
113	16	45	37	40	**47**	Yes	Yes	Yes
114	17	44	37	40	**46**	Yes	Yes	Yes
115	18	44	37	40	**46**	Yes	Yes	Yes
116	19	43	36	39	**45**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-31
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 60
Medium Truck DNL, dB: 53
Heavy Truck DNL, dB: 55

Site Geometry:

Receiver Description: FD-23: Lot 27 - Backyard
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 101
Medium Truck Elevation: 103
Heavy Truck Elevation: 109
Pad/Ground Elevation at Receiver: 97
Receiver Elevation: 102
Base of Barrier Elevation: 97
Starting Barrier Height: 11

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
108	11	47	41	44	**50**	Yes	Yes	Yes
109	12	47	40	43	**49**	Yes	Yes	Yes
110	13	46	39	42	**48**	Yes	Yes	Yes
111	14	45	38	41	**47**	Yes	Yes	Yes
112	15	45	38	40	**47**	Yes	Yes	Yes
113	16	45	37	40	**47**	Yes	Yes	Yes
114	17	44	37	40	**46**	Yes	Yes	Yes
115	18	44	36	39	**45**	Yes	Yes	Yes
116	19	43	36	39	**45**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Appendix C-32
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information:

Job Number: 2020-148
Project Name: Sierra Vista TM3 Residential Development - Villages FD-8A, 8B, 10, 23
Roadway Name: Vista Grande Boulevard
Location(s): Roseville, CA

Noise Level Data:

Year: Future
Auto DNL, dB: 59
Medium Truck DNL, dB: 52
Heavy Truck DNL, dB: 54

Site Geometry:

Receiver Description: FD-23: Lot 27 - First-Floor Facade
Centerline to Barrier Distance (C_1): 70
Barrier to Receiver Distance (C_2): 20
Automobile Elevation: 101
Medium Truck Elevation: 103
Heavy Truck Elevation: 109
Pad/Ground Elevation at Receiver: 97
Receiver Elevation: 102
Base of Barrier Elevation: 97
Starting Barrier Height: 11

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
108	11	48	41	45	**51**	Yes	Yes	Yes
109	12	47	41	44	**50**	Yes	Yes	Yes
110	13	47	40	43	**49**	Yes	Yes	Yes
111	14	46	39	42	**48**	Yes	Yes	Yes
112	15	45	38	42	**47**	Yes	Yes	Yes
113	16	45	38	41	**47**	Yes	Yes	Yes
114	17	45	37	40	**46**	Yes	Yes	Yes
115	18	44	37	40	**46**	Yes	Yes	Yes
116	19	43	37	40	**45**	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).

Table A-1: RS/DS Development Standards

	Single Family with Attached Sidewalk [4]	Single Family with Separated Sidewalk [1, 4]
Lot Size (minimum)		
Area, Interior Lot	4,500 sq. ft.	4,275 sq. ft. [1]
Area, Corner Lot	5,500 sq. ft.	4,710 sq. ft. [1]
Width, Interior	45 ft.	45 ft.
Width, Corner	55 ft.	50 ft.
Permitted Density (maximum per lot)		
Residential Density	1 dwelling; 1 second unit	1 dwelling; 1 second unit
Setbacks (minimum)		
Front[2]	15 ft. to living space or side wall of garage; 12.5 ft. to porch 18 ft. min. driveway depth	10 ft. to first-floor living space or side wall of garage 7.5 ft. to porch, but in no case may encroach into a PUE 15 ft. to second-floor living space 18 ft. min. driveway depth
Sides [2] Interior Lots:	5 ft.	5 ft.
Corner Lots:	5 ft. interior side 12.5 ft. street side on first floor 15 ft. street side on second floor	5 ft. interior side 10 ft. street side on first floor 13 ft. street side on second floor
Rear	10 ft. minimum with minimum usable open space of 700 s.f. or 500 s.f. where a usable front porch is provided [3]	10 ft. minimum with minimum usable open space of 500 s.f [3]
Coverage (maximum)		
Site Coverage	None [3]	None [3]
Height (maximum)		
Height	35 ft.	35 ft.
Supplemental Design Standards		
1. Front Yard Stagger	None required, but optional per unit design	
2. Stagger for 3rd Car Garages	2 ft. between 3rd car bay and two-car garage	
3. Two-story unit mix	No limit	
4. Separation Between Second Story Elements	A minimum of 10 feet shall be provided between second story elements of adjacent two-story dwellings	
5. Building Exterior	Architectural treatment shall be applied to all elevations of a building. At a minimum, all doors, windows and other wall openings shall be trimmed consistent with the architectural style. Panelized windows or other architectural treatment shall be used on all garage doors.	

1 Sidewalk separated from back of curb by 5-foot planter strip

2 Front setback (and side setback where adjacent to street) is measured from back of walk. Fence side yard setback is 5' from back of walk where facing a street. In the absence of a sidewalk, setback is measured from edge of right-of-way.

3 The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard is ten (10) feet. Maximum coverage is a function of lot size, required setbacks and usable open space. A minimum usable open space of 500 s.f. may be applied where a front porch is provided with minimum dimension of 6 ft. x 10 ft. exclusive of entry way.

4. Variations to the standards and other housing product types may be permitted subject to processing of a Design Review Permit for Residential Subdivisions (DRRS) concurrent with the approval of a tentative subdivision map and review of product type.

PC ATTACHMENT 3

OPEN SPACE ACCESS PLAN:

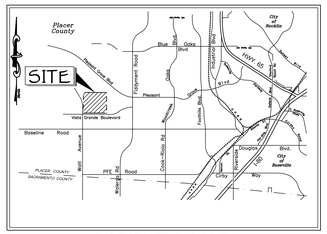
VILLAGES FD-08, FD-10, FD-21 AND FD-23 - SVSP

A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

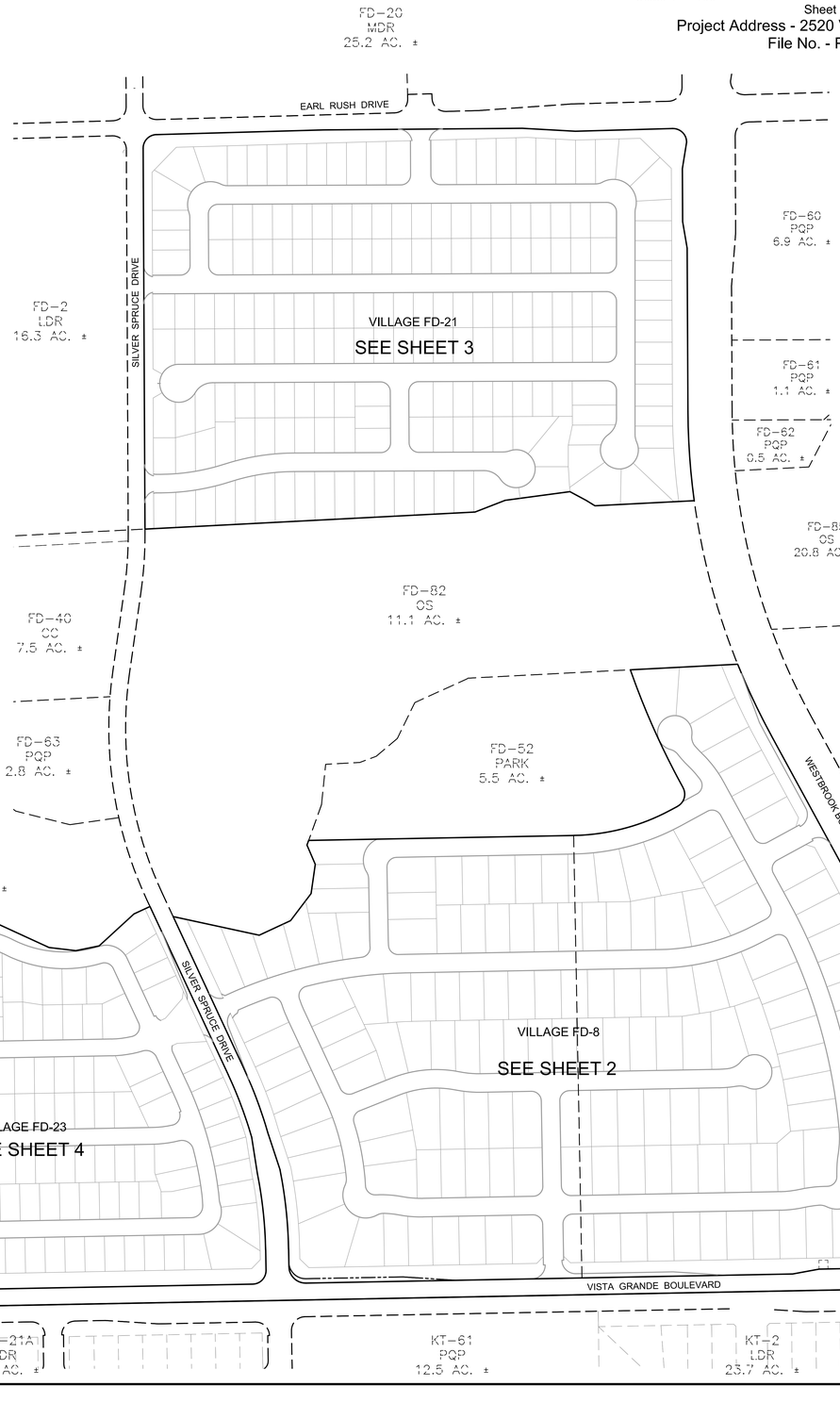
City of Roseville, State of California
Scale 1" = 100' October, 2020

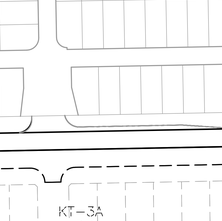
Sheet 1 of 4

Project Address - 2520 Vista Grande Boulevard
File No. - PL20-0119



VICINITY MAP





WETLANDS LEGEND:

- *PERENNIAL STREAMS*
- *INTERMITTENT STREAMS*
- *SEASONAL WETLANDS*
- *WETLANDS SWALE*
- *VERNAL POOLS*
- *BIO SWALE*

JMC HOMES

JOHN MOURIER CONSTRUCTION INC.
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Roseville, Ca 95747-7143
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BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

JOB NO. 19-09-043

S:\BWES Jobs\2019 Jobs\19-09-043 Sierra Vista TM\Plotting\190903-OPEN SPACE ACCESS PLAN.dwg, SHT 1 - COVER, 1/14/2021 1:05:47 PM, David Cobb

OPEN SPACE ACCESS PLAN:

VILLAGES FD-08, FD-10, FD-21 AND FD-23 - SVSP

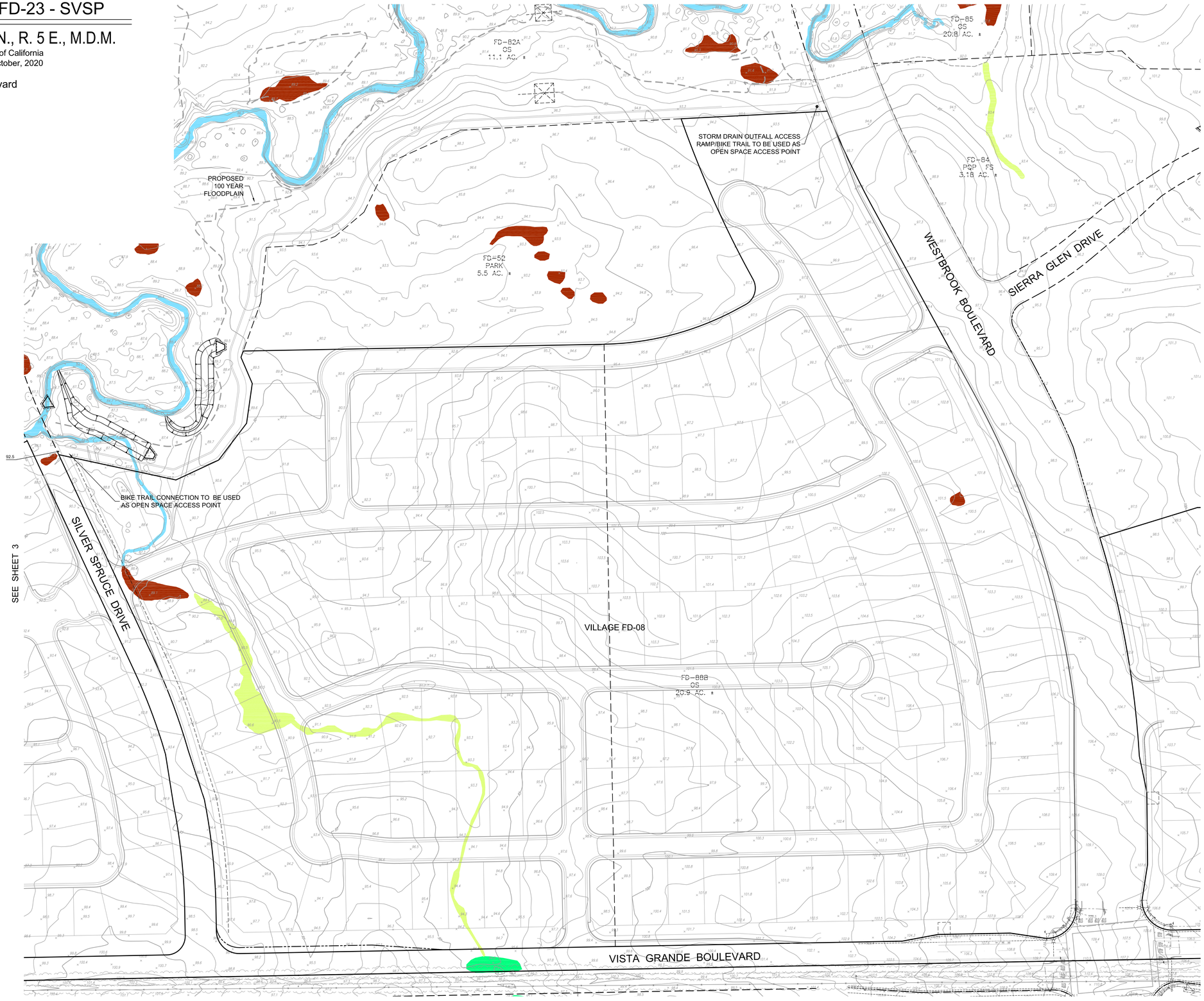
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 50'

State of California
October, 2020

Sheet 2 of 4

Project Address - 2520 Vista Grande Boulevard
File No. - PL20-0119



WETLANDS LEGEND:

- *PERENNIAL STREAMS*
- *INTERMITTENT STREAMS*
- *SEASONAL WETLANDS*
- *WETLANDS SWALE*
- *VERNAL POOLS*
- *BIO SWALE*

North

50' 0' 50' 100' 150'

GRAPHIC SCALE: 1"=50'

JOB NO. 18-0543

S:\BIRD\ JAN2018 JAN18-018 Sierra Vista TM\PW\working\180518\OPEN SPACE ACCESS PLAN.dwg, SHT2 - FD-08, 11/4/2021 1:06:23 PM, David Cotton

OPEN SPACE ACCESS PLAN:

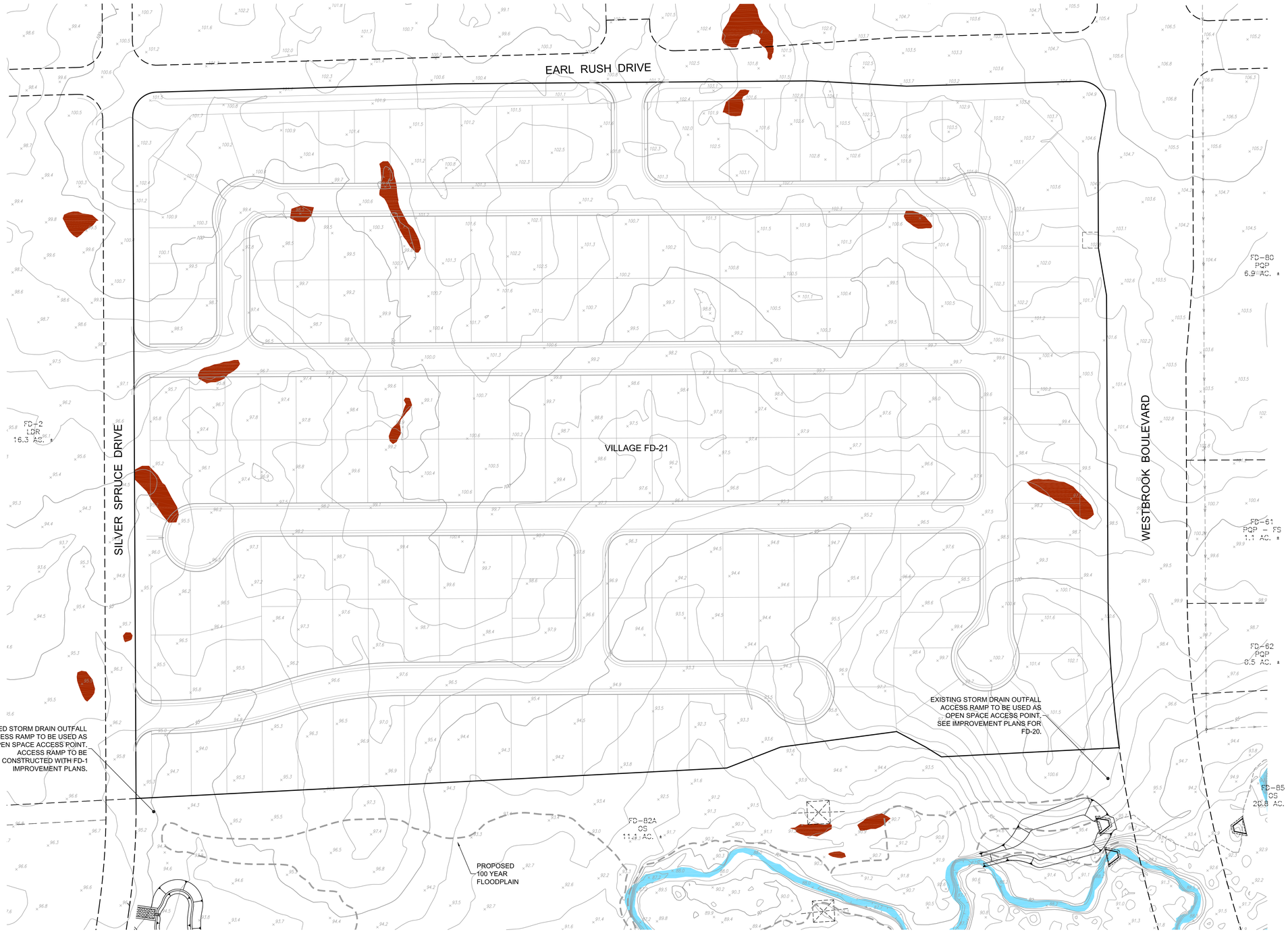
VILLAGES FD-08, FD-10, FD-21 AND FD-23 - SVSP

A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville, State of California
Scale 1" = 40' October, 2020

Sheet 3 of 4

Project Address - 2520 Vista Grande Boulevard
File No. - PL20-0119



©WHEG JAN2019 J:\JobS\16-0443\Drawings\16-0443 OPEN SPACE ACCESS PLAN.dwg, SHT3 - FD-21, 11/4/2021 1:08:43 PM, David Cobos

JOB NO: 16-0443

OPEN SPACE ACCESS PLAN:

VILLAGES FD-08, FD-10, FD-21 AND FD-23 - SVSP

A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville, State of California
Scale 1" = 40' October, 2020

Sheet 4 of 4

Project Address - 2520 Vista Grande Boulevard
File No. - PL20-0119

WETLANDS LEGEND:

- PERENNIAL STREAMS
- INTERMITTENT STREAMS
- SEASONAL WETLANDS
- WETLANDS SWALE
- VERNAL POOLS
- BIO SWALE

NORTH

40' 0' 40' 80' 120'
GRAPHIC SCALE: 1"=40'

JOB NO: 16-0643

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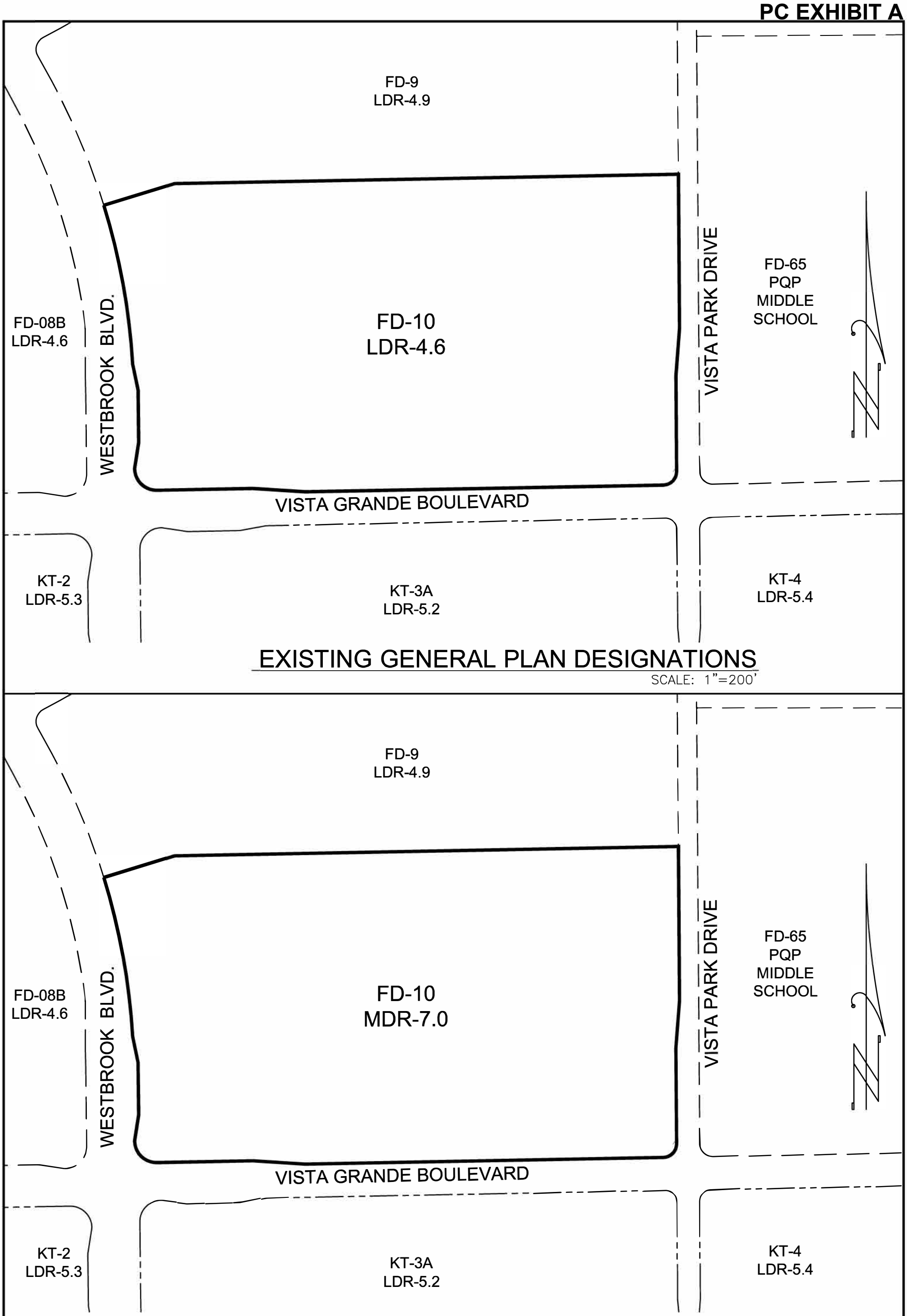
PC EXHIBIT A



EXISTING GENERAL PLAN DESIGNATIONS

SCALE: 1"=200'

PROPOSED GENERAL PLAN DESIGNATIONS

SCALE: 1"=200'

BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

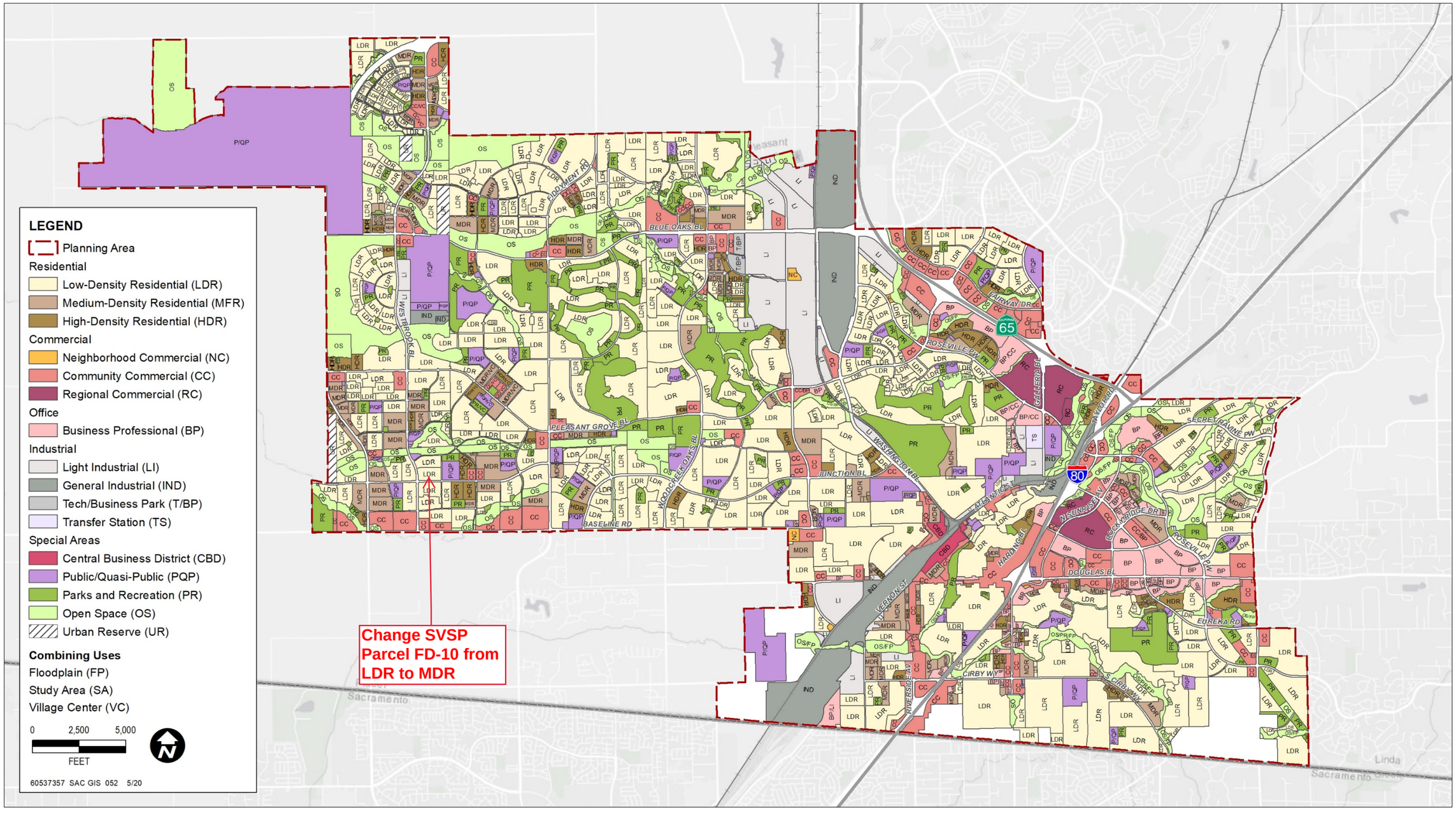
SCALE: 1"=200'

JOB #: 18-03-010

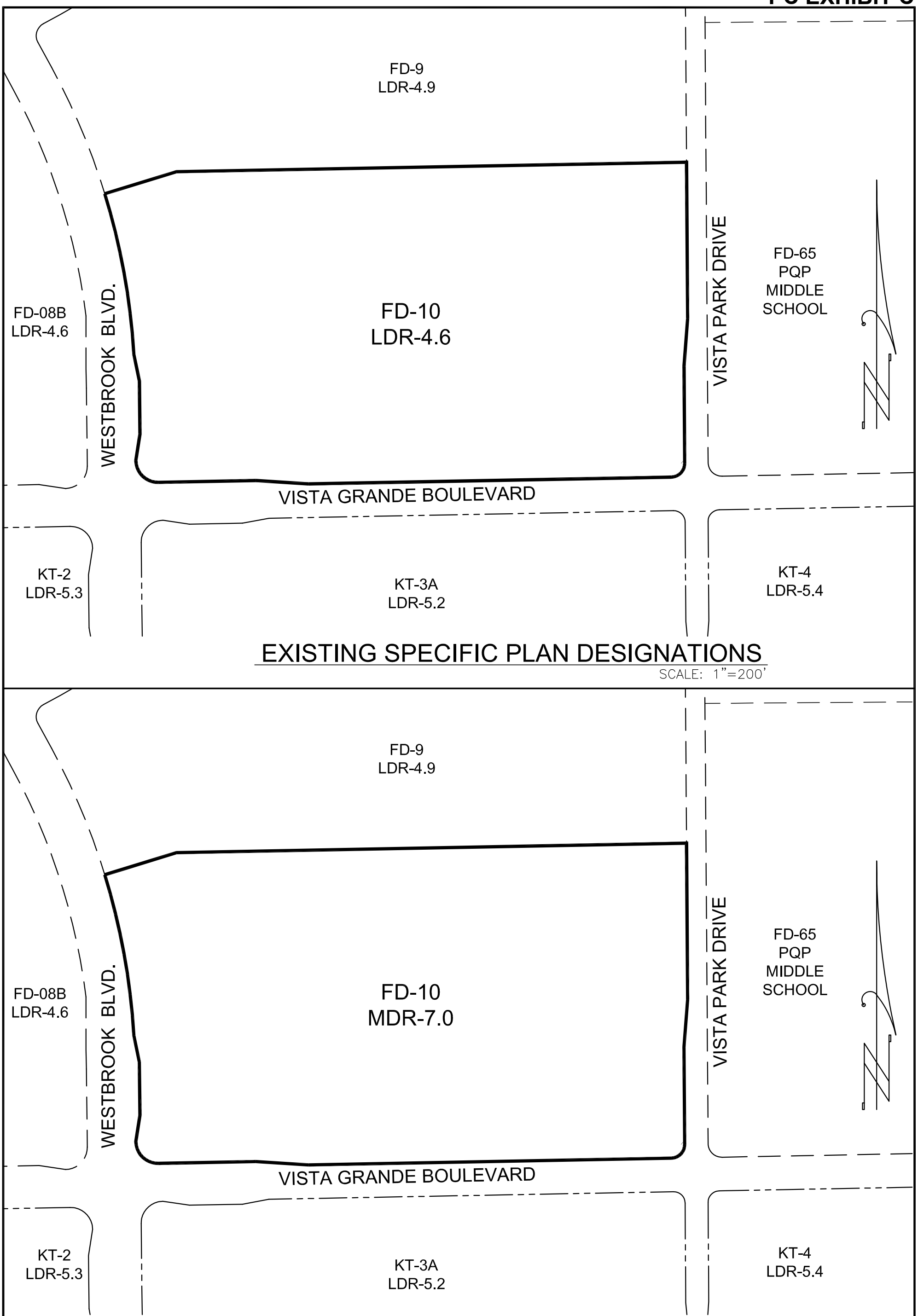
DATE: JULY 2020

GENERAL PLAN AMENDMENT EXHIBIT
THE VILLAGES at SIERRA VISTA
PARCEL FD-10
CITY of ROSEVILLE, CALIFORNIA

Figure II-2 | Land Use Map



PC EXHIBIT C



EXISTING SPECIFIC PLAN DESIGNATIONS

SCALE: 1"=200'

PROPOSED SPECIFIC PLAN DESIGNATIONS

SCALE: 1"=200'

BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

SCALE: 1"=200'	SPECIFIC PLAN AMENDMENT EXHIBIT
JOB #: 18-03-010	THE VILLAGES at SIERRA VISTA
DATE: JULY 2020	PARCEL FD-10
	CITY of ROSEVILLE, CALIFORNIA

Table 4-1: Plan Area Land Use Summary							
Land Use Designation			**Applied Zoning Districts**	**Acres**	**% of Total Acres**	**Units**	**% of Total Units**
Residential Neighborhoods							
LDR	Low Density Residential		RS/DS	635.2	30.7%	~~3,273~~3,169	~~37.7%~~36.5 %
LDR	LDR – Age Restricted		RS/DS	94.3	4.6%	493	5.7%
MDR	Medium Density Residential		RS/DS	303.6	14.7%	~~2,327~~2,431	~~26.8%~~28.0 %
HDR	High Density Residential		R3	92.0	4.4%	2,337	26.9%
Sub-totals				**1,125.1**	**54.3%**	**8,430**	**97.1%**
Commercial and Employment							
CC	Community Commercial (Commercial Mixed Use)		CMU/SA	29.1	1.4%	249	2.9%
CC/BP	Community Commercial/ Business Professional (Mixed Use)		CC/SA	25.4	1.2%	--	--
CC	Community Commercial		CC & GC	177.5	8.6%	--	--
Sub-totals				**232.0**	**11.2%**	**249**	**2.9%**
Open Space/Public							
P/QP	Public/Quasi-Public		P/QP	64.7	3.1%	--	--
PR	Parks & Recreation		PR	104.6	5.0%	--	--
OS	Open Space		OS	302.0	14.6%	--	--
OS	Paseo (60'-wide)		OS	13.4	0.6%	--	--
UR	Urban Reserve		UR	38.7	1.9%	--	--
Sub-totals				**523.4**	**25.3%**	**--**	**--**
Right of Way/ Landscape Corridor				191.6	9.2%	--	--
TOTAL				**2072.2 ac**	**100%**	**8,679 du**	**100%**

Note: See Table 7-4 for net Paseo total acres

Last Updated ~~January~~ February 2021

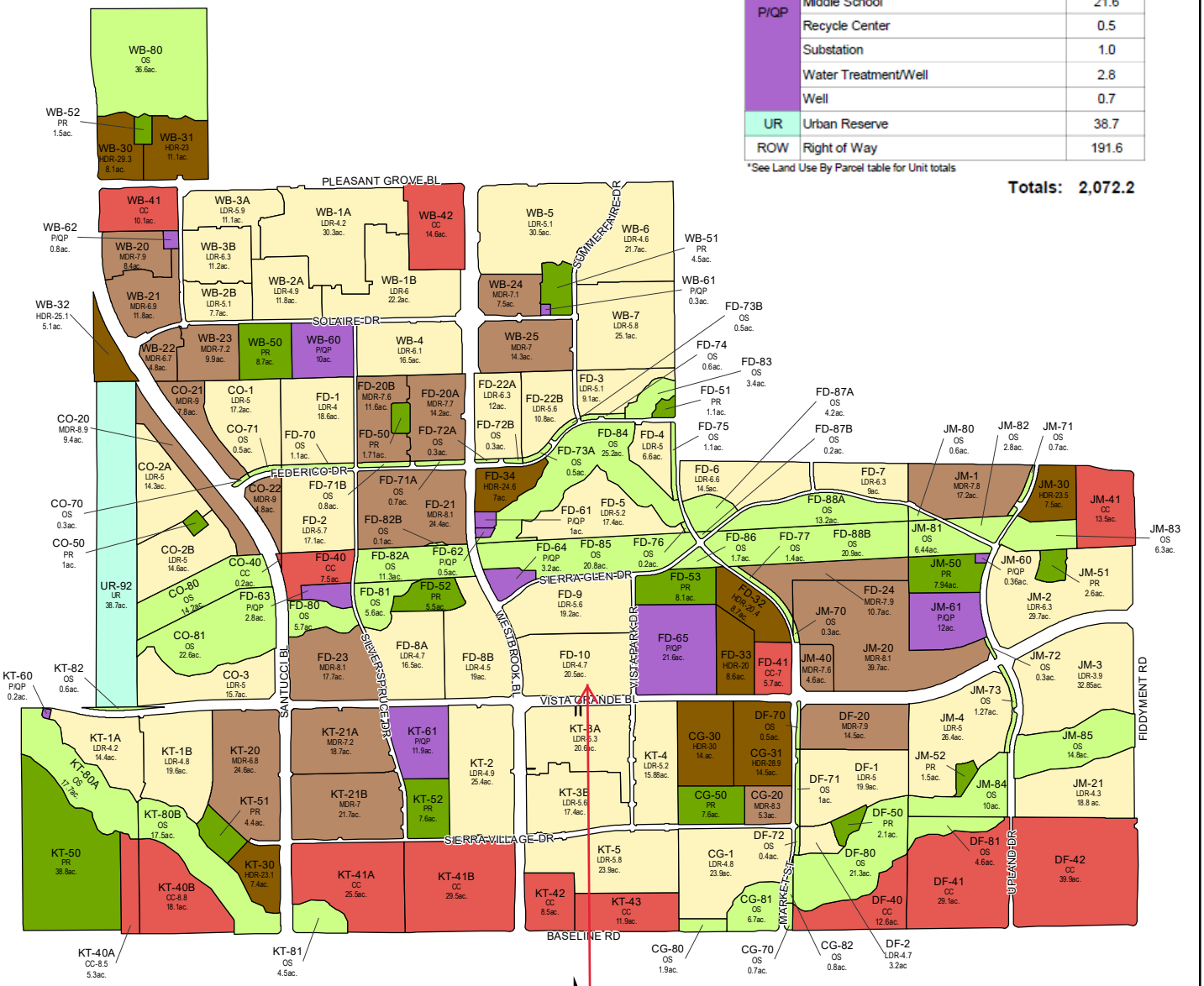
SIERRA VISTA LAND USE PLAN

Figure 4-1

	Land Use Designation	Acres	
LDR	Residential	~~635.2~~	614.9
	Residential - Age Restricted	94.3	
MDR	Residential	~~363.6~~	323.9
HDR	Residential	92.0	
CC	Business Professional and Commercial	25.4	
	Commercial	177.5	
	Commercial Mixed Use	29.1	
OS	Open Space	302.0	
	Open Space/Paseo	13.4	
PR	Park	104.6	
P/QP	Elementary School	33.9	
	Fire Station	3.2	
	Lift Station	1.0	
	Middle School	21.6	
	Recycle Center	0.5	
	Substation	1.0	
	Water Treatment/Well	2.8	
	Well	0.7	
UR	Urban Reserve	38.7	
ROW	Right of Way	191.6	

*See Land Use By Parcel table for Unit totals

Totals: 2,072.2



Last Updated: January 11, 2021

Change FD-10 from LDR to MDR

Table 4-2: Land Use, Zoning, & Acreage by Parcel

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
CG-1	LDR (Residential)	RS/DS	23.86	115	4.9
CG-20	MDR (Residential)	RS/DS	5.34	44	8.3
CG-30	HDR (Residential)	R3	13.99	420	30.0
CG-31	HDR (Residential)	R3	14.54	420	29.0
CG-50	PR (Park)	PR	7.60		
CG-70	OS (Open Space/Paseo)	OS	0.67		
CG-80	OS (Open Space)	OS	1.86		
CG-81	OS (Open Space)	OS	6.70		
CG-82	OS (Open Space)	OS	0.78		
	Sub-totals (CGB)		**75.34**	**999**	
CO-1	LDR (Residential)	RS/DS	17.25	86	5.0
CO-2A	LDR (Residential)	RS/DS	14.25	71	5.0
CO-2B	LDR (Residential)	RS/DS	14.58	73	5.0
CO-3	LDR (Residential)	RS/DS	15.70	78	5.0
CO-20	MDR (Residential)	RS/DS	9.40	84	8.9
CO-21	MDR (Residential)	RS/DS	7.80	~~70~~62	~~9.0~~8.0
CO-22	MDR (Residential)	RS/DS	4.8	~~43~~38	~~9.0~~7.9
CO-40	CC (Commercial)	CC	0.16		
CO-50	PR (Park)	PR	1.00		
CO-70	OS (Open Space/Paseo)	OS	0.26		
CO-71	OS (Open Space/Paseo)	OS	0.52		
CO-80	OS (Open Space)	OS	14.22		
CO-81	OS (Open Space)	OS	22.94		
	Sub-totals (Conley)		**122.88**	~~505~~492	
DF-1	LDR (Residential)	RS/DS	19.90	100	5.0
DF-2	LDR (Residential)	RS/DS	3.16	15	4.7
DF-20	MDR (Residential)	RS/DS	14.50	115	7.9
DF-40	CC (Commercial)	GC	12.64		
DF-41	CC (Commercial)	GC	29.14		
DF-42	CC (Commercial)	GC	39.90		
DF-50	PR (Park)	PR	2.08		
DF-70	OS (Open Space/Paseo)	OS	0.52		
DF-71	OS (Open Space/Paseo)	OS	1.00		
DF-72	OS (Open Space/Paseo)	OS	0.38		
DF-80	OS (Open Space)	OS	21.31		
DF-81	OS (Open Space)	OS	4.62		
	Sub-totals (DF Properties)		**149.15**	**230**	

Table 4-2: Land Use, Zoning, & Acreage by Parcel

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
FD-1	LDR (Residential)	RS/DS	18.60	74	4.0
FD-2	LDR (Residential)	RS/DS	17.12	97	5.7
FD-3	LDR (Residential)	RS/DS	9.14	46	5.0
FD-4	LDR (Residential)	RS/DS	6.56	33	5.0
FD-5	LDR (Residential)	RS/DS	17.36	90	5.2
FD-6	LDR (Residential)	RS/DS	14.53	95	6.5
FD-7	LDR (Residential)	RS/DS	8.97	57	6.4
FD-8A	LDR (Residential)	RS/DS	16.51	~~78~~75	~~4.7~~4.5

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
FD-8B	LDR (Residential)	RS/DS	18.96	~~88~~81	~~4.5~~4.2
FD-9	LDR (Residential)	RS/DS	19.24	107	5.6
FD-10	~~LDR~~ MDR (Residential)	RS/DS	20.46	~~96~~143	~~4.7~~7.0
FD-20A	MDR (Residential)	RS/DS	14.21	110	7.6
FD-20B	MDR (Residential)	RS/DS	11.56	88	7.6
FD-21	MDR (Residential)	RS/DS	24.44	~~197~~187	~~8.1~~7.7
FD-22A	LDR (Residential)	RS/DS	11.97	76	6.3
FD-22B	LDR (Residential)	RS/DS	10.76	60	5.6
FD-23	MDR (Residential)	RS/DS	17.66	~~143~~127	~~8.1~~7.2
FD-24	MDR (Residential)	RS/DS	10.71	84	7.8
FD-32	HDR (Residential)	R3	8.74	178	20.4
FD-33	HDR (Residential)	R3	8.59	172	20.0
FD-34	HDR (Residential)	R3	7.04	172	24.4
FD-40	CC (Commercial)	CC	7.55		
FD-41	CC (Commercial Mixed Use)	CMU/SA	5.71	40	20.0
FD-50	PR (Park)	PR	1.71		
FD-51	PR (Park)	PR	1.12		
FD-52	PR (Park)	PR	5.51		
FD-53	PR (Park)	PR	8.07		
FD-61	Public/Quasi-Public (Electrical Substation)	P/QP	0.99		
FD-62	Public/Quasi-Public (Recycle Center)	P/QP	0.50		
FD-63	Public/Quasi-Public (Water Treatment/Well)	P/QP	2.83		
FD-64	Public/Quasi-Public (Fire Station)	P/QP	3.19		
FD-65	Public/Quasi-Public (Middle School)	P/QP	21.59		
FD-70	OS (Open Space/Paseo)	OS	1.13		
FD-71A	OS (Open Space/Paseo)	OS	0.70		
FD-71B	OS (Open Space/Paseo)	OS	0.82		
FD-72A	OS (Open Space/Paseo)	OS	0.25		
FD-72B	OS (Open Space/Paseo)	OS	0.27		
FD-73A	OS (Open Space/Paseo)	OS	0.51		
FD-73B	OS (Open Space/Paseo)	OS	0.49		
FD-74	OS (Open Space/Paseo)	OS	0.65		
FD-75	OS (Open Space/Paseo)	OS	1.14		
FD-76	OS (Open Space/Paseo)	OS	0.15		
FD-77	OS (Open Space/Paseo)	OS	1.35		
FD-80	OS (Open Space)	OS	5.71		
FD-81	OS (Open Space)	OS	5.57		
FD-82A	OS (Open Space)	OS	11.33		
FD-82B	OS (Open Space)	OS	0.14		
FD-83	OS (Open Space)	OS	3.39		
FD-84	OS (Open Space)	OS	25.24		
FD-85	OS (Open Space)	OS	20.80		
FD-86	OS (Open Space)	OS	1.68		
FD-87A	OS (Open Space)	OS	4.15		
FD-87B	OS (Open Space)	OS	0.20		
FD-88A	OS (Open Space)	OS	13.17		
FD-88B	OS (Open Space)	OS	20.89		
	Sub-totals (Federico)		**472.63**	**~~2,176~~2,192**	

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
JM-1	MDR (Residential)	RS/DS	17.16	135	7.9
JM-2	LDR (Residential)	RS/DS	29.70	187	6.3
JM-3	LDR (Residential)	RS/DS	30.20	127	4.2
JM-4	LDR (Residential)	RS/DS	26.40	132	5.0
JM-20	MDR (Residential)	RS/DS	39.70	322	8.1
JM-21	LDR (Residential)	RS/DS	18.80	80	4.3
JM-30	HDR (Residential)	R3	7.51	176	23.5
JM-40	MDR (Residential)	RS/DS	4.57	35	7.6
JM-41	CC (Commercial/Business Professional)	CC/SA	13.50		
JM-50	PR (Park)	PR	7.94		
JM-51	PR (Park)	PR	2.59		
JM-52	PR (Park)	PR	1.50		
JM-60	Public/Quasi-Public (Well)	P/QP	0.36		
JM-61	Public/Quasi-Public (Elementary School)	P/QP	12.00		
JM-70	OS (Open Space/Paseo)	OS	0.26		
JM-71	OS (Open Space/Paseo)	OS	0.7		
JM-72	OS (Open Space/Paseo)	OS	0.25		
JM-73	OS (Open Space/Paseo)	OS	1.27		
JM-80	OS (Open Space)	OS	0.63		
JM-81	OS (Open Space)	OS	6.44		
JM-82	OS (Open Space)	OS	2.80		
JM-83	OS (Open Space)	OS	6.27		
JM-84	OS (Open Space)	OS	10.40		
JM-85	OS (Open Space)	OS	14.80		
	Sub-totals (Mourier Investments LLC)		**255.75**	**1,194**	
KT-1A	LDR (Residential)	RS/DS	14.35	60	4.2
KT-1B	LDR (Residential)	RS/DS	19.60	95	4.8
KT-2	LDR (Residential)	RS/DS	25.37	125	4.9
KT-3A	LDR (Residential)	RS/DS	20.60	110	5.3
KT-3B	LDR (Residential)	RS/DS	17.40	97	5.6
KT-4	LDR (Residential)	RS/DS	15.89	82	5.2
KT-5	LDR (Residential)	RS/DS	23.93	140	5.8
KT-20	MDR (Residential)	RS/DS	24.62	167	6.8
KT-21A	MDR (Residential)	RS/DS	18.68	135	7.2
KT-21B	MDR (Residential)	RS/DS	21.66	152	7.0
KT-30	HDR (Residential)	R3	7.40	171	23.1
KT-40A	CC (Commercial Mixed Use)	CMU/SA	5.39	46	8.5
KT-40B	CC (Commercial Mixed Use)	CMU/SA	18.10	163	8.8
KT-41A	CC (Commercial)	GC	25.52		
KT-41B	CC (Commercial)	GC	29.52		
KT-42	CC (Commercial)	GC	8.45		
KT-43	Commercial/Business Professional	CC/SA	11.91		
KT-50	PR (Park)	PR	38.80		
KT-51	PR (Park)	PR	4.36		
KT-52	PR (Park)	PR	7.61		
KT-60	Public/Quasi-Public (Sewer Lift Station)	P/QP	0.22		
KT-61	Public/Quasi-Public (Elementary School)	P/QP	11.94		
KT-80A	OS (Open Space)	OS	17.68		
KT-80B	OS (Open Space)	OS	17.47		
KT-81	OS (Open Space)	OS	4.54		
KT-82	OS (Open Space)	OS	0.61		
	Sub-totals (KT Development)		**411.62**	**1,543**	

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
UR-92	Urban Reserve	UR	38.72		
	Sub-totals (Urban Reserve)		**38.72**	**0**	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	30.30	126	4.2
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	22.20	133	6.0
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	11.81	58	4.9
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	7.67	39	5.1
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	11.10	66	5.9
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	11.23	71	6.3
WB-4	LDR (Residential)	RS/DS	16.50	100	6.1
WB-5	LDR (Residential)	RS/DS	30.50	157	5.1
WB-6	LDR (Residential)	RS/DS	21.70	103	4.7
WB-7	LDR (Residential)	RS/DS	25.14	145	5.8
WB-20	MDR (Residential)	RS/DS	8.88	66	7.9
WB-21	MDR (Residential)	RS/DS	11.80	81	6.9
WB-22	MDR (Residential)	RS/DS	4.80	32	6.7
WB-23	MDR (Residential)	RS/DS	9.88	71	7.3
WB-24	MDR (Residential)	RS/DS	7.50	53	7.1
WB-25	MDR (Residential)	RS/DS	14.30	100	7.0
WB-30	HDR (Residential)	R3	8.06	237	29.4
WB-31	HDR (Residential)	R3	11.10	263	23.7
WB-32	HDR (Residential)	R3	5.11	128	25.0
WB-41	CC (Commercial)	CC	10.11		
WB-42	CC (Commercial)	CC	14.55		
WB-50	PR (Park)	PR	8.74		
WB-51	PR (Park)	PR	4.47		
WB-52	PR (Park)	PR	1.50		
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.00		
WB-61	Public/Quasi-Public (Well)	P/QP	0.31		
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.80		
WB-80	OS (Open Space)	OS	36.58		
	Sub-totals (Westbrook)		**356.64**	**2,029**	
ROW	Right of Way/Landscape Corridors		191.60		
	Sub-totals (ROW)		**191.60**	**0**	
	Total		**2,072.16**	**8,679**	

Table Updated ~~January~~ February 2021
(GIS acreages revised January 2021)

PC EXHIBIT E

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

FIRST AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND MOURIER INVESTMENTS, LLC RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN

This First Amendment of Development Agreement is entered into this ____ day of _____, 2021, by and between the CITY OF ROSEVILLE, a municipal corporation ("City") and MOURIER INVESTMENTS, LLC, a California limited liability company ("Mourier") pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Mourier and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on May 19, 2010, and recorded on June 18, 2010, in the Official Records of Placer County as Document No. 2010-0045949-00.

B. Mourier and City entered into the Development Agreement relative to development within a portion of the Sierra Vista Specific Plan Area, as such is more precisely defined in Exhibits "A" and "B" of the Development Agreement (the "Property"). Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

C. This First Amendment to the Development Agreement (the "First Amendment") affects the Property, as such is again described in Exhibit "A" and depicted on Exhibit "B" attached to this First Amendment, and shall run with the land described in Exhibit "A" and depicted on Exhibit "B" hereto. Mourier and City intend for this First Amendment to document certain unit transfers within the Plan Area.

D. This First Amendment is authorized by Section 1.4 of the Development Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT.

a. The term "Entitlements" set forth in Recital F of the Development Agreement for the Property is hereby revised to include the Sierra Vista Specific Plan and Design Guidelines, as amended and adopted by Resolution No. ___-___.

b. The land use designations, approximate acreages, and unit counts in Section 2.2 of the Development Agreement for the Property are hereby revised as follows:

Low Density Residential	308 units on 61.8 Net Acres;
Medium Density Residential	184 units on 22.0 Net Acres;
Community Commercial	0.1 Net Acres;
Park	1.0 Net Acres;
Open Space	37.1 Net Acres;
Open Space (paseo)	0.8 Net Acres;
Right of Way	17.3 Net Acres.

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this First Amendment of the Development Agreement is consistent with the General Plan and the Sierra Vista Specific Plan.

3. AMENDMENT. This First Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby, the Development Agreement remains in full force and effect.

4. FORM OF AMENDMENT. This First Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2021.

CITY OF ROSEVILLE,
a municipal corporation

By:_____
Dominick Casey
City Manager

ATTEST:

By:_____
Sonia Orozco
City Clerk

APPROVED AS TO FORM;

By:_____
Robert R. Schmitt
City Attorney

APPROVED AS TO SUBSTANCE:

By:_____
Mike Isom
Development Services Director

MOURIER INVESTMENTS, LLC, a
California limited liability company

By:_____
John L. Mourier, III
Managing Member

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

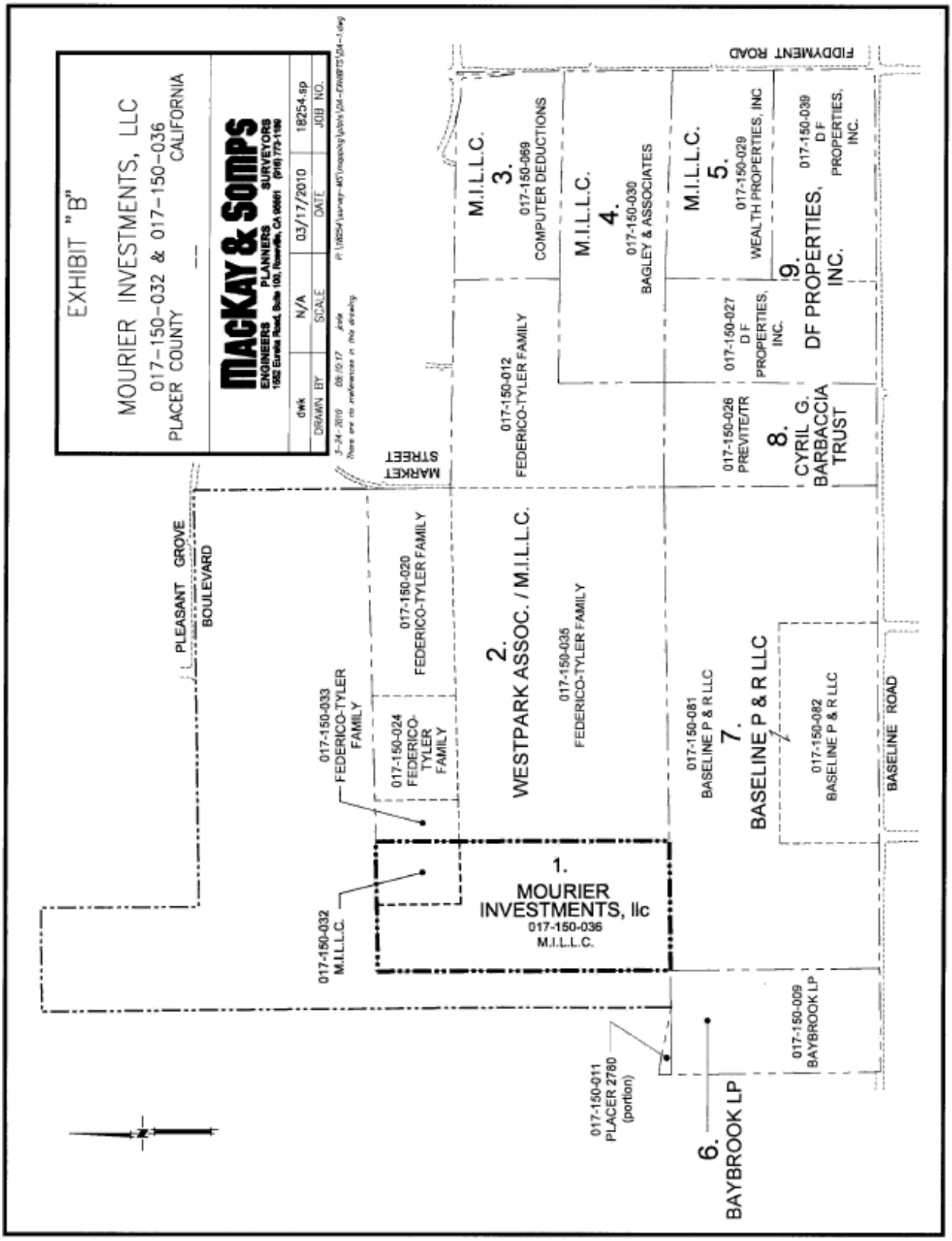
All that real property situated in a portion of Sections 26, 27, 34 & 35, Township 11 North, Range 5 East, Mount Diablo Meridian, County of Placer, State of California, being more particularly described as follows:

Property No. 1 APN's 017-150-032 & 036

The West 801.43 feet of the South 1056.00 feet of said Section 26; the South 1056.00 feet of the East Half of the Southeast Quarter of said Section 27, EXCEPTING THEREFROM the West 471.43 feet thereof; the East Half of the Northeast Quarter of said Section 34, EXCEPTING THEREFROM the West 471.43 feet thereof; the West 801.43 feet of the North Half of said Section 35.

Containing 140.1 acres, more or less.

EXHIBIT B
DEPICTION OF PROPERTY



PC EXHIBIT F

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

FOURTH AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE, MOURIER INVESTMENTS, LLC, AND JOHN MOURIER CONSTRUCTION, INC. RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN

This Fourth Amendment of Development Agreement is entered into this ____ day of _____, 2021, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), MOURIER INVESTMENTS, LLC, a California limited liability company ("Mourier"), and JOHN MOURIER CONSTRUCTION, INC., a California corporation ("JMC") pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Mourier, Westpark Federico, LLC, a California limited liability company ("Westpark Federico"), the Federico-Tyler Family Limited Partnership, a California limited partnership ("Federico-Tyler"), and City entered into a Development Agreement (the "Original Development Agreement") which was approved by the City Council of City on May 19, 2010, and recorded on June 18, 2010, in the Official Records of Placer County as Document No. 2010-0045943-00. Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Original Development Agreement.

B. Mourier, Westpark Federico, Federico-Tyler, and City entered into the Original Development Agreement relative to development within a portion of the Sierra Vista Specific Plan Area, as such is more precisely defined in Exhibits "A" and "B" of the Original Development Agreement (the "Property").

C. Westpark Federico assigned its interest in the Original Development Agreement to Westpark Sierra Vista, LLC, a California limited liability company ("Westpark Sierra Vista"), pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of January 5, 2011, and recorded January 12, 2011, as Document No. 2011-0003089-00, in the Official Records of Placer County, California.

D. Mourier, Westpark Sierra Vista, Federico-Tyler, and City entered into a First Amendment to the Original Development Agreement (the "First Amendment") which was approved by the City Council of City on December 20, 2017, and recorded on February 21, 2018, in the Official Records of Placer County as Document No. 2018-0010796-00.

E. Mourier, Westpark Sierra Vista, Federico-Tyler, and City entered into the First Amendment relative to development within certain portions of the Property, as such is more precisely defined in Exhibits "A" and "B" of the First Amendment.

F. Westpark Sierra Vista, as assignee of Westpark Federico, and Federico-Tyler each assigned its interest in the Original Development Agreement and First Amendment to Mourier pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of May 16, 2019, and recorded May 16, 2019, as Document No. 2019-0032321-00, in the Official Records of Placer County, California.

G. Mourier and City entered into a Second Amendment to the Original Development Agreement (the "Second Amendment") which was approved by the City Council of City on March 4, 2020, and recorded on April 13, 2020, in the Official Records of Placer County as Document No. 2020-0032961-00.

H. Mourier and City entered into the Second Amendment relative to development within certain portions of the Property, as such is more precisely defined in Exhibits "A" and "B" of the Second Amendment.

I. City and Westpark Sierra Vista, LLC, as assignee of Westpark Federico, LLC, Solaire Community Builders, LLC, Taylor Morrison of California, LLC, Tri Pointe Homes, Inc., and Solaire - Roseville, L.P. (collectively, "Westpark"), entered into a Third Amendment to the Original Development Agreement (the "Third Amendment") which was approved by the City Council of City on November 9, 2020, and recorded on November 10, 2020, in the Official Records of Placer County as Document No. 2020-0128930-00.

J. City and Westpark entered into the Third Amendment relative to development within certain portions of the Property, as such is more precisely defined in Exhibits "A" and "B" of the Third Amendment. The Original Development Agreement, the First Amendment, the Second Amendment, and the Third Amendment are hereinafter collectively referred to as the "Development Agreement."

K. Mourier assigned a portion of its interest in the Development Agreement with respect to the Fourth Amendment Property (as defined below) to JMC pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of _____, __, 2021, and recorded _____, __, 2021, as Document No. 2021-_____-00, in the Official Records of Placer County, California.

L. This Fourth Amendment to the Development Agreement (the "Fourth Amendment") affects certain portions of the Property (the "Fourth Amendment Property"), as described in Exhibit "A" and depicted on Exhibit "B" attached to this Fourth Amendment, and shall run with the land described in Exhibit "A" and depicted on Exhibit "B" hereto. City, Mourier, and JMC intend for this Fourth Amendment to document certain unit transfers within the Plan Area, revise the parties' obligations with respect to groundwater production wells and recycled water facilities, update the parties' evaluation of water conservation goals, and resolve the parties' inconsistent interpretations of Subsection 3.17.1.2(i) of the Development Agreement.

M. This Fourth Amendment is authorized by Section 1.4 of the Development Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT.

a. The term "Entitlements" set forth in Recital F of the Development Agreement for the Fourth Amendment Property is hereby revised to include the Sierra Vista Specific Plan and Design Guidelines, as amended and adopted by Resolution No. ___-___.

b. The land use designations, approximate acreages, and unit counts in Section 2.2 of the Development Agreement for the Fourth Amendment Property are hereby revised as follows:

Low Density Residential	156 units on 35.4 Net Acres;
Medium Density Residential	457 units on 62.6 Net Acres;
Park	5.6 Net Acres

c. Section 3.7.2 of the Development Agreement for the Fourth Amendment Property is hereby amended and revised in its entirety to read as follows:

"3.7.2 Groundwater Wells. If applicable, Landowner shall dedicate to City Parcels JM-60 and FD-63 for two (2) groundwater wells at the approximate locations shown in Exhibit "Q". The City shall be responsible for the construction of monitoring wells for determining water production and quality and the topside improvements.

Landowner shall be responsible for drilling and completing the production wells (but not above ground well improvements such as pumping and treatment facilities) as further described below ("Well Construction Requirements"). To facilitate the drilling of the monitoring wells Landowner will provide City and its contractors access to and within the location of the well site to enable City to install monitoring wells to confirm desired capacity and water quality.

It is the intent of this section (and the Parties) that the groundwater well locations identified within the SVSP shall be capable of achieving a yield of approximately 1,800 gallons per minute and the groundwater water is of such quality that only disinfection will be required to meet California Drinking Water Quality Standards. Should the City determine the available capacity or water quality does not achieve these objectives, Landowners shall, at its own cost, work with the City to relocate well sites within the SVSP until these objectives are satisfied.

The Landowner shall contact the City Environmental Utilities Department prior to construction of the production wells. Landowner shall receive approval from the City of the well design and drilling method prior to commencement of this work. Wells shall be drilled at the time of occupancy of any residential units within 500 feet of the well site. Landowner shall include noise curtains for a particular well if at the time of construction of the well homes are occupied between 500 feet and 1000 feet of the well.

Notwithstanding the foregoing, if the City adopts a revised water connection fee which is uniformly applied on a City-wide basis and encompasses the costs of the Well Construction Requirements, Landowner shall be relieved of the Well Construction Requirements set forth in this Section 3.7.2 so long as Landowner pays the applicable fee."

d. Section 3.7.4 of the Development Agreement for the Fourth Amendment Property is hereby amended and revised in its entirety to read as follows:

"3.7.4 Water Conservation Goal. The City has determined, and Landowner agrees, that the available water supply is sufficient to serve all phases of the Project. This determination was the conclusion of a review of the demand and source issues created by the projected build-out of the Project based upon the various technical studies completed in connection with the environmental review of the Project. The demand for water at build-out of the Project was

determined by reference to the City's current information on water usage by the various land uses included and permitted within the City and the proposed land uses within the Project and by reference to the Landowner's Sierra Vista Specific Plan Water Conservation Plan which includes a reduction in water use by 17% over current use characteristics.

The sources for water evaluated for the Project are the same types of sources currently used throughout the City; namely, surface water contracts with federal and local agencies and the use of groundwater. City and Developer are satisfied, based upon detailed technical analysis, that the demand and source assumptions relied upon to assure water for the Project are valid. However, the Parties have agreed to the following procedure to assure the continued validity of the underlying assumptions and the continued availability of sufficient water to service all phases of the SVSP Project.

With the implementation of the City's Advanced Metering Infrastructure ("AMI") system, the City will have the ability to monitor potable water consumption on a near real term basis. If the City determines that water consumption exceeds what was anticipated and will negatively affect the City's ability to provide water for the Project, then the Parties shall meet and in good faith attempt to implement whatever measures are needed to assure the water supply will meet the Project's demands. In the event that the City adopts a City-Wide requirement for a reduction in water use by more than the 17% over current potable water usage as set forth herein, and the then built portion of the SVSP has met its 17% objective set forth in this Section 3.7.4, the residential units for which building permits have not yet been issued shall be required to implement such measures necessary to achieve such City-Wide requirement, above the 17% objective set forth in this Section 3.7.4. Development and implementation of such measures shall be at Landowner's cost. The foregoing notwithstanding, should City achieve its adopted City-Wide water conservation goals, the SVSP Area shall not under any circumstances be deemed out of compliance with its Water Conservation Plan water conservation objective as set forth herein."

e. Section 3.9 of the Development Agreement for the Fourth Amendment Property is hereby amended and revised in its entirety to read as follows:

"3.9 Recycled Water Facilities. Landowner shall construct recycled water system facilities as provided in this Section 3.9 and the Phasing Plan in Section 3.3, and as shown in Exhibit "U",

attached hereto and made a part hereof. Recycled water shall be used for irrigation of parks and landscape setbacks, medians, paseos adjacent to collector streets and other landscape areas including all multi-family and non-residential landscaping uses. Landowner shall construct and dedicate upon completion thereof, a recycled water distribution system as generally shown in Exhibit "U". In the event that the WRSP has not constructed recycled water facilities necessary to serve the SVSP, Landowner shall construct the necessary off-site recycled facilities and obtain reimbursement from the WRSP in accordance with Section 4.2.2 herein.

City shall construct a recycled water tank(s), pump station expansion and appurtenant recycled water facilities on City property in the WRSP as required for the Project. City shall be responsible to dismantle and eliminate each potable water charging station (5 total) as set forth in Section 3.3, and make the appropriate connections to the WRSP recycled water system as part of the construction of the recycled water tank(s) and pump station expansion on City property in the WRSP. City costs, estimated at $5.3 million, associated with the recycled water tank(s), pump station expansion, elimination of the potable water charging stations and connections to the West Roseville Specific Plan recycled water system, and appurtenant recycled water facilities (hereinafter, the "Recycled Water Facilities"), which include, but are not limited to, permitting, design, construction, design support during construction phase, construction management, inspection, and City's administrative and labor costs, shall be paid through a combination of methods, as follows:

(i) The City shall, as part of maximum special taxes in the Project CFD(s), as defined in Section 3.17.1 of the Agreement, include in such levy of maximum special taxes on all DUEs in the Specific Plan, comprised of 6,650 residential units and 2,095,236 square feet of non-residential building square footage, an amount of $30/sewer equivalent dwelling unit ("sewer EDU")/year starting at the time a water meter is installed for the particular land use or as classified as a developed parcel in the rate and method for the Project CFD(s);

(ii) The City shall levy up to maximum special taxes in the Project CFD(s), as defined in Section 3.17.1, necessary to generate what is estimated at $2.4 million (in year 2010 dollars), adjusted annually by the CCI, for a portion of the Recycled Water Facilities to be financed pursuant to this Section 3.9. Such maximum special taxes shall be levied at issuance of building permits in the case of residential land uses, and at certificate of occupancy for non-residential land uses, on a pro-rata basis for a Landowner's proportionate share of its obligation under this Section 3.9, with sewer EDUs on all

properties in the SVSP as the denominator, and the sewer EDUs in a large lot parcel as the numerator, and shall remain in place until Landowner's proportionate share of the $2.4 million in pay-as-you-go special tax revenue for such Recycled Water Facilities set forth in this Section 3.9, as may be adjusted by the CCI, is fully paid.

(iii) City shall impose a charge for recycled water of $20/sewer EDU/month (based on meter size) over the standard City charge for irrigation service (including the use of potable water on an interim basis) as such standard recycled water charge may from time to time be adjusted by City, charged to future recycled water billing accounts in the Plan Area for landscape setbacks for high density residential and non-residential land uses, until such time as $2.9 million for the Recycled Water Facilities, beyond the $2.4 million of maximum special taxes collected, is fully funded; and

(iv) If the costs of the Recycled Water Facilities fall below or rise above the $5.3 million estimated cost, City shall adjust accordingly the amounts financed as set forth in this Section 3.9.

All recycled water system facilities including storage tank(s), pump station, transmission, distribution and public and private irrigation systems shall be designed and constructed pursuant to City's then current Improvement Standards, unless modifications are otherwise mutually agreed to by Landowner and the Environmental Utilities Director, and shall be subject to City plan review, construction, inspection and final approval and payment of all applicable fees for plan review, mapping and inspection of such improvements.

If City adopts a revised water connection fee (which is uniformly applied on a City-wide basis and encompasses the estimated $5.3 million for the "Recycled Water Facilities" described in this Section 3.9), Landowner shall not be responsible for the payment of the estimated $5.3 million pro-rata share of the cost of the Recycled Water Facilities, except through the payment of the City's recycled water connection fee, or City's revised water connection fee if a recycled water connection fee is embedded into City's revised water connection fee, or any special benefit fees as may be applicable to the Project to fund the Recycled Water Facilities."

f. Section 3.17.1.2(i) of the Development Agreement for the Fourth Amendment Property is hereby amended and revised in its entirety to read as follows:

"(i) For the Fourth Amendment Property, the previous fee deferral provisions of this subsection are hereby deemed null and void and the only fee deferral eligible to be paid

with bond proceeds from future bond sales commencing in the year 31 timeframe shall be fifty percent (50%) of the SPRTA Tier II Traffic Fee pursuant to the terms and conditions of the Tier II Development Fee Deferral Program and one hundred percent (100%) of the City-Wide Park Fee that would otherwise be paid at the time of issuance of building permits for low, medium, and high density residential dwelling units. The amount of the SPRTA Tier II Traffic Fee deferral provided by this Section shall be adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted. The amount of the City-Wide Park Fee deferral provided by this Section shall be adjusted as the City-Wide Park Fee may be subsequently adjusted pursuant to Section 3.12.4 of the Development Agreement."

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this Fourth Amendment of the Development Agreement is consistent with the General Plan and the Sierra Vista Specific Plan.

3. AMENDMENT LIMITED TO FOURTH AMENDMENT PROPERTY. This Fourth Amendment is limited to and applies only to development of the Fourth Amendment Property and does not affect or apply in any manner with respect to the development of any other property within the Sierra Vista Specific Plan Area, including without limitation, any other portion of the Property.

4. AMENDMENT. This Fourth Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby with respect to the Fourth Amendment Property, the Development Agreement remains in full force and effect.

5. FORM OF AMENDMENT. This Fourth Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Fourth Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2021.

[Remainder of Page Intentionally Blank; Signatures Follow on Next Page]

CITY:

CITY OF ROSEVILLE,
a municipal corporation

By:_____
Dominick Casey
City Manager

ATTEST:

By:_____
Sonia Orozco
City Clerk

APPROVED AS TO FORM;

By:_____
Robert R. Schmitt
City Attorney

APPROVED AS TO SUBSTANCE:

By:_____
Mike Isom
Development Services Director

MOURIER:

MOURIER INVESTMENTS, LLC, a
California limited liability company

By:_____
John L. Mourier, III
Managing Member

JMC:

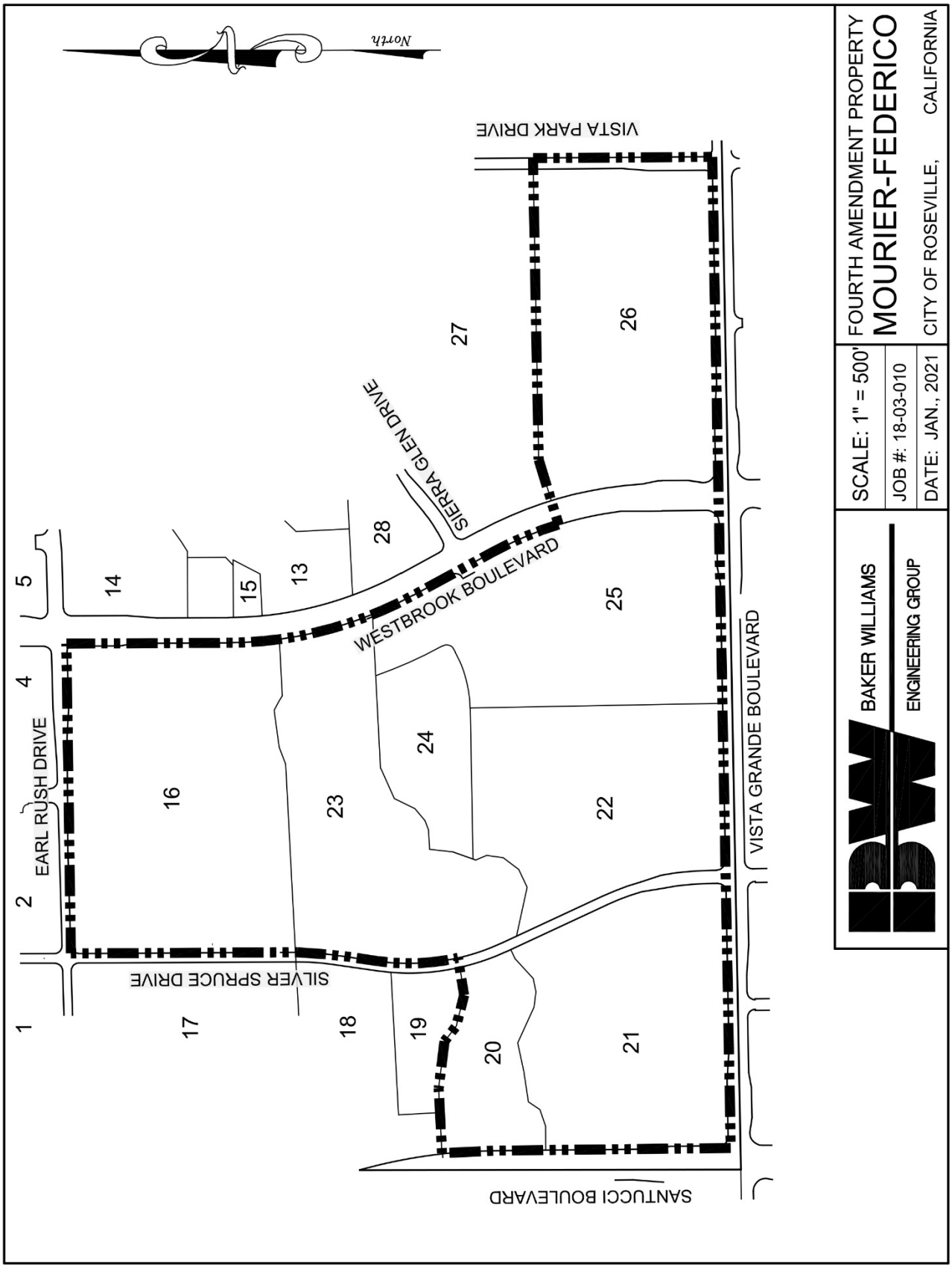
JOHN MOURIER CONSTRUCTION,
INC., a California corporation

By:_____
Rod Yamanaka
CFO

EXHIBIT A
Legal Description of Fourth Amendment Property

All that real property situated in the City of Roseville, County of Placer, State of California and being a portion of Sections 26, 35 and 36, Township 11 North, Range 5 East, M.D.M. and all of Lots 16, 20, 21, 22, 23, 24, 25 and 26 as shown on the Final Map entitled "Sierra Vista – Federico Large Lot Subdivision – Subdivision No. PL15-0192", filed February 16, 2018 in Book EE of Maps, at Page 6, Official Records of Placer County.

EXHIBIT B
Depiction of Fourth Amendment Property



PC EXHIBIT G

Tentative Subdivision Map No. 3 of The Villages at Sierra Vista:

VILLAGES FD-08, FD-10, FD-21 AND FD-23

A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

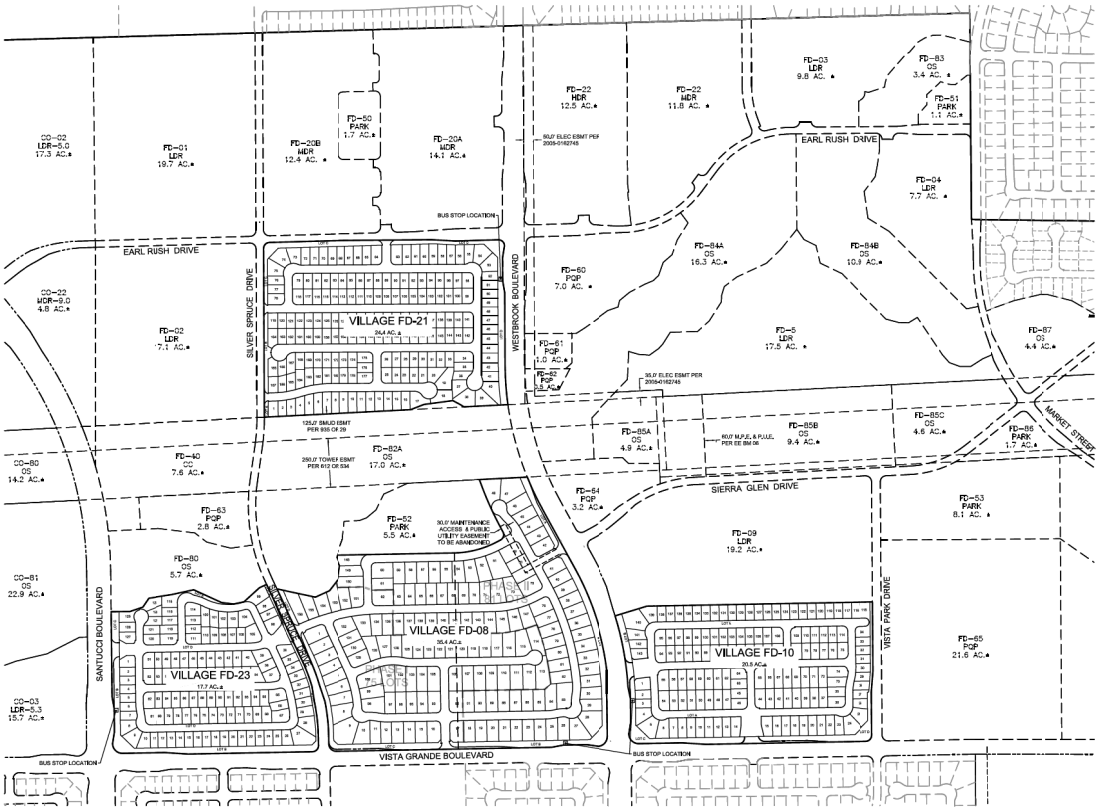
City of Roseville, State of California
Scale 1" = 200' June 2020

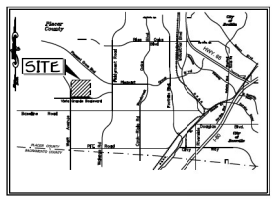
Sheet 1 of 12

Project Address - 2520 Vista Grande Boulevard
File No. - PL20-0119

VILLAGE ANALYSIS:

VILLAGE	LAND USE	ZONING	ACRES	UNITS	MIN. LOT SIZE	CUT / FILL	DENSITY
FD-08	LDR (Residential)	RS/DS	35.4	156	6'x100' MIN.	65,150 / 65,150	4.4
FD-10	LDR (Residential)	RS/DS	20.3	143	65x80' MIN.	51,700 / 44,900	7.0
FD-21	MDR (Residential)	RS/DS	24.4	197	65'x80'	34,965 / 43,765	7.7
FD-23	MDR (Residential)	RS/DS	17.7	127	65'x80'	24,150 / 22,850	7.2
TOTAL			98.0	613		175,965 / 176,665	





VICINITY MAP

OWNERS:
MOURIER INVESTMENTS, LLC
1430 BLUE OAKS BOULEVARD, SUITE 190
ROSEVILLE, CA 95747
PH. (916) 960-2942

DEVELOPER:
JOHN MOURIER CONSTRUCTION, INC.
1430 BLUE OAKS BOULEVARD, SUITE 190
ROSEVILLE, CA 95747
PH. (916) 960-2942

ENGINEER:
BAKER-WILLIAMS ENGINEERING GROUP
6020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CALIFORNIA 95608
PH. (916) 331-4336

ASSESSOR'S PARCEL NUMBER:
498-020-016, 498-020-031, 498-020-022, 498-020-025 & 498-020-026

ACREAGE:
97+/- ACRES ±

PROPOSED IMPROVEMENTS:
AS REQUIRED BY THE CITY OF ROSEVILLE DEPARTMENT OF PUBLIC WORKS

EXISTING USE:
VACANT LAND

SEWER:
CITY OF ROSEVILLE

WATER SUPPLY:
CITY OF ROSEVILLE

DRAINAGE:
CITY OF ROSEVILLE

FIRE PROTECTION:
CITY OF ROSEVILLE

SCHOOL DISTRICT:
ROSEVILLE SCHOOL DISTRICT

PARK DISTRICT:
ROSEVILLE PARKS DISTRICT

GRADING LEGEND

NAME	EXISTING	PROPOSED
MANHOLE	○	●
SANITARY SEWER PIPE	8" S.S.	8" S.S.
STORM DRAIN PIPE	8" S.D.	8" S.D.
WATER PIPE	12" W	12" W
DROP INLET	▣	▪
FIRE HYDRANT	♂	♂
MASONRY RETAINING WALL		
SWALE		
CONTOUR		
EDGE OF PAVEMENT		
CURB, GUTTER & SIDEWALK		
RIGHT-OF-WAY	R/W	R/W
CENTER LINE	℄	℄
PROPERTY LINE		
SLOPE BANK		
TOP BACK OF WALK ELEVATION		176.0
SPOT ELEVATION	174.8	222.50
PAD GRADE		221.0
DRAINAGE DIRECTION FLOW		

LAND USE ANALYSIS:

PARCEL	GENERAL PLAN LAND USE	ZONING	ACRES/SPECIFIC PLAN	ACRES/TENTATIVE MAP	ALLOCATED UNITS	PROPOSED UNITS	AVAILABLE UNITS	DENSITY/SPECIFIC PLAN	DENSITY/TENTATIVE MAP
FD-08	LDR (Residential)	RS/DS	35.5	35.4	164	156	+8	4.6	4.4
FD-10	LDR (Residential)	RS/DS	20.3	20.3	96	143	+47	4.3	7.0
FD-21	MDR (Residential)	RS/DS	24.6	24.4	197	187	+10	8.1	7.7
FD-23	MDR (Residential)	RS/DS	17.7	17.7	143	127	+16	9.0	7.2
CO-21	MDR (Residential)	RS/DS	7.8	7.8	70	62	+8	8.9	7.8
CO-22	MDR (Residential)	RS/DS	4.8	4.8	43	38	+5	9.0	7.8
TOTALS			135.4	139.3	713	713	0		

GRAPHIC SCALE: 1"=200'

JMC HOMES
JOHN MOURIER CONSTRUCTION INC.
1430 Blue Oaks Blvd. Ste 190
Roseville, Ca 95747-7143
Office: 916-782-8879 Fax: 916-960-5322
CALIFORNIA LIC. 613004 B

BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / CPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael, Ca. 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

E:\BWE\Projects\2020\2020-043\Civil\Maps\Tentative Maps\Tentative Map\2020-043 Cover Sheet.dwg, 8.5x11 (LANDSCAPE), 6/30/2021 8:54:01 AM, Chad Cotter

JOB NO.: 19-043-01 - COVER SHEET

Tentative Subdivision Map No. 3 of The Villages at Sierra Vista:

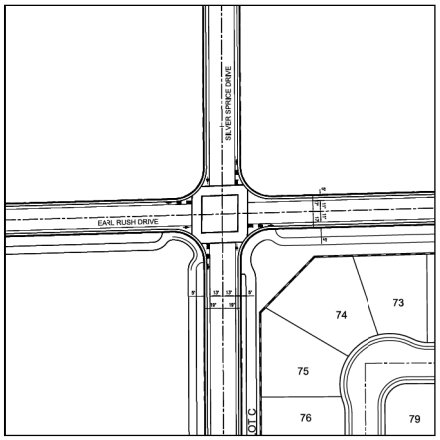
VILLAGES FD-08, FD-10, FD-21 AND FD-23

A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

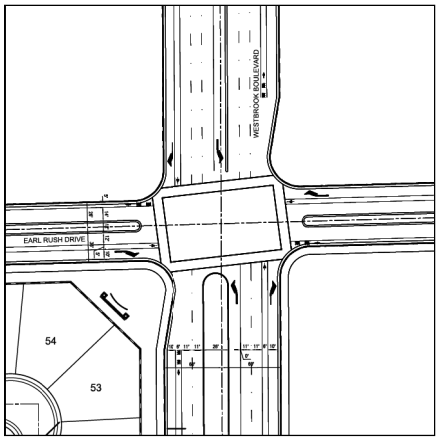
City of Roseville, State of California
Not to Scale May 2020

Sheet 2 of 12

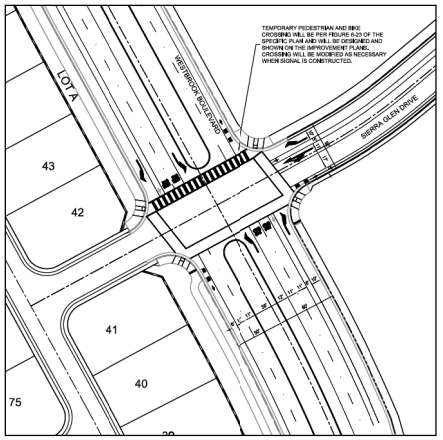
Project Address - 2520 Vista Grande Boulevard
File No. - PL20-0119



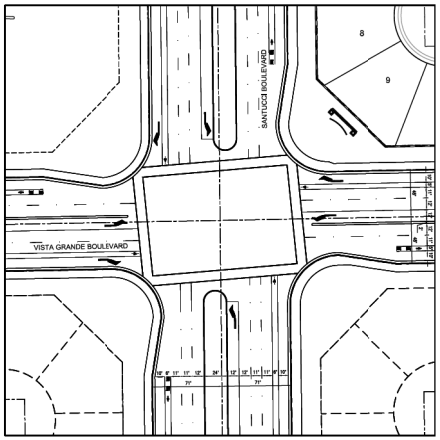
EARL RUSH DRIVE AND SILVER SPRUCE DRIVE



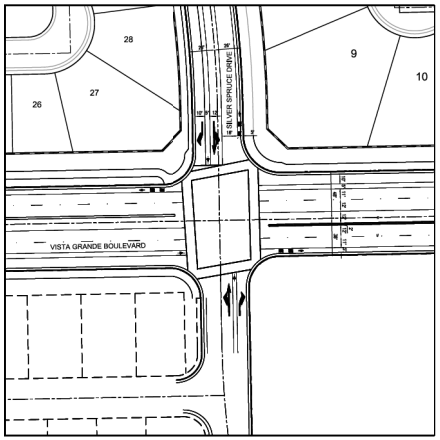
EARL RUSH DRIVE AND WESTBROOK BOULEVARD



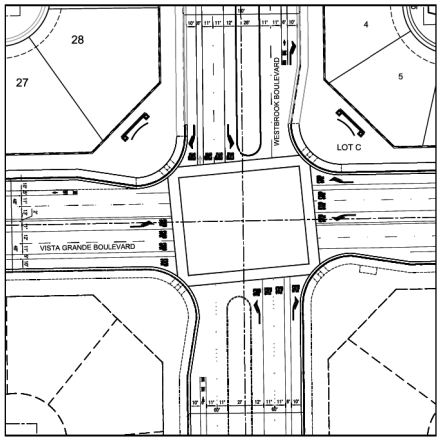
WESTBROOK BOULEVARD AND SIERRA GLEN DRIVE



VISTA GRANDE BOULEVARD AND SANTUCCI BOULEVARD



VISTA GRANDE BOULEVARD AND SILVER SPRUCE DRIVE



WESTBROOK BOULEVARD AND VISTA GRANDE BOULEVARD

Major Intersection Striping Details

BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael, Ch. 95608
(916) 331-4396 ~ fax (916) 331-4490 ~ office@bwengineers.com

JOB NO.: 19-05-01 INTERSECTIONS

Tentative Subdivision Map No. 3 of The Villages at Sierra Vista:

VILLAGES FD-08, FD-10, FD-21 AND FD-23

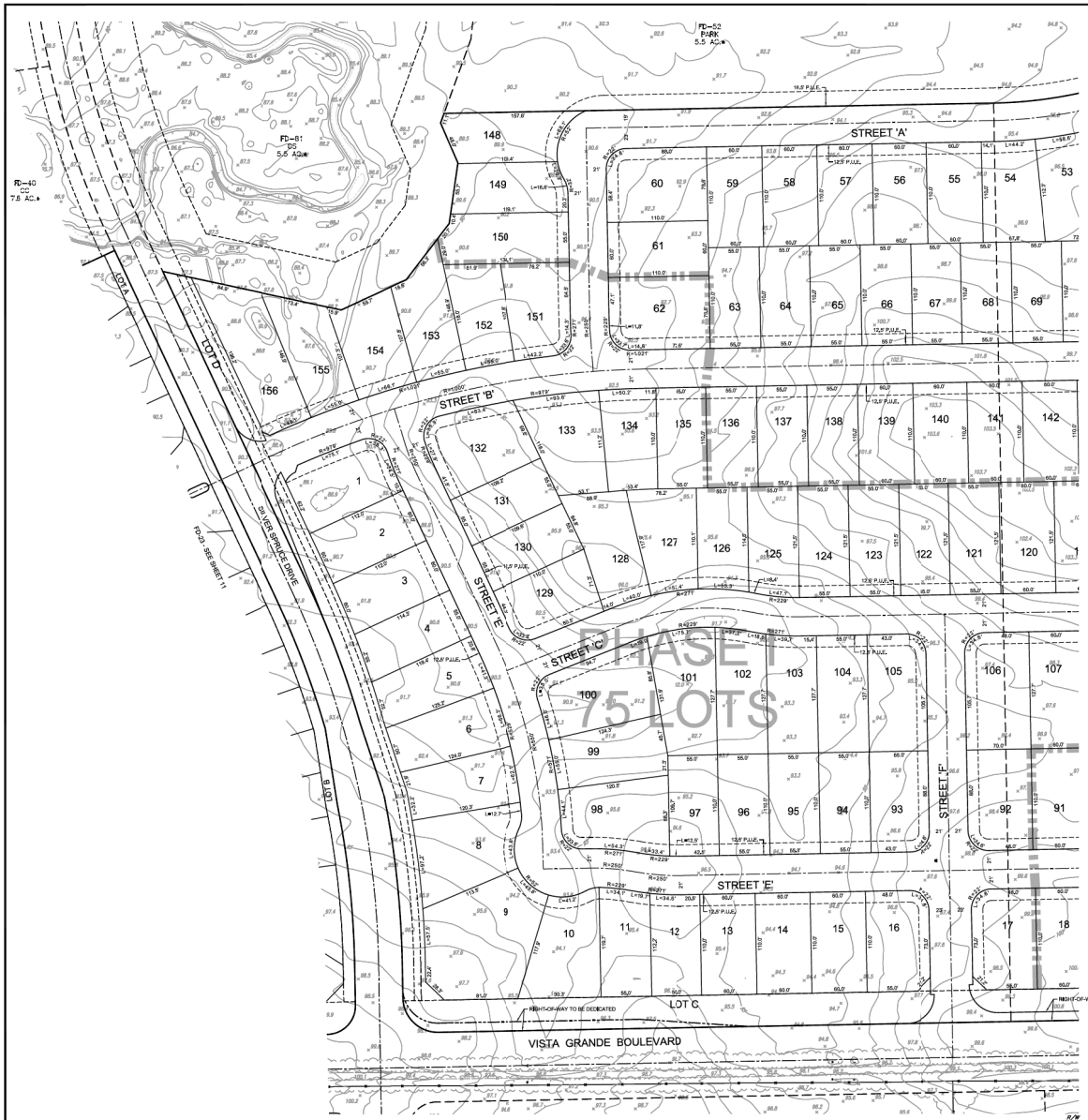
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

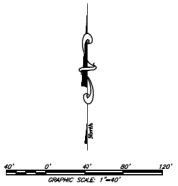
City of Roseville,
Scale 1" = 40'

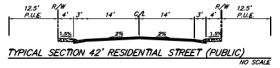
State of California
May 2020

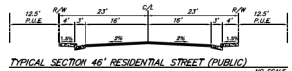
Sheet 3 of 12

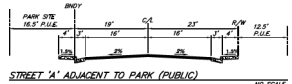
Project Address - 2520 Vista Grande Boulevard
File No. - PL20-0119

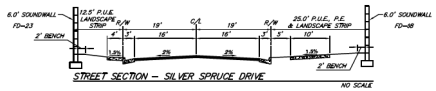


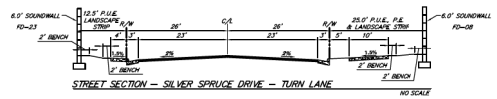


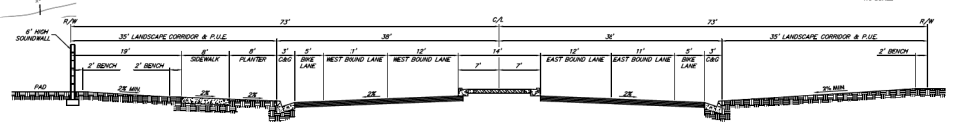












NOTES: LETTERED LOTS

LOT A	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
LOT B	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
LOT C	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE

Tentative Subdivision Map - FD-08

Tentative Subdivision Map No. 3 of The Villages at Sierra Vista:

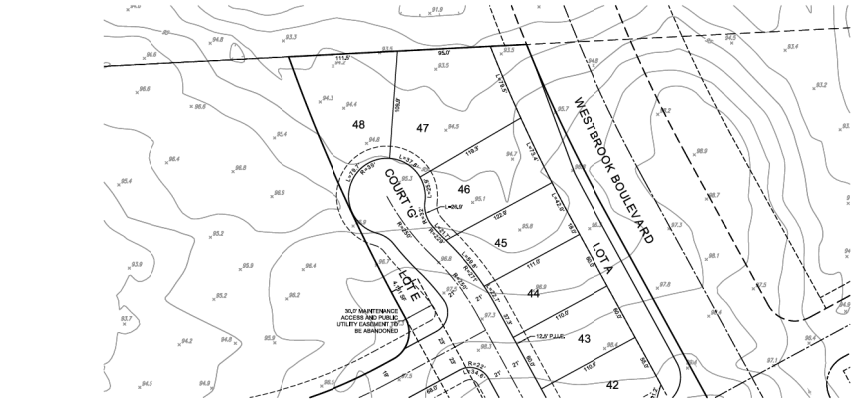
VILLAGES FD-08, FD-10, FD-21 AND FD-23

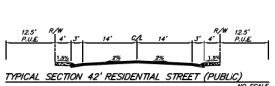
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

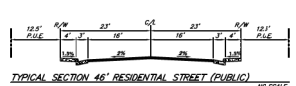
City of Roseville, State of California
Scale 1" = 40' May 2020

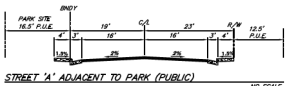
Sheet 4 of 12

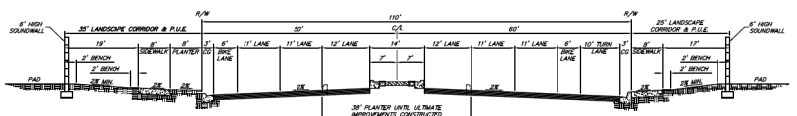
Project Address - 2520 Vista Grande Boulevard
File No. - PL20-0119

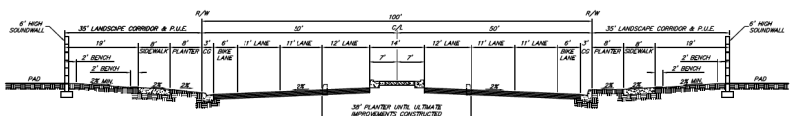


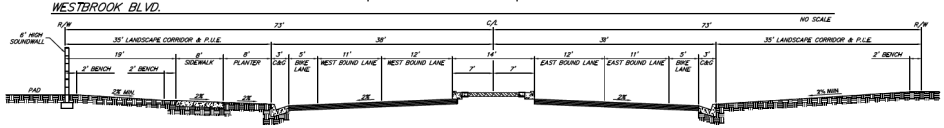

TYPICAL SECTION 42' RESIDENTIAL STREET (PUBLIC) NO SCALE

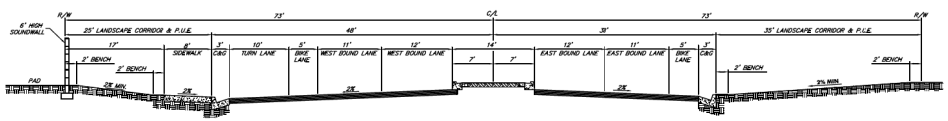

TYPICAL SECTION 46' RESIDENTIAL STREET (PUBLIC) NO SCALE


STREET 'A' ADJACENT TO PARK (PUBLIC) NO SCALE


WESTBROOK BLVD. – TURN LANE NO SCALE


WESTBROOK BLVD. NO SCALE


VISTA GRANDE BLVD. NO SCALE


VISTA GRANDE BLVD. – WITH TURN LANE NO SCALE

NOTES: LETTERED LOTS

LOT A	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
LOT B	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
LOT C	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
LOT D	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
LOT E	SHALL BE GRANTED TO THE CITY OF ROSEVILLE AS AN ADDITION TO THE PARK

Tentative Subdivision Map - FD-08

Tentative Subdivision Map No. 3 of The Villages at Sierra Vista:

VILLAGES FD-08, FD-10, FD-21 AND FD-23

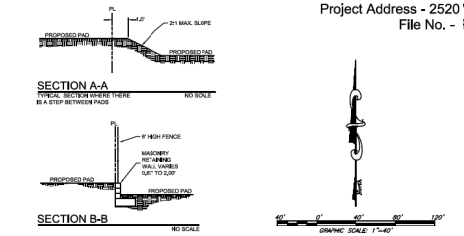
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 40'

State of California
May 2020

Sheet 5 of 12

Project Address - 2520 Vista Grande Boulevard
File No. - PL20-0119



Preliminary Grading and Utility Plan - FD-08

Tentative Subdivision Map No. 3 of The Villages at Sierra Vista:

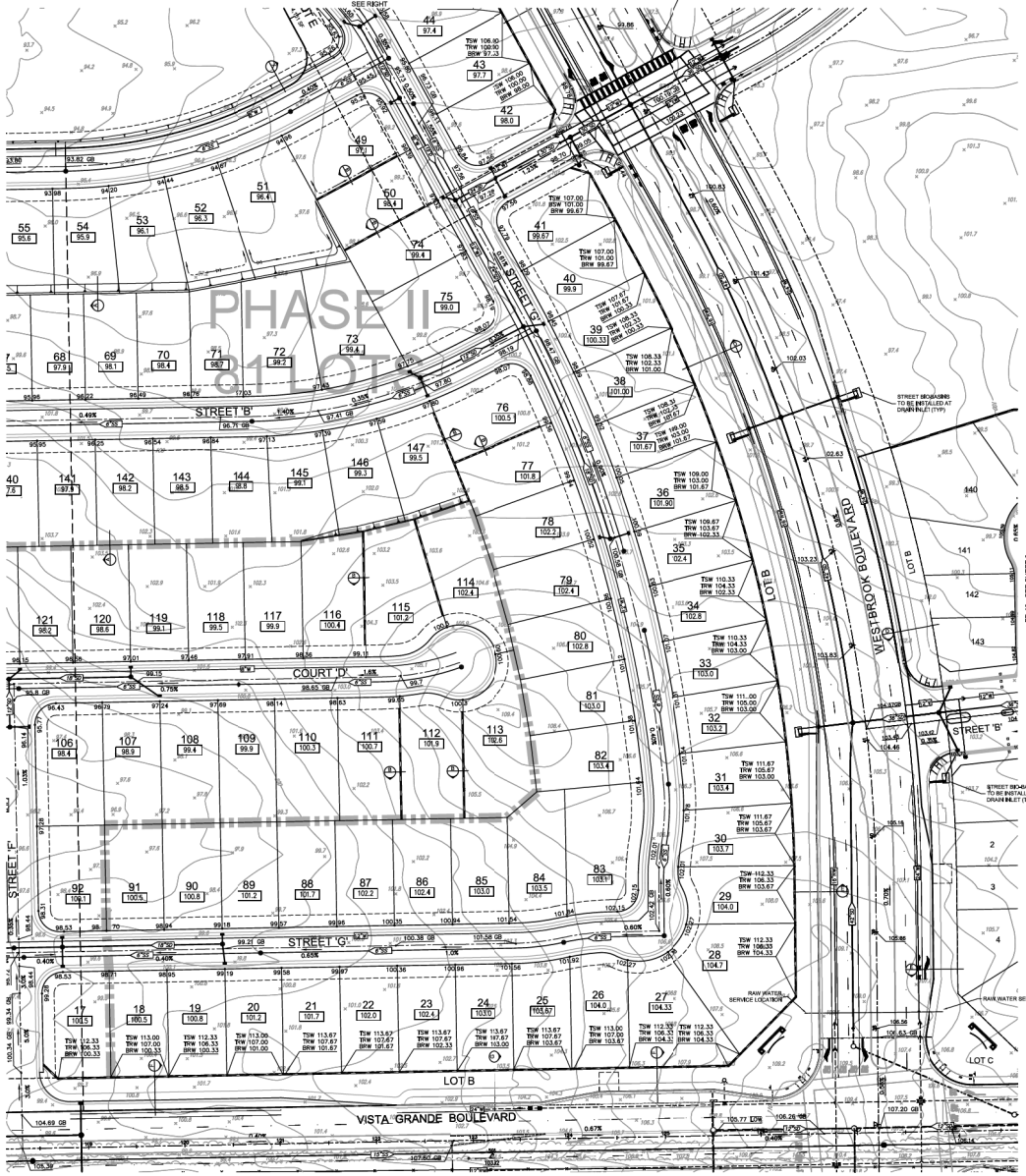
VILLAGES FD-08, FD-10, FD-21 AND FD-23

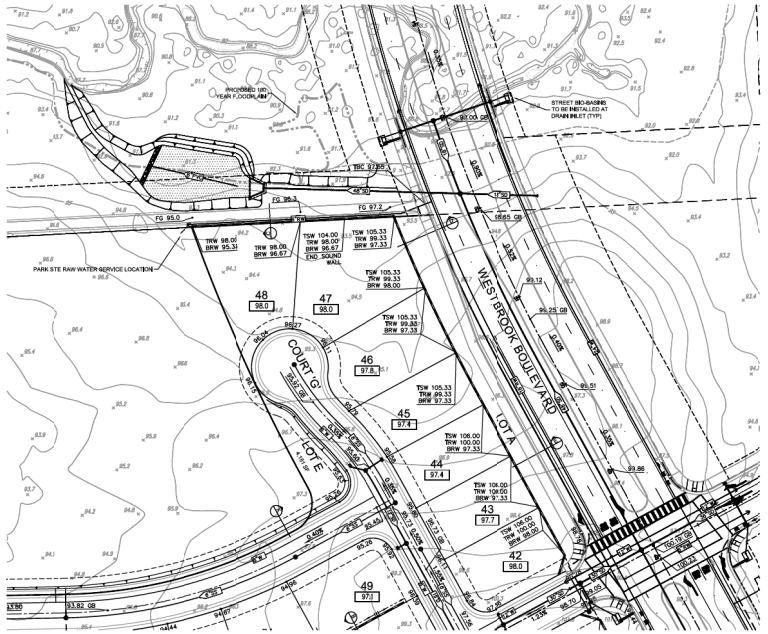
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

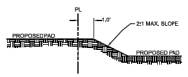
City of Roseville, State of California
Scale 1" = 40' May 2020

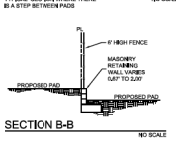
Sheet 8 of 12

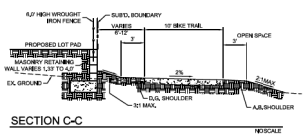
Project Address - 2520 Vista Grande Boulevard
File No. - PL20-0119

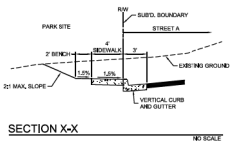












Preliminary Grading and Utility Plan - FD-08

JOB NO.: 16-0040 - FD-08 - PRELIMINARY GROUNDS PLAN 2

NOTES: LETTERED LOTS

LOT A PRIVATE STREET TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION

LOT B PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE

LOT C PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE

LOT D PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE

Tentative Subdivision Map No. 3 of The Villages at Sierra Vista:

VILLAGES FD-08, FD-10, FD-21 AND FD-23

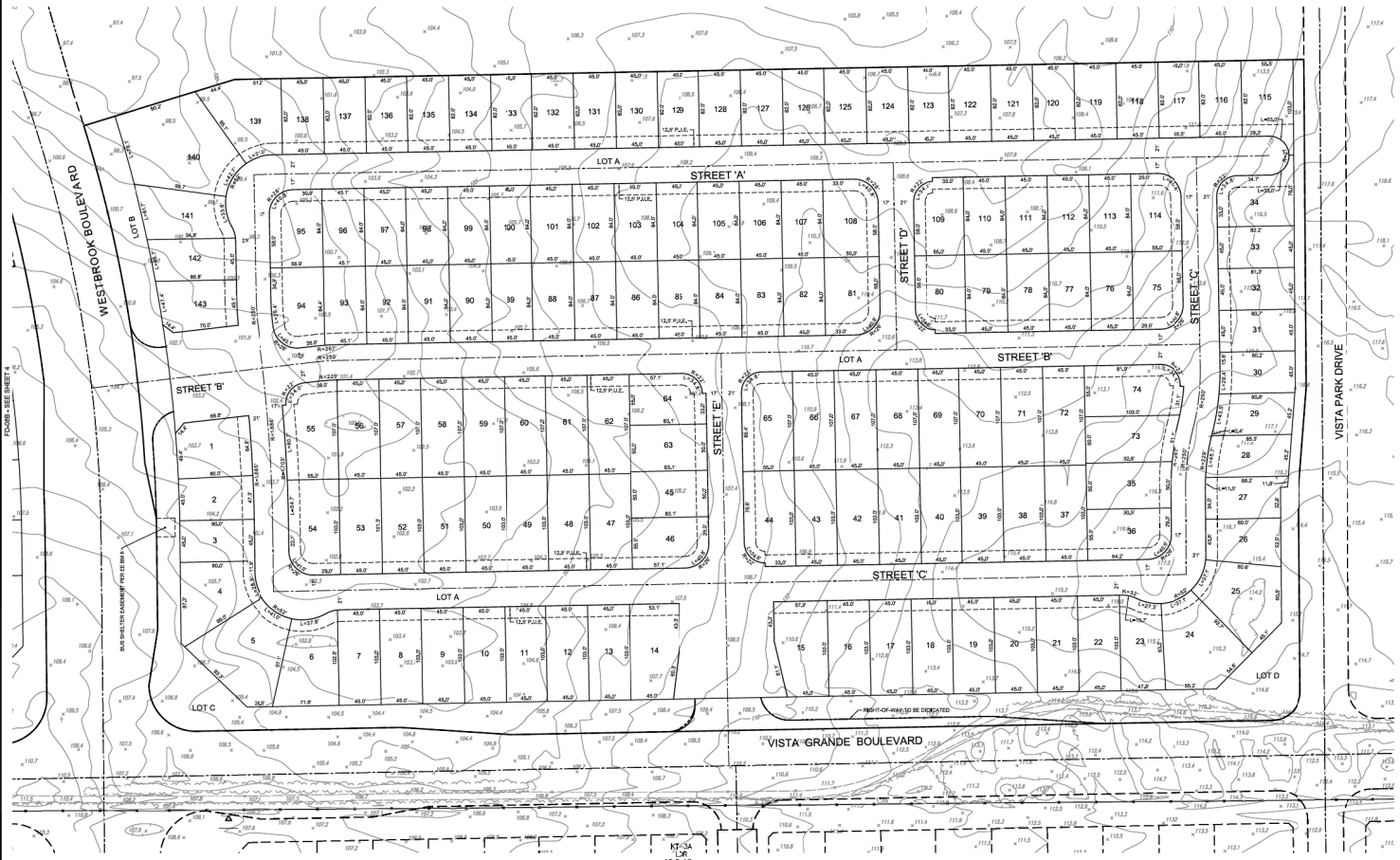
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

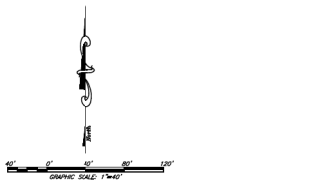
City of Roseville,
Scale 1" = 40'

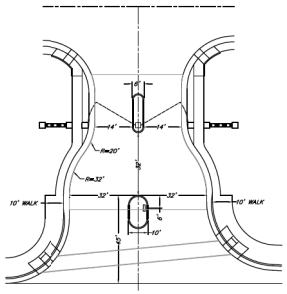
State of California
May 2020

Sheet 7 of 12

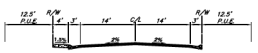
Project Address - 2520 Vista Grande Boulevard
File No. - PL20-0119



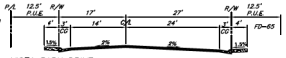




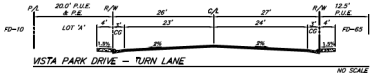
TYPICAL GATED ENTRY
NOT TO SCALE



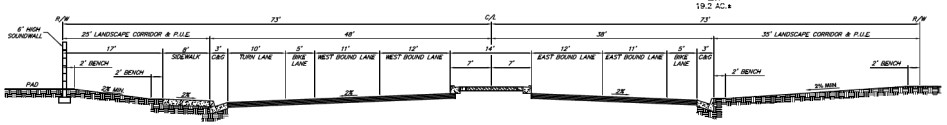
TYPICAL SECTION 38' RESIDENTIAL STREET (PRIVATE)
NO SCALE



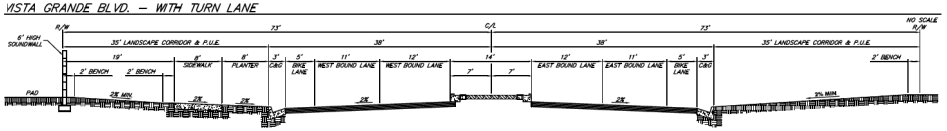
VISTA PARK DRIVE
NO SCALE



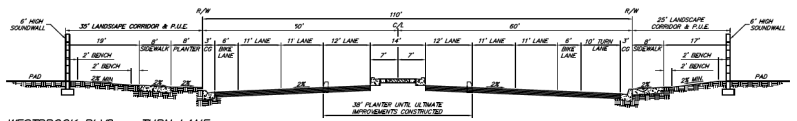
VISTA PARK DRIVE – TURN LANE
NO SCALE



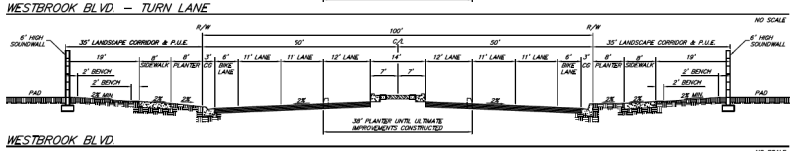
VISTA GRANDE BLVD. – WITH TURN LANE



VISTA GRANDE BLVD.
NO SCALE



WESTBROOK BLVD. – TURN LANE



WESTBROOK BLVD.
NO SCALE

Tentative Subdivision Map - FD-10

Tentative Subdivision Map No. 3 of The Villages at Sierra Vista:

VILLAGES FD-08, FD-10, FD-21 AND FD-23

A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

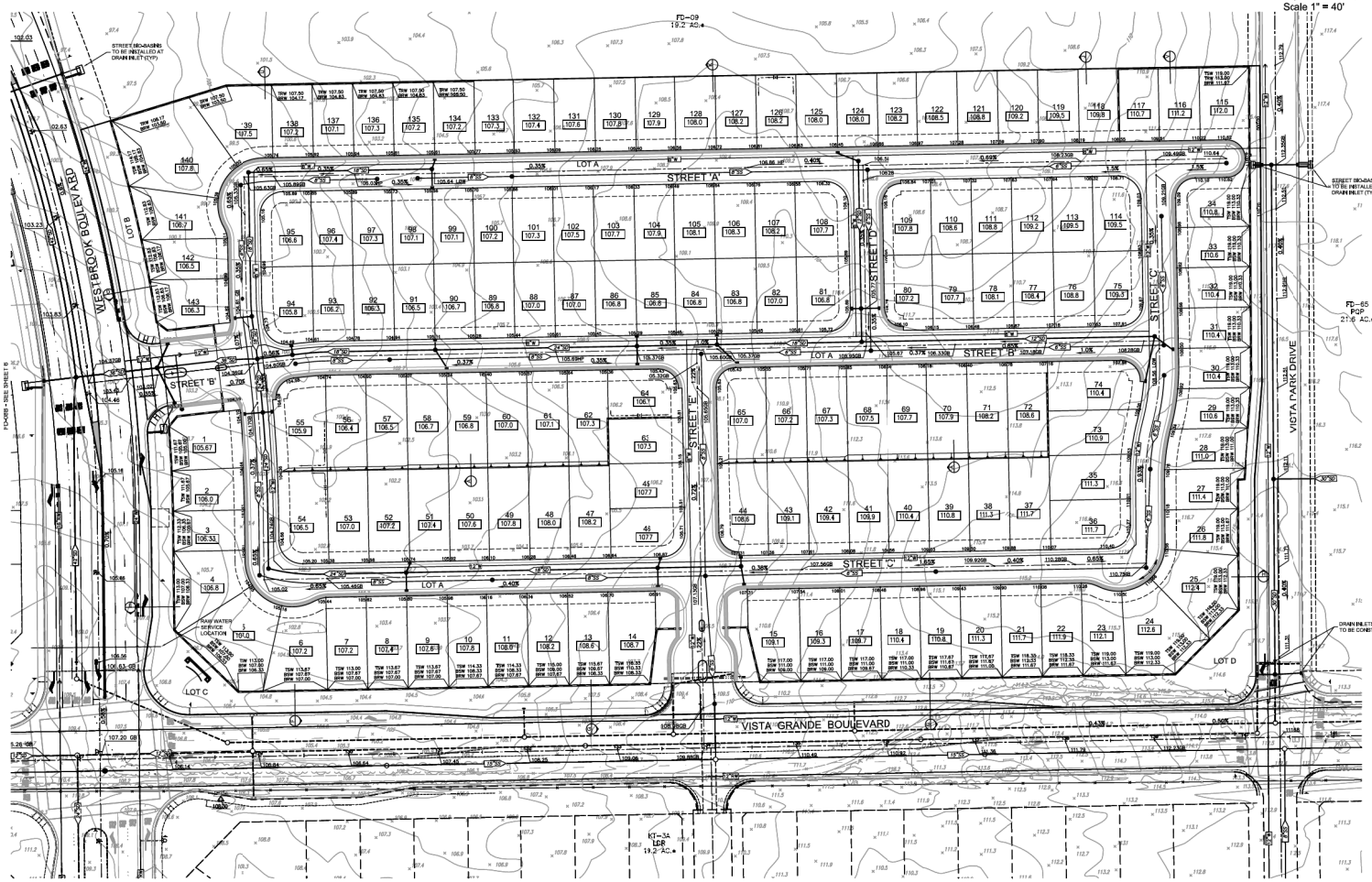
City of Roseville, State of California

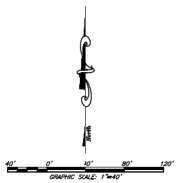
Scale 1" = 40' May 2020

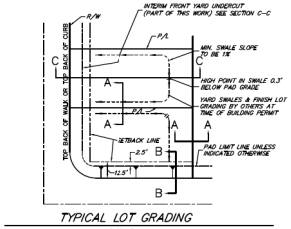
Sheet 8 of 12

Project Address - 2520 Vista Grande Boulevard

File No. - PL20-0119

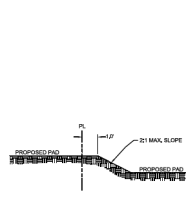






TYPICAL LOT GRADING

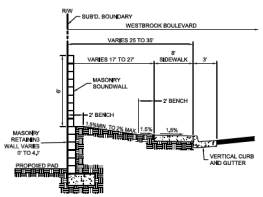
NO SCALE



SECTION A-A

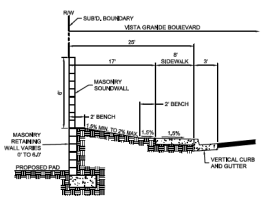
TYPICAL SECTION WHERE THERE IS A STEP BETWEEN PADS

NO SCALE



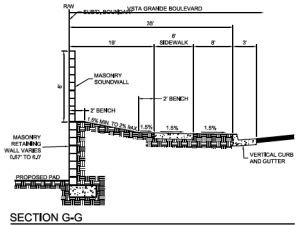
SECTION E-E

NO SCALE



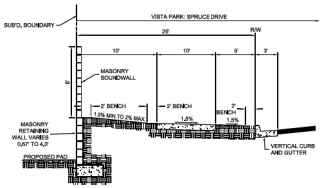
SECTION F-F

NO SCALE



SECTION G-G

NO SCALE



SECTION H-H

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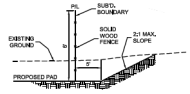

SECTION J-J

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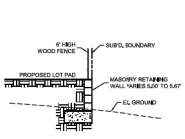

SECTION U-U

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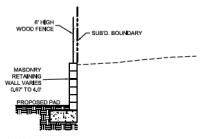
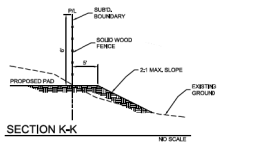


SECTION V-V

NO SCALE



SECTION K-K

NO SCALE

Preliminary Grading and Utility Plan - FD-10

JOB NO.: 18-0XXX-FD-10 - PRELIMINARY GROUNDS PLAN

NOTES: LETTERED LOTS

LOT A	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
LOT B	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
LOT C	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
LOT D	PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE

Tentative Subdivision Map No. 3 of The Villages at Sierra Vista:

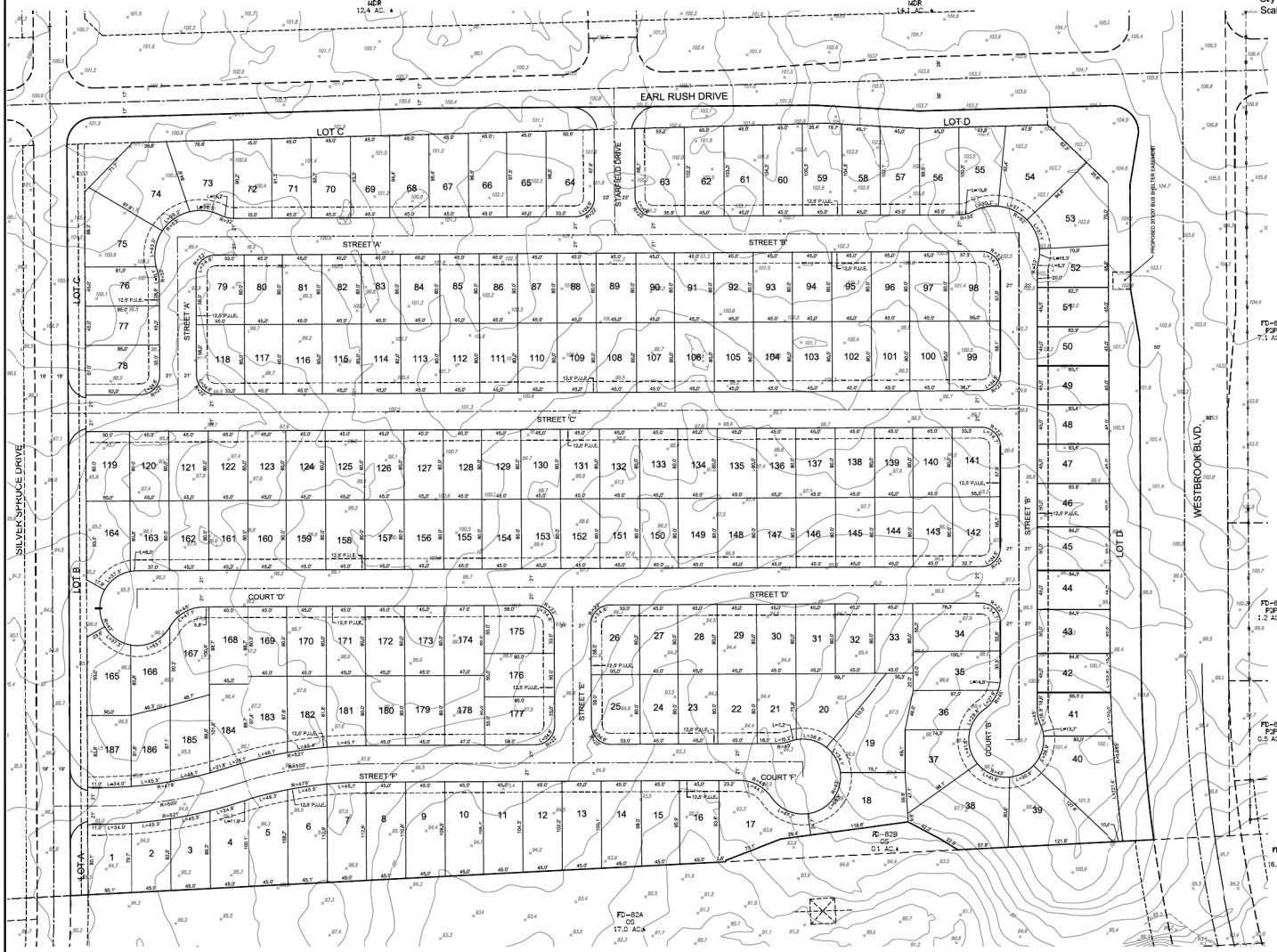
VILLAGES FD-08, FD-10, FD-21 AND FD-23

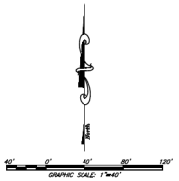
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

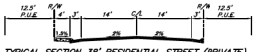
City of Roseville, State of California
Scale 1" = 40' May 2020

Sheet 9 of 12

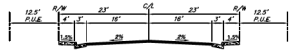
Project Address - 2520 Vista Grande Boulevard
File No. - PL20-0119







TYPICAL SECTION 38' RESIDENTIAL STREET (PRIVATE)
NO SCALE



TYPICAL SECTION 46' RESIDENTIAL STREET (PUBLIC)
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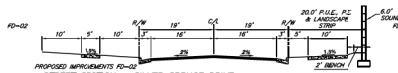
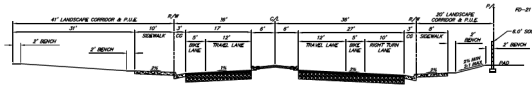
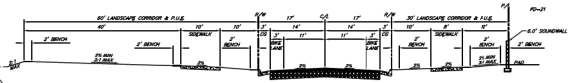


STREET SECTION – SILVER SPRUCE DRIVE
NO SCALE



EARL RUSH DRIVE – TURN LANE
NO SCALE



EARL RUSH DRIVE
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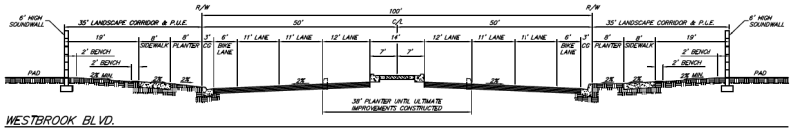
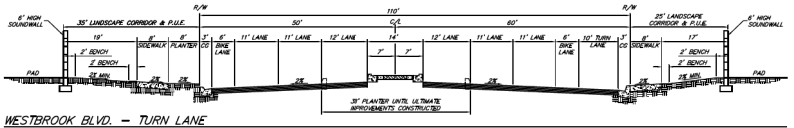


WESTBROOK BLVD.
NO SCALE



WESTBROOK BLVD. – TURN LANE
NO SCALE

Tentative Subdivision Map - FD-21

E:\BIM\Projects\Villages\Subdivs\Maps\Tentative Maps\FD-21\Sheets\FD-21 TENTATIVE MAP.dwg, 8/17/2020 11:00:01 AM, David Cooke

JOB NO.: 18-0040-FD-21 - TENTATIVE MAP

Tentative Subdivision Map No. 3 of The Villages at Sierra Vista:

VILLAGES FD-08, FD-10, FD-21 AND FD-23

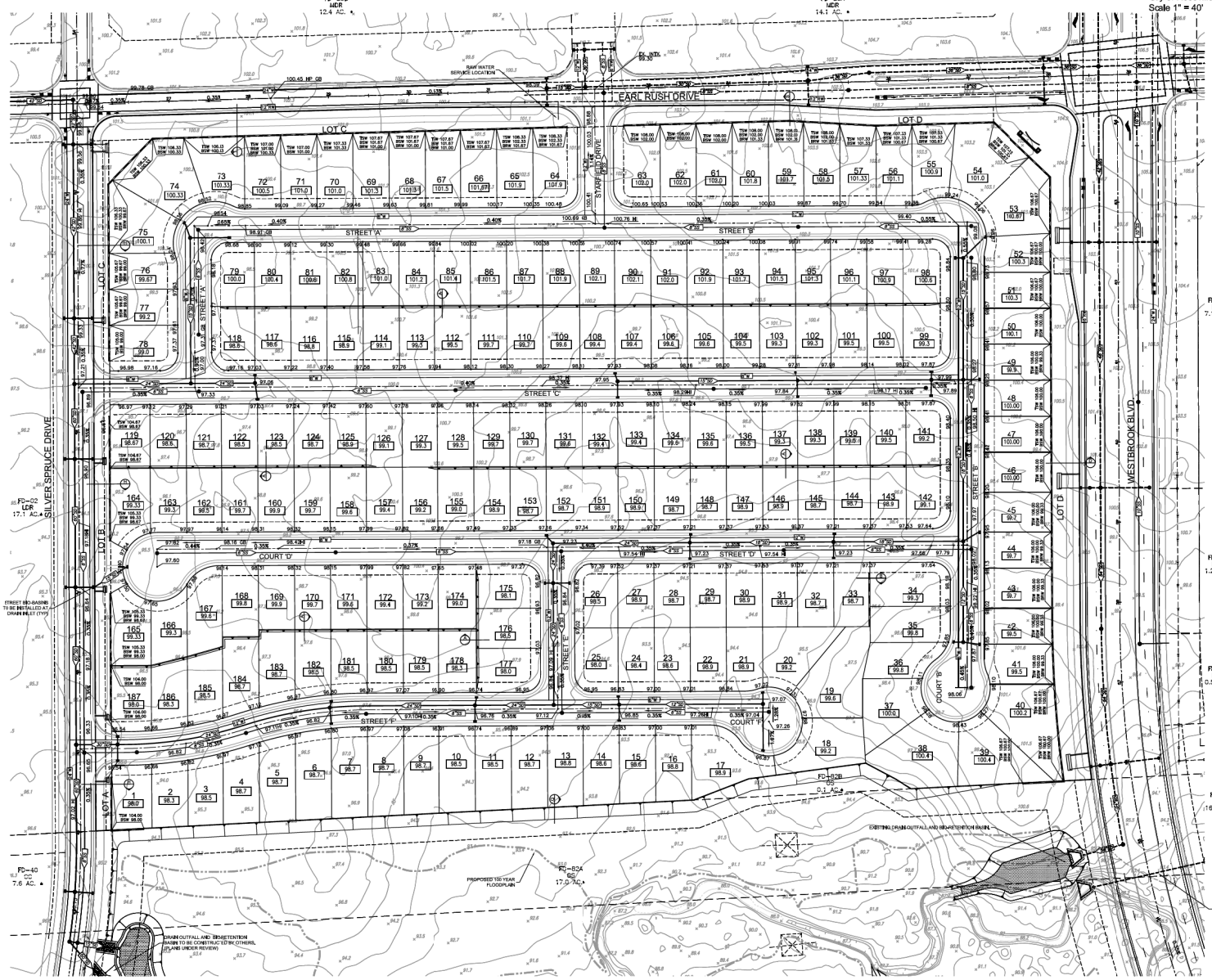
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 40'

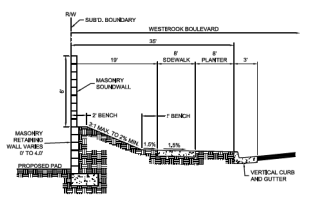
State of California
May 2020

Sheet 10 of 12

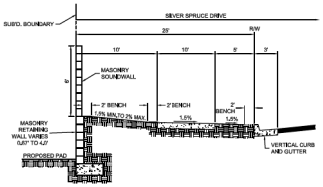
Project Address - 2520 Vista Grande Boulevard
File No. - PL20-0119



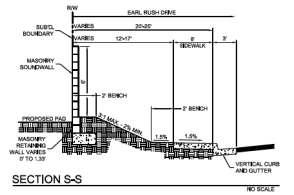
Preliminary Grading and Utility Plan - FD-21



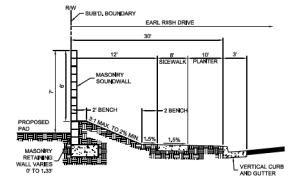
SECTION D-D
NO SCALE



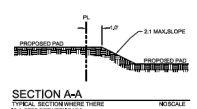
SECTION H-H
NO SCALE



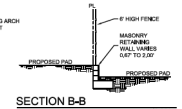
SECTION S-S
NO SCALE



SECTION T-T
NO SCALE



SECTION A-A
TYPICAL SECTION WHERE THERE IS A STEP BETWEEN PADS
NO SCALE



SECTION B-B
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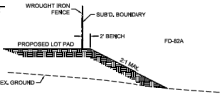

SECTION Q-Q
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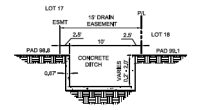


SECTION R-R (OVERLAND RELEASE)
NO SCALE

E:\BMS\Projects\2020\20-0111 Sierra Vista Tentative Map\Engineering\20-0111 FD-21 PRELIMINARY GROUNDING PLAN.dwg, 10/7/2021 8:05:04 AM, mark.crider

JOB NO.: 19-0111 FD-21 - PRELIMINARY GROUNDING PLAN

Tentative Subdivision Map No. 3 of The Villages at Sierra Vista:

VILLAGES FD-08, FD-10, FD-21 AND FD-23

A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

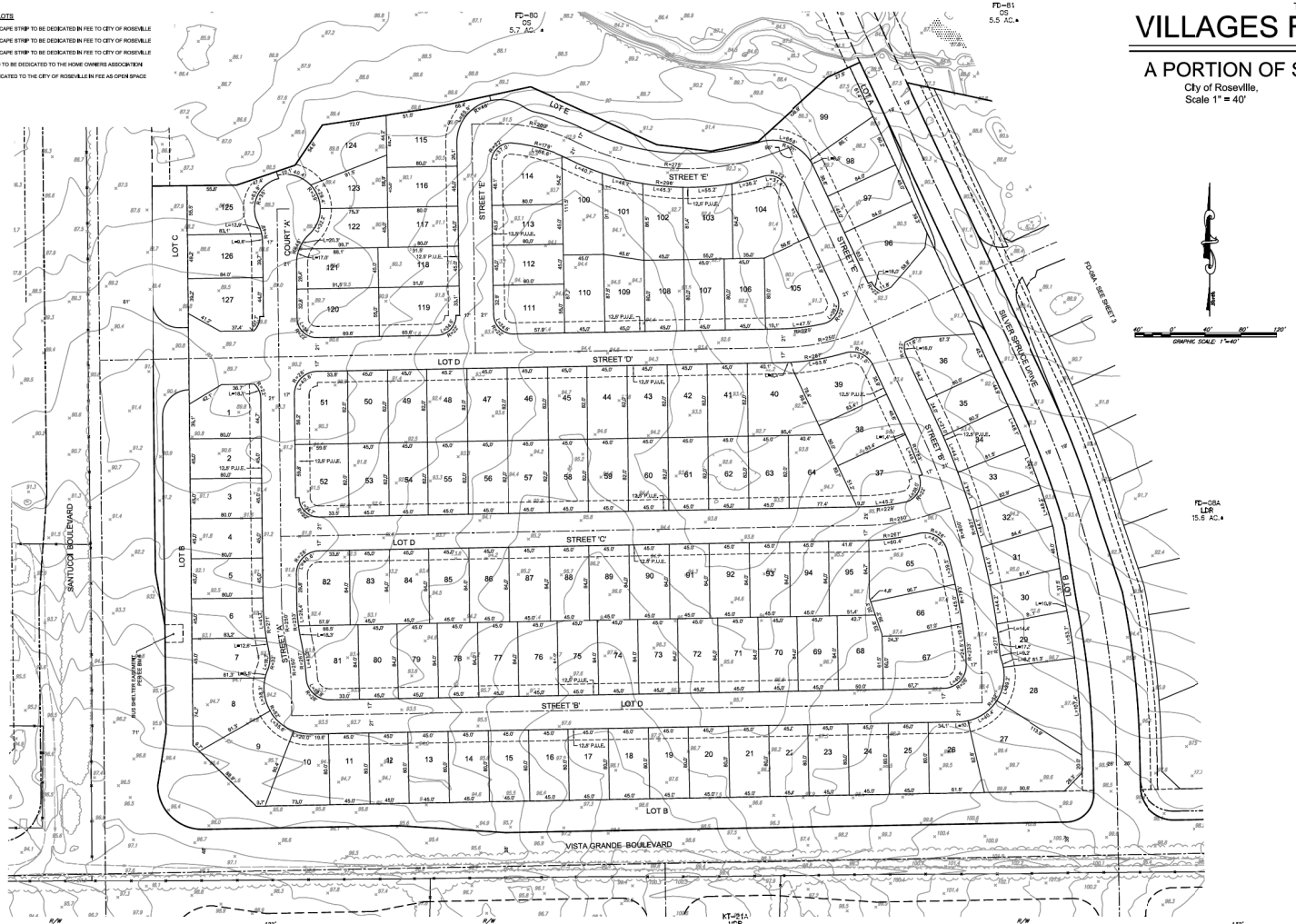
City of Roseville, State of California
Scale 1" = 40' May 2020

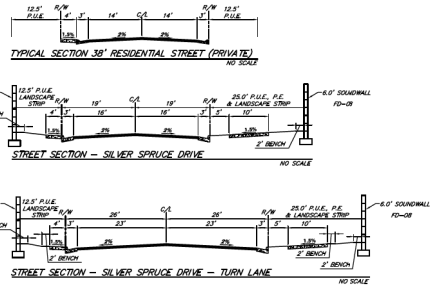
Sheet 11 of 12

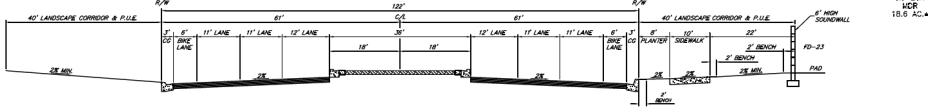
Project Address - 2520 Vista Grande Boulevard
File No. - PL20-0119

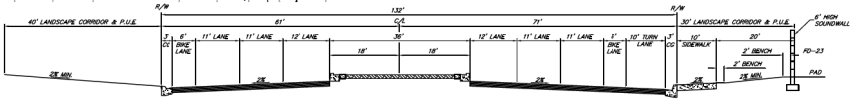
NOTES: LETTERED LOTS

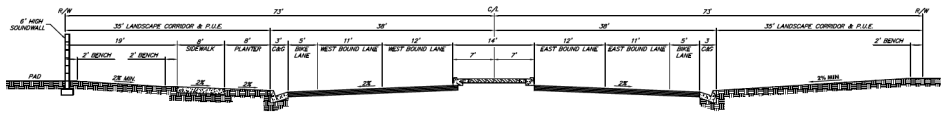
LOT A	PUBLIC LANDSCAPE STRIP TO BE DEDICATED IN FEE TO CITY OF ROSEVILLE
LOT B	PUBLIC LANDSCAPE STRIP TO BE DEDICATED IN FEE TO CITY OF ROSEVILLE
LOT C	PUBLIC LANDSCAPE STRIP TO BE DEDICATED IN FEE TO CITY OF ROSEVILLE
LOT D	PRIVATE ROAD TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION
LOT E	SHALL BE DEDICATED TO THE CITY OF ROSEVILLE IN FEE AS OPEN SPACE

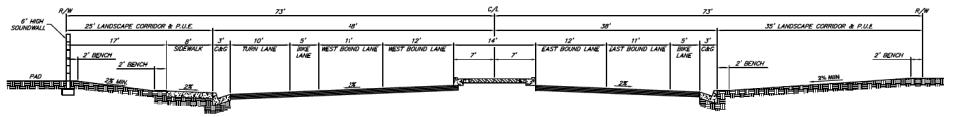












Tentative Subdivision Map - FD-23

Tentative Subdivision Map No. 3 of The Villages at Sierra Vista:

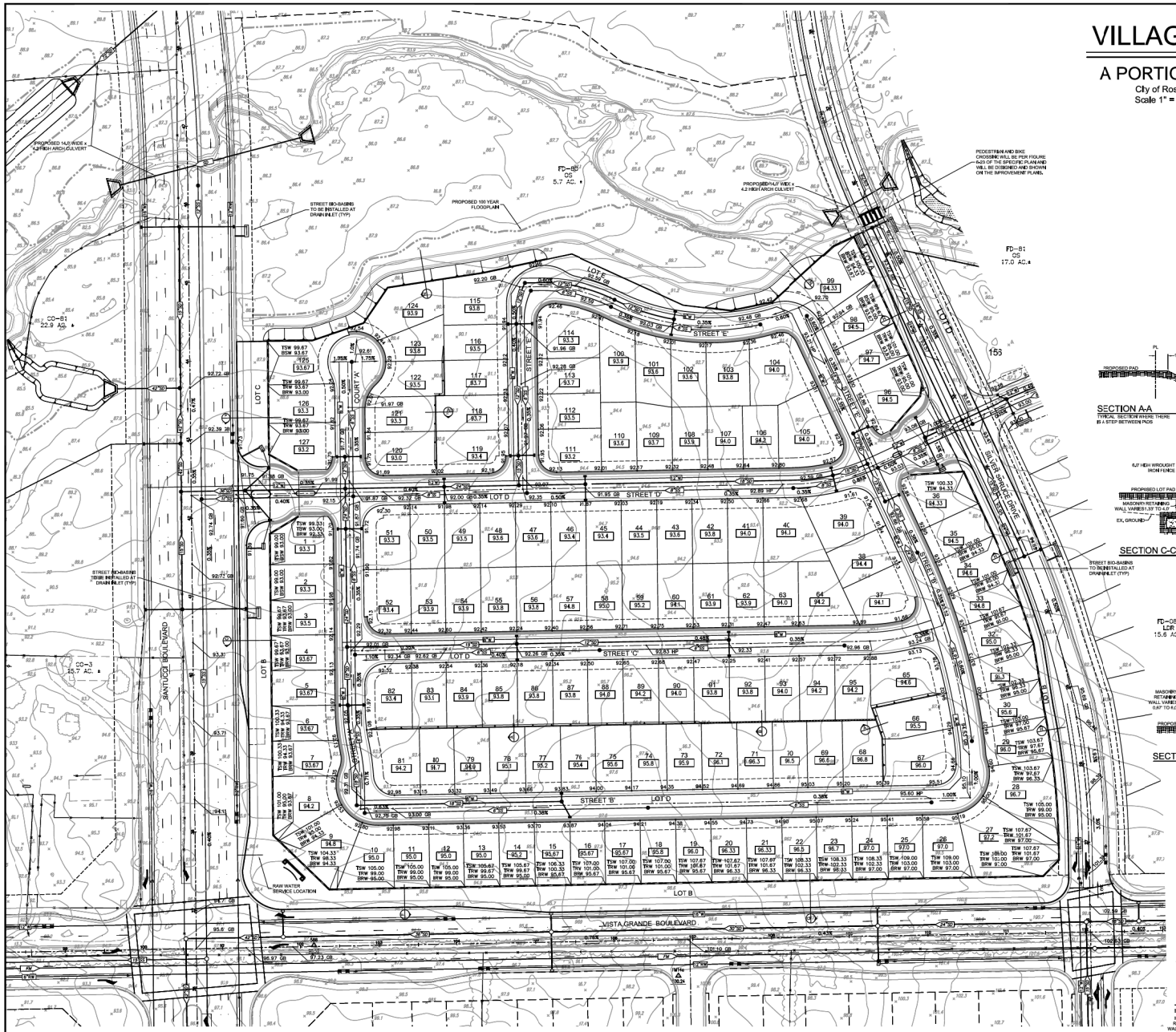
VILLAGES FD-08, FD-10, FD-21 AND FD-23

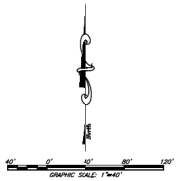
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

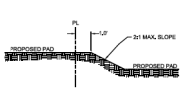
City of Roseville, State of California
Scale 1" = 40' May 2020

Sheet 12 of 12

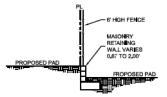
Project Address - 2520 Vista Grande Boulevard
File No. - PL20-0119







SECTION A-A
TYPICAL SECTION WHERE THERE IS A STEP BETWEEN PADS
NO SCALE



SECTION B-B
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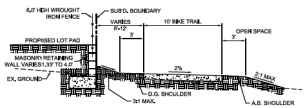

SECTION C-C
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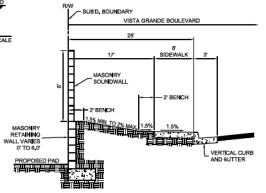

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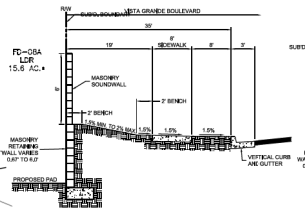

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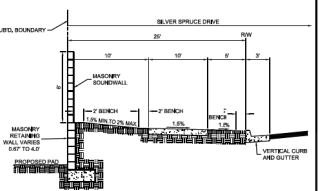

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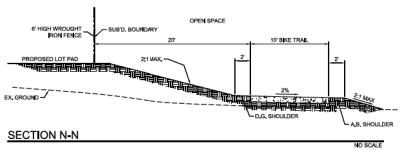

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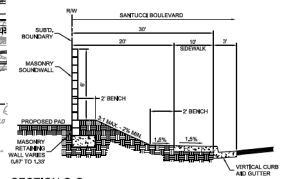

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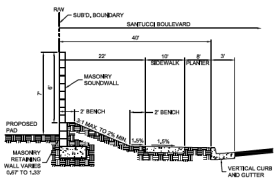


SECTION P-P
NO SCALE

Preliminary Grading and Utility Plan - FD-23

JOB NO.: 19-0041-FD-23 - PRELIMINARY GROUNDING PLAN

PC EXHIBIT H

WJ# 19-

MASS GRADING PLANS FOR
SIERRA VISTA VILLAGE FD-10
CITY OF ROSEVILLE, CALIFORNIA

BAKER-WILLIAMS ENGINEERING GROUP

SWRCB WDID # 5S31C382310

LIST OF ABBREVIATIONS:

AC	ASPHALTIC CONCRETE
AB	AGGREGATE SUBBASE
ANG. PT.	ANGLE POINT
ARV	AIR RELEASE VALVE
BB	BOTTOM OF BERM
BNDY.	BOUNDARY
BO	BLOW OFF VALVE
BC	BACK OF CURB
BOW	BACK OF WALK
BRW	BOTTOM OF RETAINING WALL
BSW	BOTTOM SOUND WALL
BV - BFV	BUTTERFLY VALVE
BVC	BEGIN VERTICAL CURVE
BWV	BACKWATER VALVE
CAW	CALIFORNIA AMERICAN WATER
CH	CHORD
CL	CLASS
CLR.	CLEAR
CO	CLEANOUT
COMB.	COMBINATION
C/L	CENTERLINE
CONC.	CONCRETE
CONST.	CONSTRUCT
COTG	CLEANOUT TO GRADE
CR	CURVE RETURN
CSP	CORRUGATED STEEL PIPE
CT	COURT
CTS	CORROSION TEST STATION
C&G	CURB AND GUTTER
DEL	DELTA
DET	DETAIL
DIA.	DIAMETER
DI	DROP INLET
D.I.P.	DUCTILE IRON PIPE
DR	DRIVE
D/W	DRIVEWAY
(E) - EX.	EXISTING
ELEV.	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EXIST	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
F/L - FL	FLOWLINE
FO	FIBER OPTIC
FS	FIRE SERVICE
GALV.	GALVANIZED
GB	GRADE BREAK
G.I.P.	GALVANIZED IRON PIPE
GR	GRATE
GSL	GRAVITY SEWER LIMITS
GM	GAS MAIN
GV	GATE VALVE
HGL	HYDRAULIC GRADE LINE
HGLS	HYDRAULIC GRADE LINE SLOPE
HP	HIGH POINT
INV.	INVERT
I.P.	IRON PIPE
IRRI	IRRIGATION
INTX	INTERSECTION
JT	JOINT TRENCH
JP	JOINT POLE
L	LENGTH
LF	LINEAR FEET
LN	LANE
LP	LOW POINT
LT	LEFT
MAX.	MAXIMUM
MH	MANHOLE
MIN.	MINIMUM
M	MAIL BOX
N.A.P.O.T.C.	NOT A PART OF THIS CONTRACT
NG	NATURAL GRAL GROUND
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
PAC. BELL	PACIFIC TELEPHONE
PG	PAD GRADE
P.G.&E	PACIFIC GAS AND ELECTRIC
PVI	POINT OF VERTICAL INTERSECTION
P/L	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PR-PROP	PROPOSED
P.S.I.	POUNDS per SQUARE INCH
PT	POINT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD OR ROOF DRAIN
RL	RESTRAINED LENGTH
RT	RIGHT
R/W	RIGHT OF WAY
RW	RAW WATER
S	SLOPE
SD - (D)	STORM DRAIN
SHGL	SLOPE HYDRAULIC GRADE LINE
SMUD	SACRAMENTO MUNICIPAL UTILITY DISTRICT
S.O.	SIDE OPENING
SPMUD	SOUTH PLACER MUNICIPAL UTILITY DISTRICT
SS - (S)	SANITARY SEWER
ST	STREET
STA.	STATION
SUBD.	SUBDIVISION
TBC	TOP BACK OF CURB
TC	TOP CURB
TRW	TOP OF RETAINING WALL
TSW	TOP SOUND WALL
TWM	TOP OF WATER MAIN
TW	TOP OF WALK
T	TRANSFORMER
TP	TOP OF PAVEMENT
TYP.	TYPICAL
VC	VERTICAL CURVE
W	WATER
W/	WITH
WM	WATER MAIN
WS	WATER SERVICE
WV	WATER VALVE
YD	YARD DRAIN

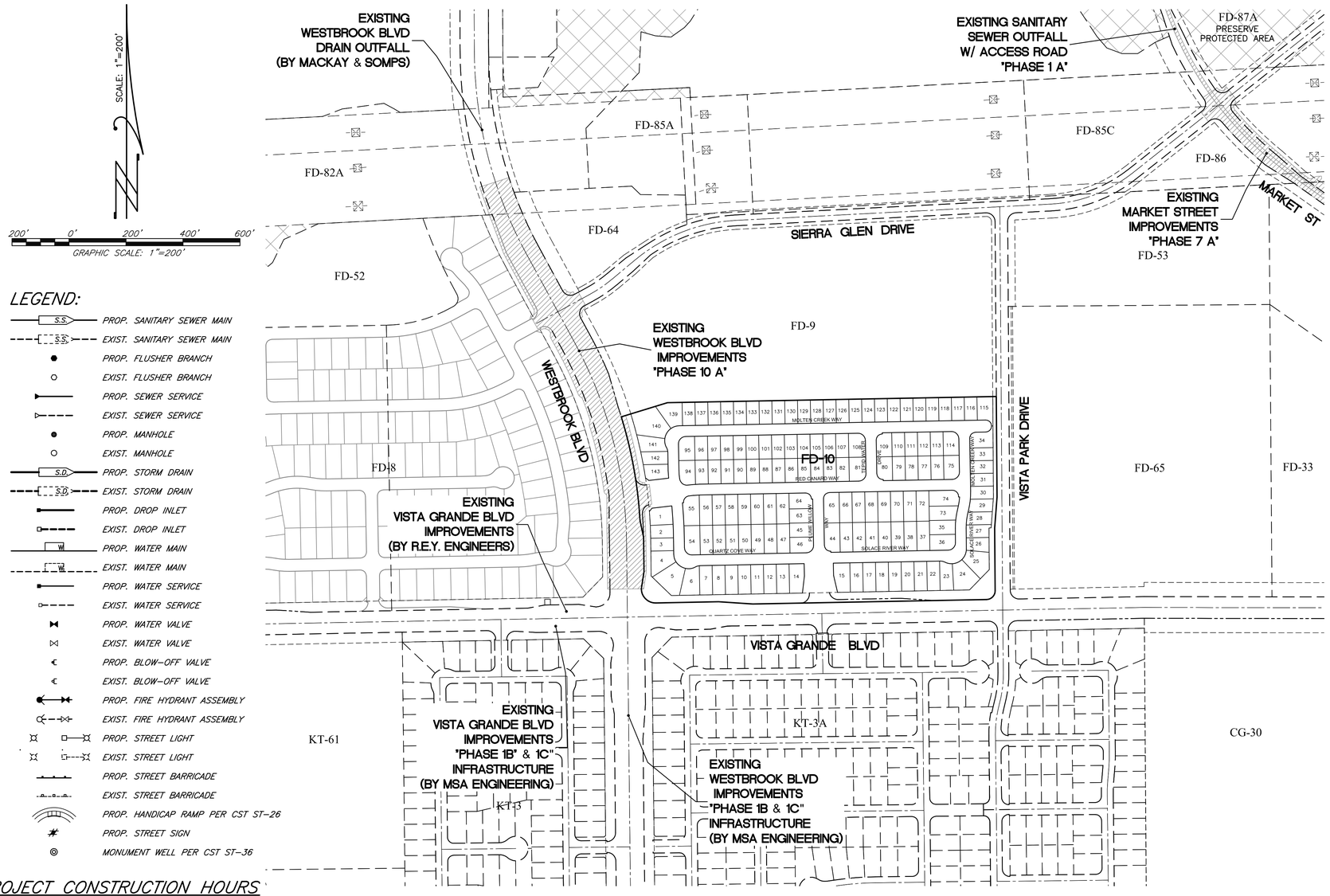
POTHOLE NOTE:

PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES THE CONTRACTOR SHALL POTHOLE THE EXISTING DRY UTILITIES FOR VERIFICATION OF LOCATION AND DEPTH. POTHOLE INFORMATION SHALL BE PROVIDED TO ENGINEER FOR DETERMINATION OF ADEQUATE SEPARATION AND CLEARANCE

SCALE: 1"=200'

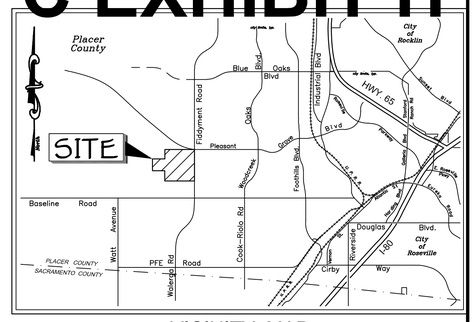
200' 0' 200' 400' 600'

GRAPHIC SCALE: 1"=200'



LEGEND:

- PROP. SANITARY SEWER MAIN
- EXIST. SANITARY SEWER MAIN
- PROP. FLUSHER BRANCH
- EXIST. FLUSHER BRANCH
- PROP. SEWER SERVICE
- EXIST. SEWER SERVICE
- PROP. MANHOLE
- EXIST. MANHOLE
- PROP. STORM DRAIN
- EXIST. STORM DRAIN
- PROP. DROP INLET
- EXIST. DROP INLET
- PROP. WATER MAIN
- EXIST. WATER MAIN
- PROP. WATER SERVICE
- EXIST. WATER SERVICE
- PROP. WATER VALVE
- EXIST. WATER VALVE
- PROP. BLOW-OFF VALVE
- EXIST. BLOW-OFF VALVE
- PROP. FIRE HYDRANT ASSEMBLY
- EXIST. FIRE HYDRANT ASSEMBLY
- PROP. STREET LIGHT
- EXIST. STREET LIGHT
- PROP. STREET BARRICADE
- EXIST. STREET BARRICADE
- PROP. HANDICAP RAMP PER CST ST-26
- PROP. STREET SIGN
- MONUMENT WELL PER CST ST-36



VICINITY MAP

SHEET INDEX:

1. COVER SHEET
2. GENERAL NOTES
3. STREET SECTIONS & DETAILS
4. STREET SECTIONS & DETAILS
5. GRADING SECTIONS & DETAILS
6. GRADING PLAN
7. GRADING PLAN
8. GRADING PLAN - FD-52 STOCKPILE AREA
9. EROSION & SEDIMENT CONTROL DETAILS & HAUL ROUTE PLAN
10. EROSION & SEDIMENT CONTROL & HYDROSEED NOTES
11. MMRP NOTES

PROJECT CONSTRUCTION HOURS

IN ACCORDANCE WITH THE CITY'S NOISE ORDINANCE, THE HOURS OF PROJECT CONSTRUCTION SHALL BE LIMITED TO THE FOLLOWING:
7:00 AM TO 7:00 PM (MONDAY THROUGH FRIDAY)
8:00 AM TO 8:00 PM (SATURDAY, SUNDAY & HOLIDAYS)

ELEVATION DATUM NOTE:

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON NGVD 1929 DATUM.

NO.	DESCRIPTION	ENGR INIT	CITY APPROVAL APPROVED BY	DATE

benchmark CTY BM-71 elev.122.34(NGVD29)
elev.124.48(NAVD88)

3-1/2" BRASS DISC STAMPED "2018 PLS 8278" AT BACK OF CURB AND WEST OF D.I., NORTH SIDE OF PLEASANT GROVE BLVD. @ 900' EAST OF FIDDYMENT ROAD.

REGISTERED PROFESSIONAL ENGINEER LISA BARBER MATTOS No. C 44852 EXPIRES 3/31/2022 STATE OF CALIFORNIA

LISA BARBER MATTOS RCE# 44852

PLOT DATE: 01-22-21

SCALE	drafted by: R.E.
horiz: 1"=200'	designed by: L.B.M.
vert: N/A	checked by: S.F.L.
1/2021 date	609 field book

BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael, CA. 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

EARTHWORK QUANTITIES		
59,562 CUT	43,273 FILL	16,289 EXPORT TO FD-52

UTILITY REPRESENTATIVES		
UTILITY	REPRESENTATIVE	PHONE NO.
CABLE T.V. COMCAST	MARK DUBY	(916) 648-8310
U.S.A.		(800) 642-2444
GAS P.G.& E.	SUSAN SMITH	(530) 889-3261
ELECTRICITY ROSEVILLE ELECTRIC DEPT.	JOSEPH McKINNEY	(916) 774-5691
TELEPHONE SUREWEST	LOU MULLIKIN	(916) 786-1202
WATER ROSEVILLE ENVIRONMENTAL UTILITIES DEPT.	SEAN BIGLEY	(916) 774-5750
SEWER ROSEVILLE ENVIRONMENTAL UTILITIES DEPT.	KEN GLOTZBACH	(916) 774-5750
DRAINAGE DEVELOPMENT SERVICE ENGINEERING	ENGINEERING	(916) 774-5339
FIRE ROSEVILLE FIRE DEPT.	JASON RIZZI	(916) 774-5802

GEOTECHNICAL REVIEW

YOUNGDAHL CONSULTING GROUP, PROJECT NO. 13171-00, SEPTEMBER 2013

APPROVED BY: _____
BRANDON SHIMIZU, GE 02712 DATE

CITY OF ROSEVILLE
DEPT. OF DEVELOPMENT SERVICES

APPROVED BY: _____
CITY ENGINEER DATE

ROSEVILLE PLANNING PROJECT NO. PL 20-0119

DATE IMPROVEMENT COMPLETED: _____

COVER SHEET
SIERRA VISTA VILLAGE FD-10 - MASS GRADE
CITY OF ROSEVILLE PLACER COUNTY CALIFORNIA

SHEET 1 OF 11 SHEETS
20-06-24 JOB NUMBER

S:\BVEG Jobs\2020 Jobs\20-06-024 Sierra Vista FD-10, Phase 1\Improvement Plans\Mass Grading Plan\20060224-MG-CVR-SHT.dwg, Layout1, 1/25/2021 4:38:40 PM, Riz Era

SIERRA VISTA VILLAGE FD-10 - MASS GRADING PLANS - 20060224-MG-CVR-SHT

CITY OF ROSEVILLE
PUBLIC IMPROVEMENTS REQUIREMENTS

GENERAL

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS AND THE LATEST EDITION AND AMENDMENTS OF THE CITY OF ROSEVILLE DESIGN AND CONSTRUCTION STANDARDS.
2. THE CITY OF ROSEVILLE IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE-CALL SYSTEM. THE CONTRACTORS SHALL NOTIFY THE U.S.A. CENTER 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING 1-800-227-2600.
3. THE CONTRACTOR SHALL MARK IN WHITE PAINT ALL AREAS TO BE EXCAVATED PRIOR TO CONTACTING U.S.A. ANY AREAS NOT MARKED WILL NOT BE SUBJECT TO U.S.A., AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM EXCAVATION.
4. THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION OF THE NEW IMPROVEMENTS CONNECTING TO OR IN THE VICINITY OF THE SAME.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS ON THE JOB SITE.
6. THE CONTRACTOR SHALL PLACE BOXED SURVEY MONUMENTS WITH 1-1/2" BRONZE HEAD SET IN CONCRETE (STD. DWG. ST-36) AT LOCATIONS SHOWN ON THESE PLANS.
7. A.C. SURFACE SHALL BE CUT TO A NEAT, STRAIGHT LINE PARALLEL WITH THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. THE EXPOSED BASE MATERIAL SHALL BE GRADED, RECOMPACTED, AND RESEALED PRIOR TO PAVING.
8. ANY EXISTING CONCRETE SURFACE TO BE REMOVED SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE.
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN THAT SHALL BE APPROVED BY THE CITY OF ROSEVILLE PUBLIC WORKS TRAFFIC ENGINEERING DIVISION BEFORE START OF WORK IN RIGHT-OF-WAY AND SHALL BE IN ACCORDANCE WITH CALIFORNIA MUTCD LATEST EDITION. AT LEAST ONE LANE IN EACH DIRECTION SHALL REMAIN OPEN TO TRAFFIC UNLESS OTHERWISE SHOWN ON THE PLANS. TRAFFIC CONTROL HOURS ARE SUBJECT TO LIMITATION BY THE CITY. TRAFFIC CONTROL WITH LANE CLOSURES THAT AFFECT TRAFFIC FLOW MAY REQUIRE NIGHT WORK. IF, AS A PART OF TRAFFIC CONTROL MEASURES, A ROADWAY CLOSURE HAS BEEN APPROVED, THE CONTRACTOR SHALL NOTIFY ENGINEERING DIVISION 72 HOURS IN ADVANCE OF SETTING UP THIS CLOSURE.
10. CURB RAMPS CONFORMING TO ALL ADA AND TITLE 24 REQUIREMENTS SHALL BE PLACED AT ALL NEW STANDARD CURB RETURNS (STANDARD DRAWING ST-27) AND STANDARD TYPE A-7 DRIVEWAYS. WHERE EXISTING RAMPS DO NOT MEET CURRENT ADA AND TITLE 24 REQUIREMENTS, THE RAMPS SHALL BE UPGRADED IN CONFORMANCE WITH MINIMUM TITLE 24 REQUIREMENTS. WHERE EXISTING RAMPS DO NOT INCLUDE DETECTABLE WARNING PANELS (TRUNCATED DOMES), PANELS SHALL BE RETROFITTED PER THE CONSTRUCTION STANDARDS.
11. DRAIN INLETS NOT WITHIN A PAVED AREA SHALL HAVE A 12" WIDE COLLAR OF 6" THICK P.C.C. OR 2" THICK A.C.
12. PRIOR TO THE NOTICE OF COMPLETION ON ALL SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS, THE DEVELOPER SHALL SUBMIT A LETTER FROM THE POST OFFICE STATING THAT ITS REQUIREMENTS FOR MAILBOX CLUSTER PADS HAVE BEEN SATISFIED.
13. ALL UNDERGROUND UTILITIES WITHIN EXISTING OR PROPOSED CITY OF ROSEVILLE EASEMENTS SHALL REQUIRE A MINIMUM OF 90% COMPACTION ON THE TRENCH BACKFILL. COMPACTION OF BACKFILL BY JETTING IS NOT PERMITTED IN CITY OF ROSEVILLE RIGHT OF WAY AREAS OR WITHIN DEDICATED RECLAIMED WATER, STORM, SEWER OR WATER EASEMENTS AND MAINS.
14. THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING ONE WEEK PRIOR TO STARTING WORK. MEMBERS OF THE CITY OF ROSEVILLE ENGINEERING DIVISION, PLANNING DEPARTMENT, ENVIRONMENTAL UTILITIES DEPARTMENT AND ALL OTHER UTILITY REPRESENTATIVES SHALL BE NOTIFIED BY THE CONTRACTOR AS TO THE DATE AND LOCATION OF THE MEETING.
15. PRIOR TO EXCAVATION OF TRENCHES 5 FEET OR DEEPER, THE CONTRACTOR SHALL SUBMIT TO THE PUBLIC WORKS DEPARTMENT OR ENVIRONMENTAL UTILITIES DEPARTMENT INSPECTOR A COPY OF THE COMPANY'S ANNUAL CALOSHA TRENCHING PERMIT AND A COPY OF THE COMPANY'S LETTER INFORMING CALOSHA OF THE TIME THE TRENCHING IS COMMENCING AND THE LOCATION OF THE WORK.
16. ALL PAINTED TRAFFIC STRIPES, ARROWS, AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED WITH THERMOPLASTIC MATERIAL TO THE SPECIFICATIONS SET FORTH IN CHAPTER 3 OF THE CALIFORNIA MUTCD LATEST EDITION. NON-REFLECTIVE PAVEMENT MARKERS SHALL CONSIST OF CERAMIC MARKERS ONLY CONFORMING TO CHAPTER 3 OF THE CALIFORNIA MUTCD LATEST EDITION.
17. THE DEVELOPERS CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT EXISTING SITE AND ADJACENT IMPROVEMENTS FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR MAKE REPLACEMENT OF ALL CRACKED AND OTHERWISE PRE-EXISTING DAMAGED PUBLIC IMPROVEMENTS ALONG THE FRONTAGE OF THE PROJECT SITE AND ANY DAMAGE RESULTING FROM CONSTRUCTION TO CURRENT CITY STANDARDS AND AT THEIR OWN EXPENSE. THE EXTENT OF THE REPAIRS SHALL BE DETERMINED BY THE PUBLIC WORKS INSPECTOR AND SHALL BE COMPLETED PRIOR TO THE CITY ACCEPTANCE OF THE IMPROVEMENTS.
18. WHERE COMBINATIONS OF SIDEWALK OR CURB AND GUTTER ARE POURED CONTIGUOUS TO EXISTING, ALL ADJOINING EXISTING CONCRETE VERTICAL FACES SHALL BE DOWELED. ALL ABUTTING SIDEWALK ENDS SHALL BE DOWELED MID-SECTION VERTICALLY WITH TWO DOWELS FOR FOUR THROUGH SIX-FOOT WIDE SIDEWALK AND THREE DOWELS FOR WIDER SIDEWALK. ABUTTING CURB AND GUTTER ENDS SHALL BE DOWELED TWICE, 18 INCHES APART AT GUTTER PAN MID-SECTION. DOWEL CONNECTIONS OF LONGITUDINAL RUNS OF SIDEWALK TO BACK OF CURB SHALL BE THREE FEET ON CENTER. ALL DOWELS SHALL BE 16 INCHES LONG, GRADE 60; #4 REBAR PENETRATING FOUR INCHES. THE DOWEL HOLE SHALL BE 5/8-INCH DIAMETER AT A SLIGHT HORIZONTAL ANGLE FROM PERPENDICULAR. THE PENETRATING PORTION OF THE DOWEL AND THE ENTIRE (CLEANED) VERTICAL SURFACE OF THE ADJOINING, EXISTING CONCRETE SHALL BE THOROUGHLY COATED WITH STATE STANDARD TWO-PART EPOXY.
19. WHEN SAWCUTTING WITHIN THE STREET FOR TRENCHING OR OTHER PURPOSES, CONTRACTOR SHALL GRIND 1-1/2" OF PAVEMENT BETWEEN THE LANE LINES (FROM LANE STRIPE TO LANE STRIPE) UPON COMPLETION OF THE SAWCUTTING AND OR TRENCHING WORK. WHERE THE SAWCUTTING OCCURS BETWEEN THE CURB AND GUTTER AND NEAREST LANE STRIPE (INCLUDING BIKE LANES), THE SAME 1-1/2" GRIND SHALL BE REQUIRED. CONTRACTOR TO PLACE A PETROMAT FABRIC OR APPROVED EQUAL BY THE CITY OF ROSEVILLE AND OVERLAY FROM LANE STRIPE TO LANE STRIPE, OR CURB TO LANE STRIPE AND RESTRIPE OR REPLACE ANY DELINEATORS REMOVED DURING THE GRIND.
20. ALL PUBLICLY MAINTAINED STORM DRAIN ON PRIVATE PROPERTY SHALL BE A MINIMUM OF 12 INCHES IN DIAMETER AND SHALL BE RCP CL IV, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
21. FOR RESIDENTIAL SUBDIVISIONS, UNLESS OTHERWISE APPROVED BY ENGINEERING, THE FINAL GRADING OF THE PROJECT SITE SHALL BE CONSTRUCTED TO ACCOMODATE A MAXIMUM DRIVEWAY SLOPE OF 14% FOR EACH RESIDENTIAL LOT, AS MEASURED FROM THE BACK OF THE SIDEWALK TO THE GARAGE (20-FT SETBACK). IT WILL REMAIN THE RESPONSIBILITY OF THE BUILDERS/DEVELOPER TO DESIGN A HOUSE THAT PROVIDES SUITABLE ACCESS TO THE PARCEL.
22. THE CONTRACTOR SHALL PLACE FILTER FABRIC BETWEEN THE INITIAL BEDDING AND BACKFILL AND THE TRENCH BACKFILL FOR SANITARY SEWERS DEPTH GREATER THAN 15 FEET MEASURED TO THE PIPE INVERT.

GRADING:

1. GRADING SHALL CONFORM TO APPENDIX CHAPTER 33 UBC, LATEST EDITION, AND TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT BY YOUNGDAHL CONSULTING GROUP FILE NO. 13171 (UPDATED 1/2020) (ENGINEERING DIV. FILE NO. 308-920)
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS SPECIFIED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT OR AS DETERMINED BY THE CITY INSPECTOR. THE SWPPP IS CONSIDERED A DYNAMIC DOCUMENT AND WILL CHANGE AS CONDITIONS WARRANT. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AS SHOWN ON THE SWPPP PLAN.
3. LOTS SHALL BE GRADED WITH A CONSTANT SLOPE ALONG THE FRONTAGE OF THE RIGHT-OF-WAY, FROM BUILDING SETBACK LINE TO BACK OF SIDEWALK. ALL TEMPORARY AND PERMANENT SLOPES STEEPER THAN 4:1 ALONG THIS FRONTAGE SHALL HAVE EROSION NETTING INSTALLED.
4. ALL REAR LOT CORNER ELEVATIONS SHALL BE EQUAL TO OR GREATER THAN THE HIGHEST ADJACENT PAD GRADE UNLESS SPECIFICALLY SHOWN ON THESE PLANS AND APPROVED BY ENGINEERING DIVISION.
5. NON-POTABLE WATER SHALL BE SPRAYED ON ALL EXPOSED EARTH SURFACES DURING CLEARING GRADING, EARTH MOVING, AND OTHER SITE PREPARATION ACTIVITIES. THE EXPOSED EARTH SHALL BE WATERED THROUGHOUT THE DAY TO MINIMIZE DUST.
6. TARPAULINS OR OTHER EFFECTIVE COVERS SHALL BE USED ON ALL STOCKPILED EARTH MATERIAL AND ON HAUL TRUCKS TO MINIMIZE DUST.
7. THE CITY SHALL HAVE THE AUTHORITY TO STOP ALL GRADING OPERATIONS, IF, IN OPINION OF CITY STAFF, INADEQUATE DUST CONTROL MEASURES ARE BEING PRACTICED OR EXCESSIVE WIND CONDITIONS CONTRIBUTE TO FUGITIVE DUST EMISSIONS.
8. ADJACENT STREET FRONTAGES SHALL BE SWEPT AT LEAST ONCE A DAY TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES. REFER TO SCHEDULES WITHIN SWPPP.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE. REFER TO SWPPP FOR SPECIFIC REQUIRMENTS.
10. CONSTRUCTION SHALL STOP IF CULTURAL RESOURCES ARE SUSPECTED. IT IS POSSIBLE THAT PREVIOUS ACTIVITIES HAVE OBSCURED SURFACE EVIDENCE OF CULTURAL RESOURCES. IF SIGNS OF AN ARCHEOLOGICAL SITE, SUCH AS ANY UNUSUAL AMOUNTS OF STONE, BONE, OR SHELL, ARE UNCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL BE HALTED WITHIN 100 FEET OF THE FIND AND THE ROSEVILLE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. THE ARCHEOLOGIST MAY REQUIRE ADDITIONAL MITIGATION.
11. SHOULD GRADING OPERATIONS UNCOVER HAZARDOUS MATERIALS, OR WHAT APPEARS TO BE HAZARDOUS MATERIALS, THE FIRE DEPARTMENT SHALL BE CONTACTED IMMEDIATELY AT (916) 774-5220. THE AREA, WHICH CONTAINS THE HAZARDOUS MATERIALS, SHALL BE MARKED OFF UNTIL AN INVESTIGATION BY A MEMBER OF THE FIRE DEPARTMENT IS CONDUCTED.
12. GRADES SHOWN OUTSIDE OF THE PUBLIC RIGHT OF WAY WITHIN THE APPROVED GRADING PLAN ARE SUBJECT TO FURTHER REVIEW AND MODIFICATION BY THE BUILDING DIVISION FOR COMPLIANCE WITH THE UNIFORM BUILDING CODE AND STATE OF CALIFORNIA TITLE 24 HANDICAP ACCESSIBILITY REQUIREMENTS.
13. THE CONTRACTOR/DEVELOPER IS EXPECTED TO COMPLY WITH THE FUGITIVE DUST CONTROL REQUIREMENTS FROM THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT: WWW.PLACER.CA.GOV/APCD
14. CONTAMINATED SOIL – DEVELOPER AGREES TO PROPERLY ADHERE TO ALL THEN CURRENT STATE AND FEDERAL REQUIREMENTS WHEN ANY EVIDENCE OF TOXIC, HAZARDOUS OR CONTAMINATED SOILS ARE ENCOUNTERED DURING ANY AND ALL EXCAVATION OR GRADING OPERATIONS, AND TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OR ROSEVILLE, ITS OFFICERS, AGENTS AND EMPLOYEES, FROM ANY AND ALL LIABILITY, COSTS, CLAIMS, FEES, FINES, PENALTIES AND CLAIMS OF OR DAMAGE OF ANY TYPE WHATSOEVER. EXTRA COSTS FOR REMEDIATION AND/OR REMOVAL OF SOIL SHALL BE BOURN SOLELY BY THE DEVELOPER. THE PARTIES INTEND THAT THIS PROVISION BE BROADLY CONSTRUED.

AIR QUALITY:

THE FOLLOWING NOTES ARE PROVIDED AS REFERENCE TO APPLICABLE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT ADOPTED RULES AND REGULATIONS. COMPLIANCE WITH ALL APPLICABLE APCD RULES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. AIR QUALITY RULES ARE ENFORCED SOLELY BY THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT.

1. CONSTRUCTION EQUIPMENT EXHAUST EMISSIONS SHALL NOT EXCEED PLACER COUNTY APCD RULE 202 VISIBLE EMISSION LIMITATIONS. OPERATORS OF VEHICLES AND EQUIPMENT FOUND TO EXCEED OPACITY LIMITS ARE TO BE IMMEDIATELY NOTIFIED BY APCD TO CEASE OPERATIONS AND THE EQUIPMENT MUST BE REPAIRED WITHIN 72 HOURS. (BASED ON APCD RULE 202)
2. THE CONTRACTOR SHALL SUSPEND ALL GRADING OPERATIONS WHEN FUGITIVE DUST EXCEEDS PLACER COUNTY APCD RULE 228 (FUGITIVE DUST) LIMITATIONS. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING AN INDIVIDUAL WHO IS CARB-CERTIFIED TO PERFORM VISIBLE EMISSIONS EVALUATIONS (VEE). THIS INDIVIDUAL SHALL EVALUATE COMPLIANCE WITH RULE 228 ON A WEEKLY BASIS. IT IS TO BE NOTED THAT FUGITIVE DUST IS NOT TO EXCEED 40% OPACITY AND NOT GO BEYOND THE PROPERTY BOUNDARY AT ANY TIME. LIME OR OTHER DRYING AGENTS UTILIZED TO DRY OUT WET GRADING AREAS SHALL NOT EXCEED PLACER COUNTY APCD RULE 228 FUGITIVE DUST LIMITATIONS. OPERATORS OF VEHICLES AND EQUIPMENT FOUND TO EXCEED OPACITY LIMITS WILL BE NOTIFIED BY APCD AND THE EQUIPMENT MUST BE REPAIRED WITHIN 72 HOURS. ALL PROJECTS IN EXCESS OF 5 ACRES SHALL HAVE AN APPROVED DUST CONTROL PLAN FROM THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT. (BASED ON APCD RULE 228)
3. DURING CONSTRUCTION, TRAFFIC SPEEDS ON ALL UNPAVED SURFACES SHALL BE LIMITED TO 15 MILES PER HOUR OR LESS. (BASED ON APCD RULE 228 / SECTION 401.2)
4. DURING CONSTRUCTION, NO OPEN BURNING OF REMOVED VEGETATION SHALL BE ALLOWED UNLESS PERMITTED BY THE PCAPCD. ALL REMOVED VEGETATIVE MATERIAL SHALL BE EITHER CHIPPED ON SITE OR TAKEN TO AN APPROPRIATE RECYCLING SITE, OR IF A SITE IS NOT AVAILABLE, A LICENSED DISPOSAL SITE. (BASED ON APCD RULE 310)
5. A PERSON SHALL NOT DISCHARGE INTO THE ATMOSPHERE VOLATILE ORGANIC COMPOUNDS (VOC'S) CAUSED BY THE USE OR MANUFACTURE OF CUTBACK OR EMULSIFIED ASPHALTS FOR PAVING, ROAD CONSTRUCTION OR ROAD MAINTENANCE, UNLESS SUCH MANUFACTURE OR USE COMPLIES WITH THE PROVISIONS RULE 217. (BASED ON APCD RULE 217).
6. PROCESSES THAT DISCHARGE 2 POUNDS PER DAY OR MORE OF AIR CONTAMINANTS, AS DEFINED BY HEALTH AND SAFETY CODE SECTION 39013, TO THE ATMOSPHERE MAY REQUIRE A PERMIT. PERMITS MAY BE REQUIRED FOR BOTH CONSTRUCTION AND OPERATION. DEVELOPERS/CONTRACTORS SHOULD CONTACT THE DISTRICT PRIOR TO CONSTRUCTION AND OBTAIN ANY NECESSARY PERMITS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. (BASED ON THE CALIFORNIA HEALTH & SAFETY CODE SECTION 39013: HTTP://WWW.LEGINFO.CA.GOV/CGI-BINDISPLAYCODE?SECTION=HSC&GROUP=39001-40000&FILE=39010-39060

PRESERVE AREA:

THE PRE-CONSTRUCTION MEETING SHALL ADDRESS THE PRESENCE OF THE PRESERVE, THE SENSITIVE HABITATS PRESENT AND MINIMIZATION OF DISTURBANCE TO THE PRESERVE. DURING GRADING AND CONSTRUCTION, THE PRESERVE AREA SHALL BE AVOIDED AND SHALL NOT BE USED FOR PARKING, STORAGE, OR PROJECT STAGING. THE CONTRACTOR SHALL REMOVE ALL TRASH BLOWN INTO THE PRESERVE FROM ADJACENT CONSTRUCTION ON A DAILY BASIS. AFTER CONSTRUCTION IS COMPLETE, THE TEMPORARY FENCING SHALL BE REMOVED FROM THE PRESERVE, ALONG WITH ALL TEMPORARY EROSION CONTROL MEASURES (E.G., STRAW BALES, STRAW WADDLES AND STAKES, SILT FENCING).

NO.	DESCRIPTION	ENGR INIT	CITY APPROVAL APPROVED BY	DATE

benchmark CTY BM-71 elev.122.34(NGVD29)
elev.124.48(NAVD88)

(SEE SHEET NO.1)

REGISTERED PROFESSIONAL ENGINEER LISA BARBER MATTOS No. C 44852 EXPIRES 3/31/2022 OF CALIFORNIA

LISA BARBER MATTOS RCE# 44852

PLOT DATE: 01-22-21

SCALE	drafted by: R.E.
horiz: N/A	designed by: L.B.M.
vert: N/A	checked by: S.F.L.
1/2021 date	609 field book

BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
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(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

GENERAL NOTES

SIERRA VISTA VILLAGE FD-10 - MASS GRADE

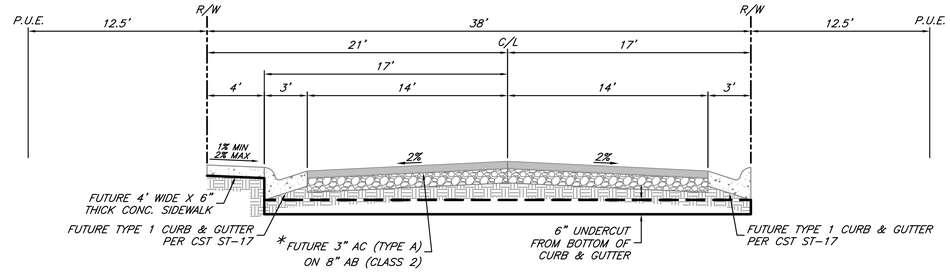
CITY OF ROSEVILLE PLACER COUNTY CALIFORNIA

SHEET 2 OF 11 SHEETS

20-06-24 JOB NUMBER

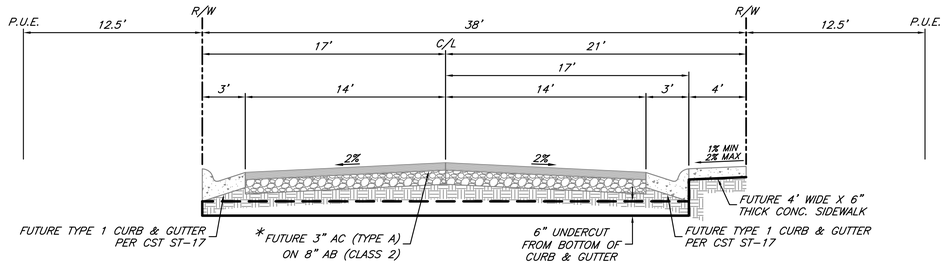
2006024-MG-GEN-DET-NTS

S:\BWEG Jobs\2020 Jobs\20-06-024 Sierra Vista FD-10, Phase 1\Improvement Plans\Mass Grading Plan\2006024-MG-GEN-DET-NTS.dwg, Layout1, 1/22/2021 5:53:34 PM, Riz Era



TYPICAL SECTION 38' STREET

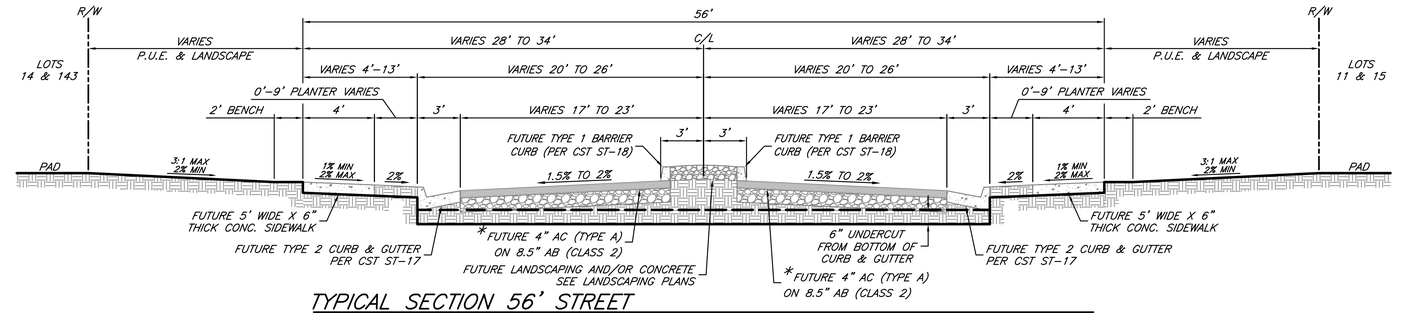
T.I.=6 R VALUE=35 — MOLTEN CREEK WAY – STA.1+00 TO STA.14+04.81 — NO SCALE



TYPICAL SECTION 38' STREET

T.I.=6 R VALUE=35 — NO SCALE

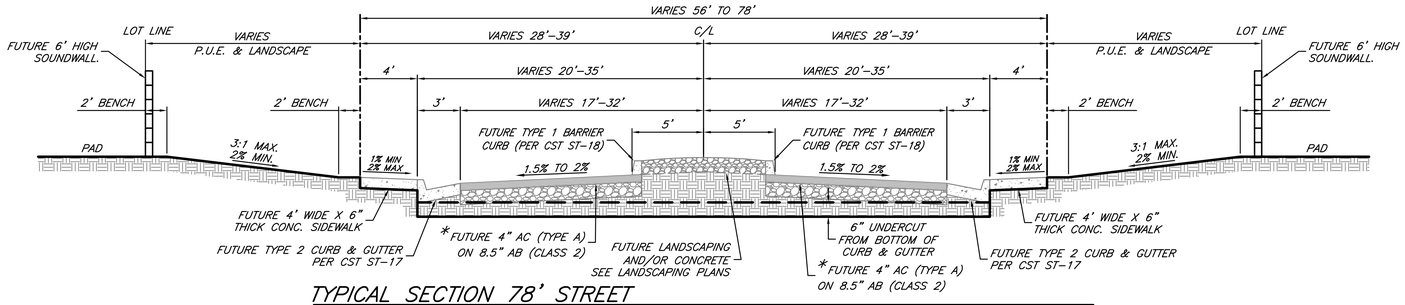
RED CANARD WAY – STA.2+55.00 TO STA.12+97.78
QUARTZ COVE WAY – STA.1+00.00 TO STA.17+78.11
TEPID WATER DRIVE – STA.1+00.00 TO STA.3+02.00
PLUME WILLOW WAY – STA.2+97.00 TO STA.5+02.00



TYPICAL SECTION 56' STREET

T.I.=7 R VALUE=35 — NO SCALE

RED CANARD WAY – STA.2+42.18 TO STA.2+55.00
PLUME WILLOW WAY – STA.2+34.__ TO STA.2+97.00



TYPICAL SECTION 78' STREET

T.I.=7 R VALUE=35 — NO SCALE

RED CANARD WAY – STA.1+94.63 TO STA.2+42.18
PLUME WILLOW WAY – STA.1+72.00 TO STA.2+34.__

*NOTE:
GEOTECHNICAL ENGINEER SHALL VERIFY R-VALUE AT SUBGRADE AND RE-DESIGN STRUCTURAL SECTION AS REQUIRED.

NO.	DESCRIPTION	ENGR INIT	CITY APPROVAL APPROVED BY	DATE

benchmark CTY BM-71 elev.122.34(NGVD29)
elev.124.48(NAVD88)

(SEE SHEET NO.1)

REGISTERED PROFESSIONAL ENGINEER — LISA BARBER MATTOS — No. C 44852 — EXPIRES 3/31/2022 — STATE OF CALIFORNIA

LISA BARBER MATTOS RCE# 44852

PLOT DATE: 01-22-21

SCALE	drafted by: R.E.
horiz: N/A	designed by: L.B.M.
vert: N/A	checked by: S.F.L.
1/2021 date	609 field book

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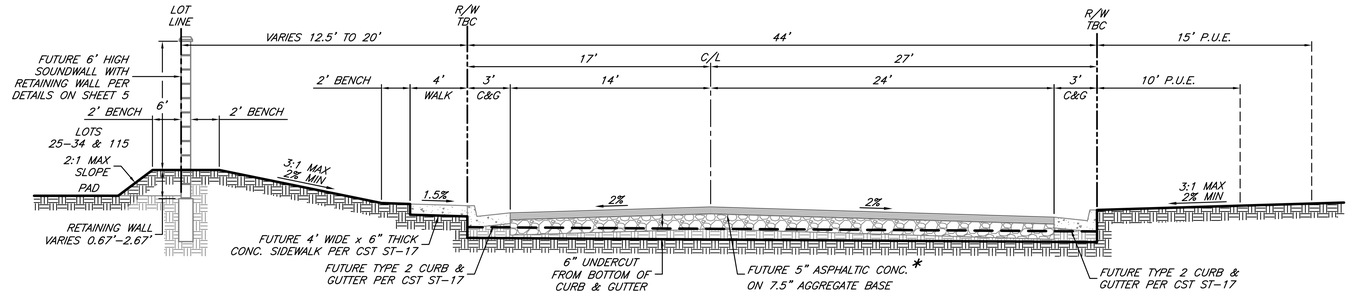
STREET SECTIONS & DETAILS
SIERRA VISTA VILLAGE FD-10 – MASS GRADE
CITY OF ROSEVILLE PLACER COUNTY CALIFORNIA

SHEET 3 OF 11 SHEETS
20-06-24 JOB NUMBER

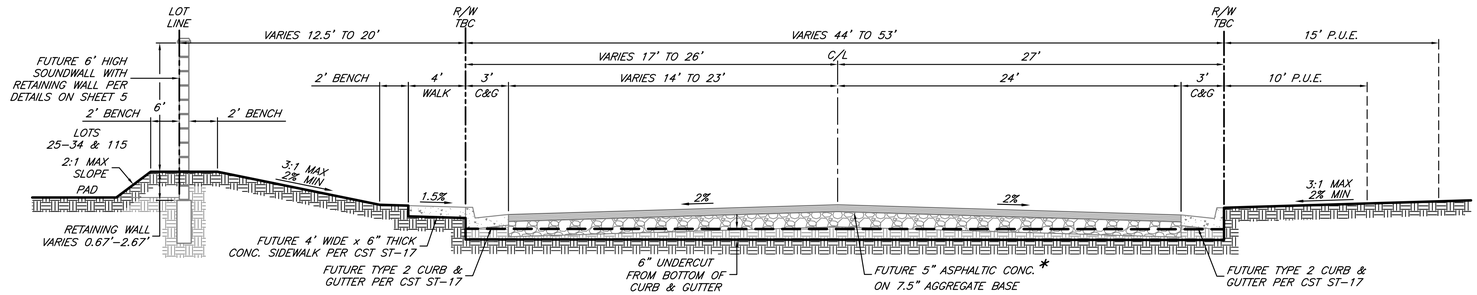
S:\BWEG Jobs\2020 Jobs\20-06-024 Sierra Vista FD-10, Phase 1\Improvement Plans\Mass Grading Plan\20060024-MG-GEN-DET-STR-SEC1.dwg, Layout1, 1/22/2021 5:37:00 PM, Ric Era

2006024-MG-GEN-DET-STR-SEC1



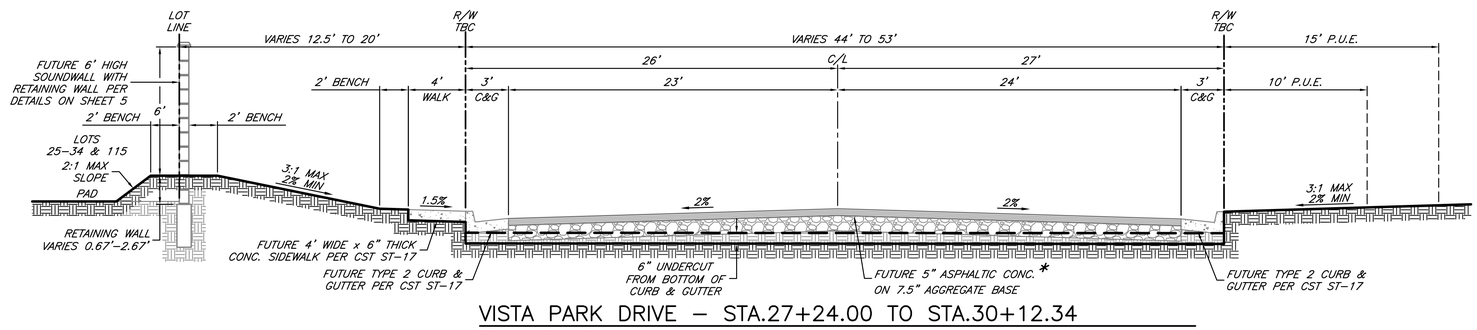
VISTA PARK DRIVE – STA.31+20.34 TO STA.34+73.85

T.I.=11.0 R VALUE=10 NO SCALE



VISTA PARK DRIVE – STA.30+12.34 TO STA.31+20.34

T.I.=11.0 R VALUE=10 NO SCALE



VISTA PARK DRIVE – STA.27+24.00 TO STA.30+12.34

T.I.=11.0 R VALUE=10 NO SCALE

*NOTE:
GEOTECHNICAL ENGINEER SHALL VERIFY R-VALUE AT SUBGRADE AND RE-DESIGN STRUCTURAL SECTION AS REQUIRED.

NO.	DESCRIPTION	ENGR INIT	CITY APPROVAL APPROVED BY	DATE

benchmark CTY BM-71 elev.122.34(NGVD29)
elev.124.48(NAVD88)

(SEE SHEET NO.1)

REGISTERED PROFESSIONAL ENGINEER LISA BARBER MATTOS No. C 44852 EXPIRES 3/31/2022 CIVIL OF CALIFORNIA

LISA BARBER MATTOS RCE# 44852

PLOT DATE: 01-22-21

SCALE	drafted by: R.E.
horiz: N/A	designed by: L.B.M.
vert: N/A	checked by: S.F.L.
1/2021 date	609 field book

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STREET SECTIONS

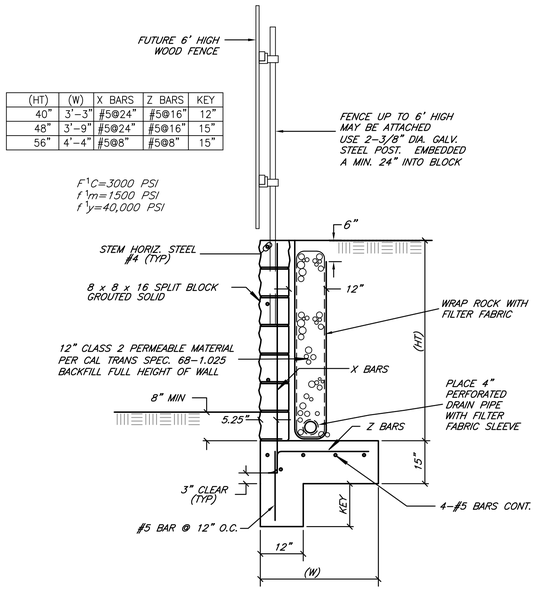
SIERRA VISTA VILLAGE FD-10 – MASS GRADE

CITY OF ROSEVILLE PLACER COUNTY CALIFORNIA

SHEET 4 OF 11 SHEETS

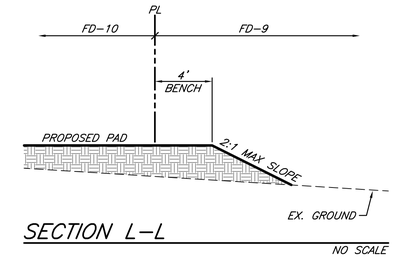
20-06-24 JOB NUMBER

S:\BWEG Jobs\2020 Jobs\20-06-024 Sierra Vista FD-10, Phase 1\Improvement Plans\Mass Grading Plan\20060024-MG-GEN-DET-STR-SEC2.dwg, Layout1, 1/25/2021 2:33:32 PM, Ritz Era



(HT)	(W)	X BARS	Z BARS	KEY
40"	3'-3"	#5@24"	#5@16"	12"
48"	3'-9"	#5@24"	#5@16"	15"
56"	4'-4"	#5@8"	#5@8"	15"

56" RETAINING WALL (MAX)



SECTION L-L

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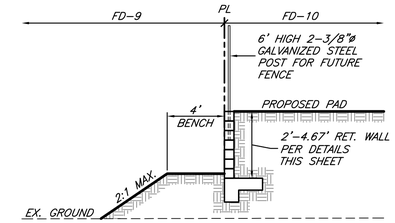

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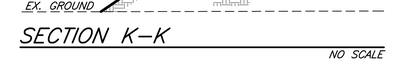

SECTION J-J

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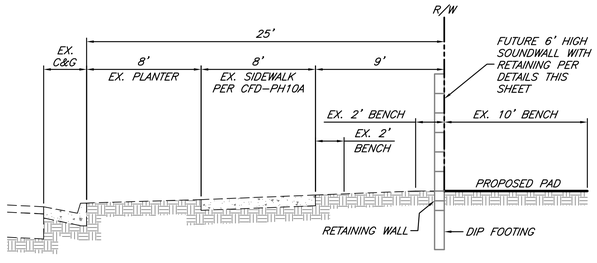

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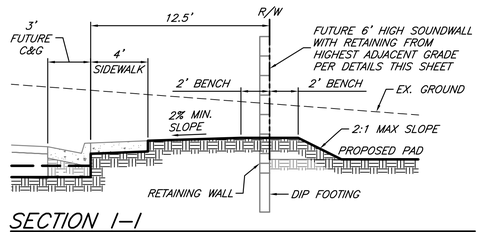

SECTION I-I

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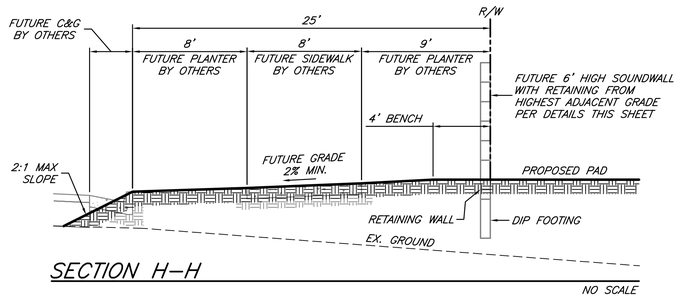

SECTION H-H

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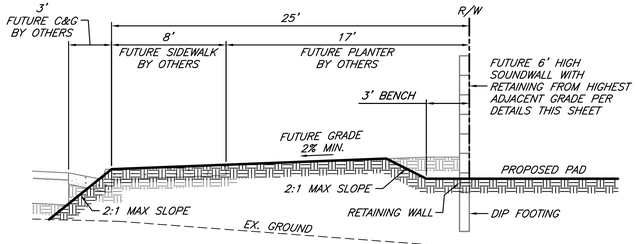

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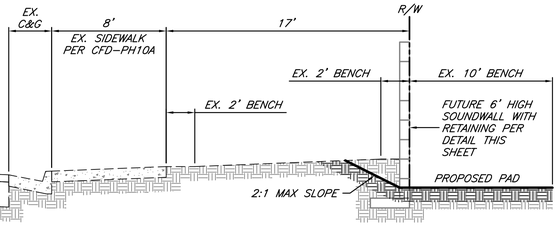

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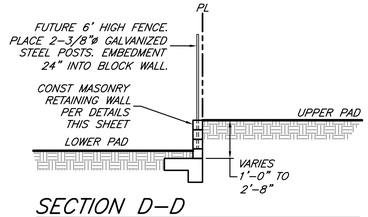

SECTION D-D

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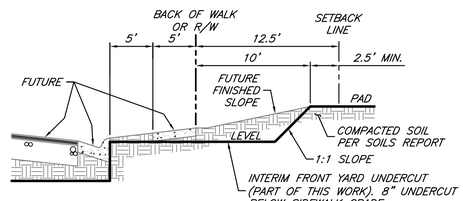
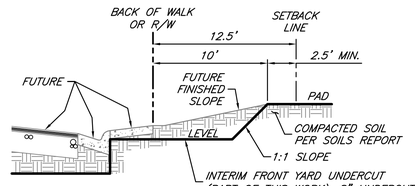


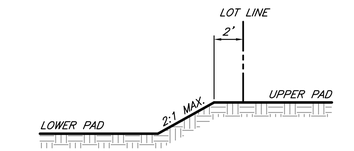
SECTION B1-B1

(TYPICAL SIDE YARD W/DETACHED SIDEWALK) NO SCALE



SECTION B-B

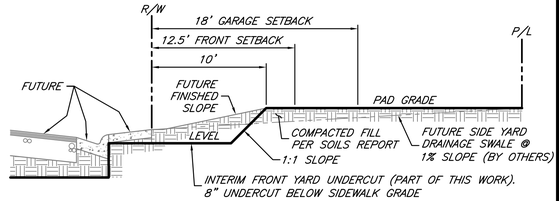
(TYPICAL SIDE YARD W/ATTACHED SIDEWALK) NO SCALE



NOTE:
TYPICAL SECTION FOR SIDE TO SIDE YARD, SIDE TO REAR YARD & REAR TO REAR YARD.

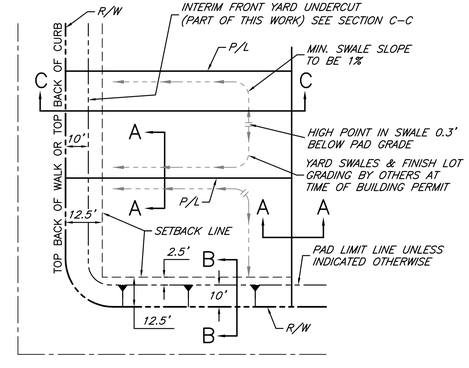
SECTION A-A

NO SCALE



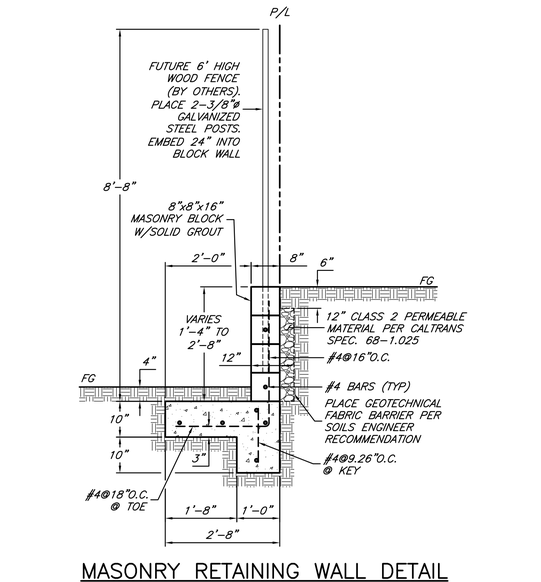
SECTION C-C (TYPICAL FRONT YARD)

(TYPICAL FRONT YARD W/ SIDEWALK) NO SCALE



TYPICAL LOT GRADING

NO SCALE



MASONRY RETAINING WALL DETAIL

NOT TO SCALE

NO.	DESCRIPTION	ENGR INIT	CITY APPROVAL APPROVED BY	DATE

benchmark CTY BM-71 elev.122.34(NGVD29)
elev.124.48(NAVD88)

(SEE SHEET NO.1)

REGISTERED PROFESSIONAL ENGINEER LISA BARBER MATTOS No. C 44852 EXPIRES 3/31/2022 OF CALIFORNIA

LISA BARBER MATTOS RCE# 44852

PLOT DATE: 01-22-21

SCALE	drafted by: R.E.
horiz: N/A	designed by: L.B.M.
vert: N/A	checked by: S.F.L.
1/2021 date	609 field book

BAKER-WILLIAMS ENGINEERING GROUP
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GRADING NOTES, SECTIONS & DETAILS

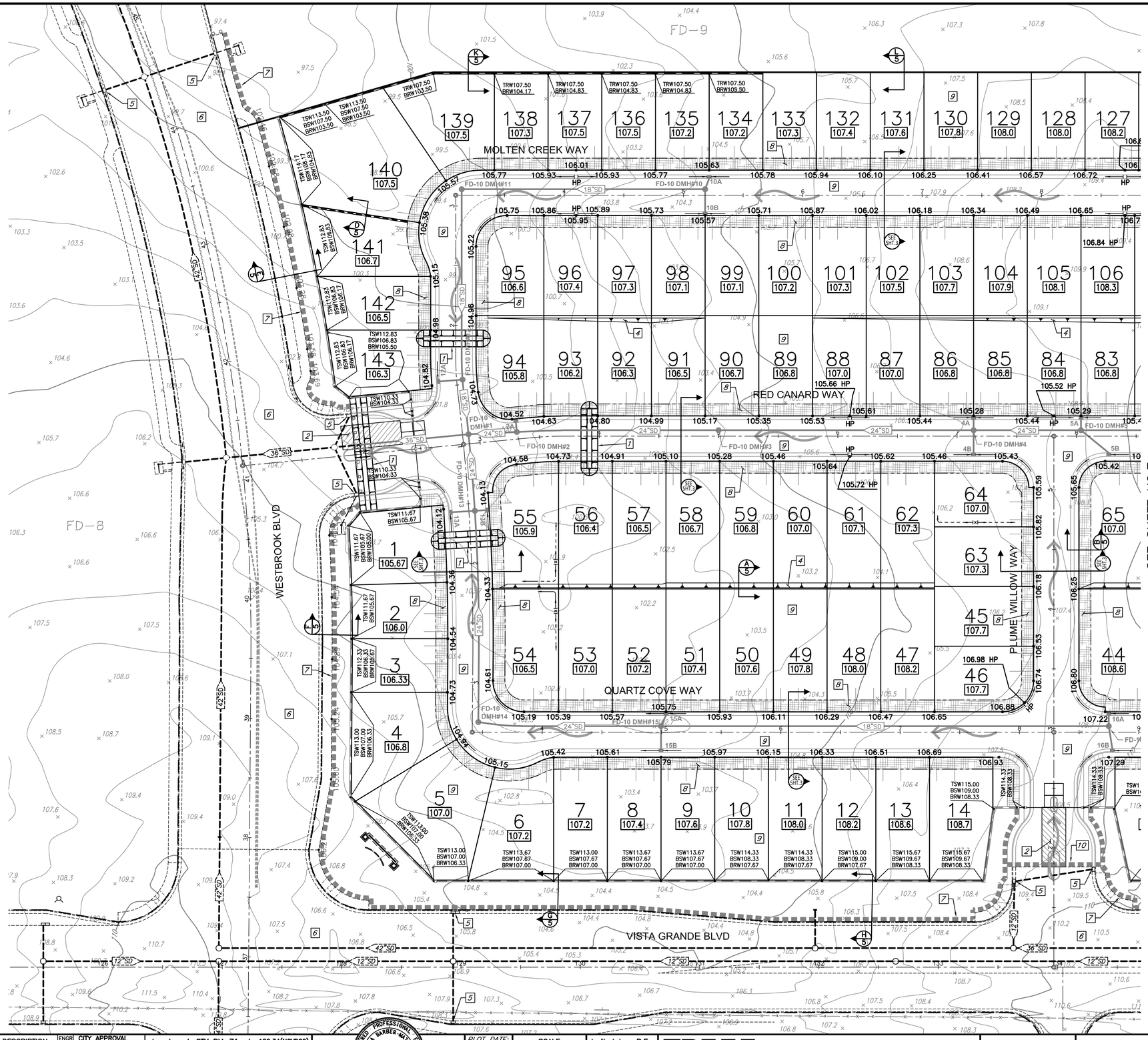
SIERRA VISTA VILLAGE FD-10 - MASS GRADE

CITY OF ROSEVILLE PLACER COUNTY CALIFORNIA

SHEET 5 OF 11 SHEETS

20-06-24 JOB NUMBER

S:\BWEG Jobs\2020 Jobs\20-06-024 Sierra Vista FD-10, Phase 1\Improvement Plans\Mass Grading Plan\2006024-MG-GRD-SEC-DET1.dwg, Layout1, 1/25/2021 4:28:15 PM, Ritz Era



EROSION CONTROL DATA:

1. PLACE EARTH DAM PER DETAIL ON SHEET 9 WHEN SUBDIVISION GRADING IS COMPLETE.
2. PLACE STABILIZED CONSTRUCTION SITE ACCESS PER DETAIL ON SHEET 9.
3. CONSTRUCT VEHICLE STAGING AREA W/GRAVEL BAG OR FIBER ROLL @ PERIMETER. ALL MATERIALS SHALL BE PROPERLY STORED/COVERED SO AS NOT TO POLLUTE RUNOFF AND TO DECREASE AIRBORNE DUST.
4. ALL SLOPES GREATER THAN 3:1 WILL BE STABILIZED W/HYDROSEED TYPE 1 SA PER SHEET 11 AND EXCEL R-2 AN EROSION CONTROL BLANKET.
5. INSTALL STORM DRAIN INLET SEDIMENT CONTROL BARRIER PER DETAIL ON SHEET 9. PLACE GRAVEL BAGS ON UPHILL SIDES OF DI.
6. SWEEP & CLEAN ANY SOIL TRACKING ON EXISTING PAVEMENT AS NEEDED.
7. PLACE FIBER ROLL ALONG EXISTING CURB, GUTTER & SIDEWALK PER DETAIL SHEET 9.
8. ALL FRONT YARDS, SIDEYARDS, AND CORNERS FROM 1' BACK OF HINGE POINT WILL BE STABILIZED WITH 2.5 STEP STRAW, TACK, SEED & FERTILIZER PER SHEET 10.
9. LOTS, STREETS AND DISTURBED SOIL TO BE STABILIZED WITH HYDROSEED TYPE 1 SA PER SHEET 10.
10. PLACE FIBER ROLL UPON COMPLETION OF GRADING. SEE DETAIL ON SHEET 9.
11. PLACE SILT FENCE. SEE DETAIL ON SHEET 9.

NO.	DESCRIPTION	ENGR INIT	CITY APPROVAL APPROVED BY	DATE

benchmark CTY BM-71 elev.122.34(NGVD29)

3-1/2" BRASS DISC elev.124.48(NAVD88) STAMPED "2018 PLS 8278" AT BACK OF CURB AND WEST OF D.I., NORTH SIDE OF PLEASANT GROVE BLVD. @ 900' EAST OF FIDDYMENT ROAD.

REGISTERED PROFESSIONAL ENGINEER LISA BARBER-MATTOS No. C 44852 EXPIRES 3/31/2022 CALIFORNIA

LISA BARBER MATTOS RCE# 44852

PLOT DATE: 01-22-21

SCALE	drafted by: R.E.
horiz: 1"=40'	designed by: L.B.M.
vert: N/A	checked by: S.F.L.
1/2021 date	609 field book

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GRADING PLAN
SIERRA VISTA VILLAGE FD-10 - MASS GRADE
CITY OF ROSEVILLE PLACER COUNTY CALIFORNIA

SHEET 6 OF 11 SHEETS
20-06-24 JOB NUMBER

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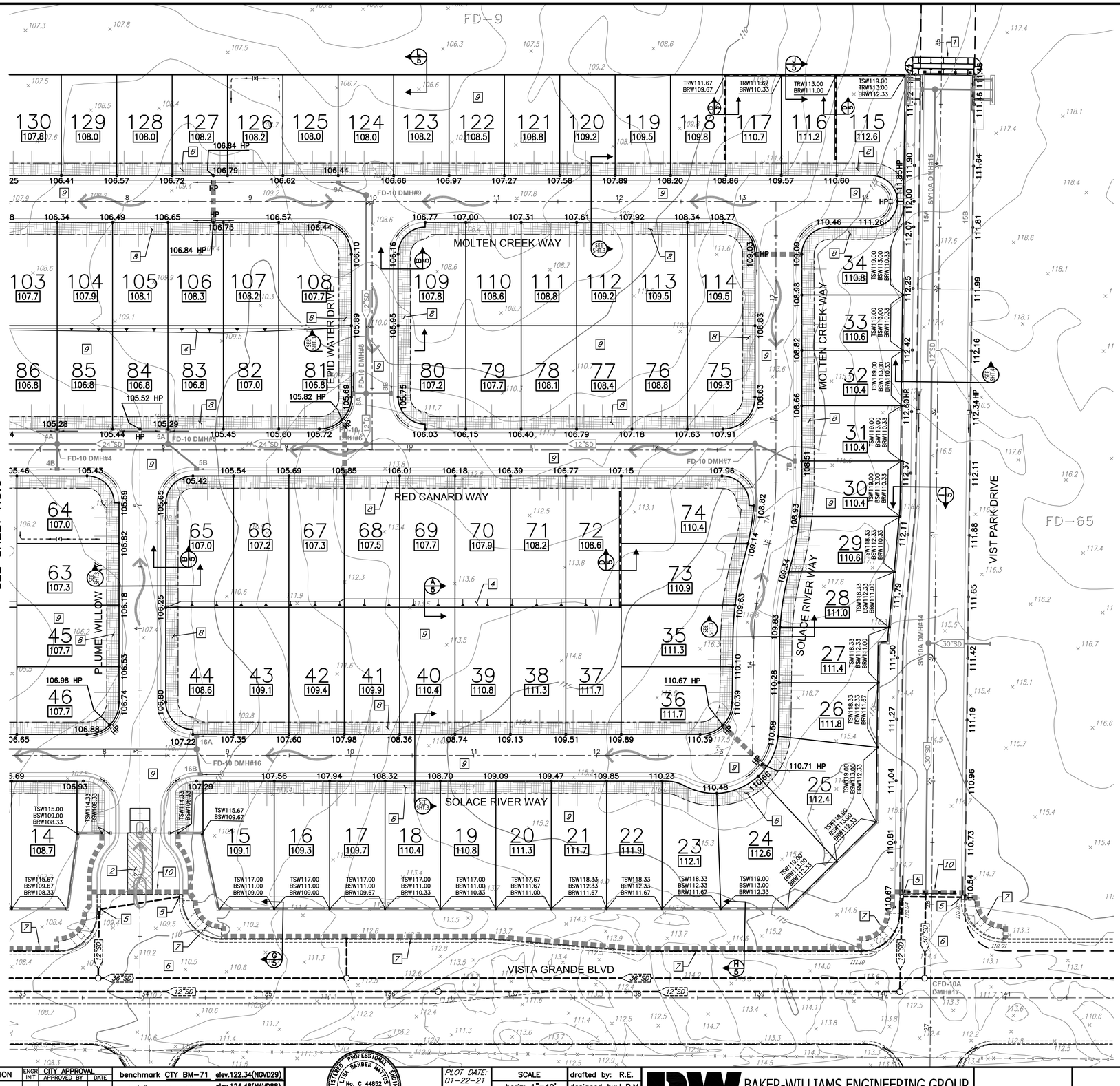

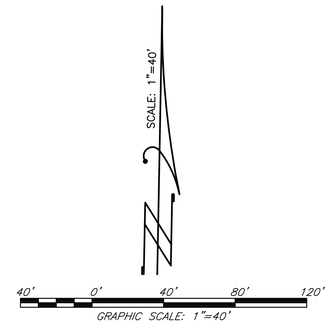

EROSION CONTROL DATA:

1. PLACE EARTH DAM PER DETAIL ON SHEET 9 WHEN SUBDIVISION GRADING IS COMPLETE.
2. PLACE STABILIZED CONSTRUCTION SITE ACCESS PER DETAIL ON SHEET 9.
3. CONSTRUCT VEHICLE STAGING AREA W/GRAVEL BAG OR FIBER ROLL @ PERIMETER. ALL MATERIALS SHALL BE PROPERLY STORED/COVERED SO AS NOT TO POLLUTE RUNOFF AND TO DECREASE AIRBORNE DUST.
4. ALL SLOPES GREATER THAN 3:1 WILL BE STABILIZED W/HYDROSEED TYPE 1 SA PER SHEET 11 AND EXCEL R-2 AN EROSION CONTROL BLANKET.
5. INSTALL STORM DRAIN INLET SEDIMENT CONTROL BARRIER PER DETAIL ON SHEET 9. PLACE GRAVEL BAGS ON UPHILL SIDES OF DI.
6. SWEEP & CLEAN ANY SOIL TRACKING ON EXISTING PAVEMENT AS NEEDED.
7. PLACE FIBER ROLL ALONG EXISTING CURB, GUTTER & SIDEWALK PER DETAIL SHEET 9.
8. ALL FRONT YARDS, SIDEYARDS, AND CORNERS FROM 1' BACK OF HINGE POINT WILL BE STABILIZED WITH 2.5 STEP STRAW, TACK, SEED & FERTILIZER PER SHEET 10.
9. LOTS, STREETS AND DISTURBED SOIL TO BE STABILIZED WITH HYDROSEED TYPE 1 SA PER SHEET 10.
10. PLACE FIBER ROLL UPON COMPLETION OF GRADING. SEE DETAIL ON SHEET 9.
11. PLACE SILT FENCE. SEE DETAIL ON SHEET 9.

NO.	DESCRIPTION	ENGR INIT	CITY APPROVAL APPROVED BY	DATE

benchmark CTY BM-71 elev.122.34(NGVD29)
elev.124.48(NAVD88)

3-1/2" BRASS DISC STAMPED "2018 PLS 8278" AT BACK OF CURB AND WEST OF D.I., NORTH SIDE OF PLEASANT GROVE BLVD. @ 900' EAST OF FIDDYMENT ROAD.

REGISTERED PROFESSIONAL ENGINEER LISA BARBER MATTOS No. C 44852 EXPIRES 3/31/2022 STATE OF CALIFORNIA CIVIL

LISA BARBER MATTOS RCE# 44852

PLOT DATE: 01-22-21

SCALE	drafted by: R.E.
horiz: 1"=40'	designed by: L.B.M.
vert: N/A	checked by: S.F.L.
1/2021 date	609 field book

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GRADING PLAN
SIERRA VISTA VILLAGE FD-10 - MASS GRADE
CITY OF ROSEVILLE PLACER COUNTY CALIFORNIA

SHEET 7 OF 11 SHEETS
20-06-24 JOB NUMBER

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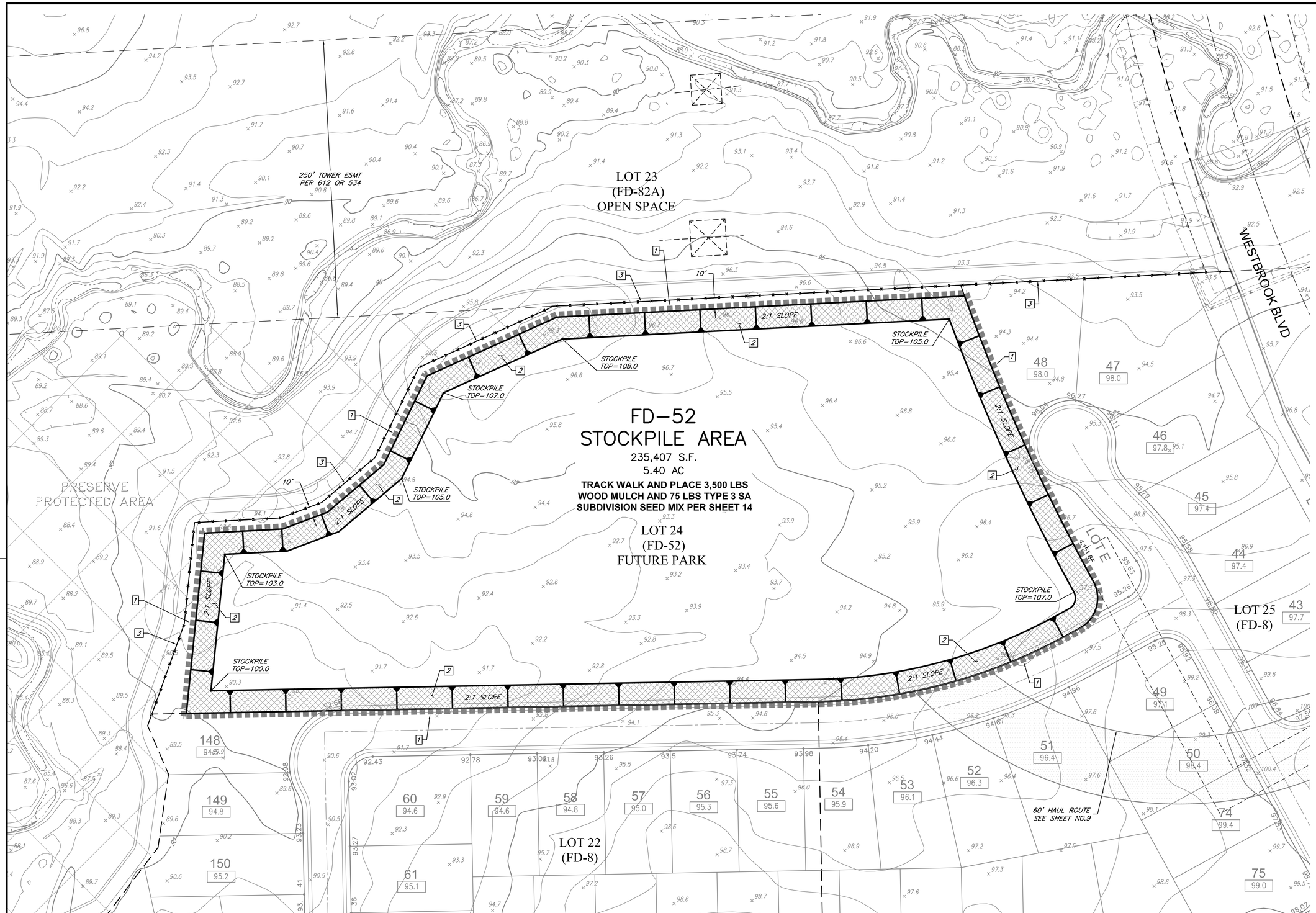
2006024-MG-GRD-PLAN2



SCALE: 1"=40'

40' 0' 40' 80' 120'

GRAPHIC SCALE: 1"=40'

EROSION CONTROL DATA:

1. PLACE FIBER ROLL OR FOAM WATTLES ALONG BOUNDARY OF DISTURBED AREA PER DETAIL ON SHEET 9.
2. ALL SLOPES GREATER THAN 4:1 AND DISTURBED SOIL WILL BE HYDROSEEDED WITH TYPE 1 SA PER SHEET 10 & COVERED WITH WOOD MULCH, BROADCAST STRAW AND EROSION CONTROL BLANKET.
3. PLACE SILT FENCE. SEE DETAIL ON SHEET 9.

NO.	DESCRIPTION	ENGR INIT	CITY APPROVAL APPROVED BY	CITY APPROVAL DATE

benchmark CTY BM-71 elev.122.34(NGVD29)

3-1/2" BRASS DISC STAMPED "2018 PLS 8278" AT BACK OF CURB AND WEST OF D.I., NORTH SIDE OF PLEASANT GROVE BLVD. @ 900' EAST OF FIDDYMENT ROAD. elev.124.48(NAVD88)

REGISTERED PROFESSIONAL ENGINEER LISA BARBER MATTOS No. C 44852 EXPIRES 3/31/2022 STATE OF CALIFORNIA

LISA BARBER MATTOS RCE# 44852

PLOT DATE: 01-22-21

SCALE	drafted by: R.E.
horiz: 1"=40'	designed by: L.B.M.
vert: N/A	checked by: S.F.L.
1/2021 date	609 field book

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GRADING PLAN - FD-52 STOCKPILE AREA

SIERRA VISTA VILLAGE FD-10 - MASS GRADE

CITY OF ROSEVILLE PLACER COUNTY CALIFORNIA

SHEET 8 OF 11 SHEETS

20-06-24 JOB NUMBER

S:\BWEG Jobs\2020 Jobs\20-06-024 Sierra Vista FD-10, Phase 1\Improvement Plans\Mass Grading Plan\20060024-MG-GRD-PLAN3-SP.dwg, Layout1, 1/25/2021 4:11:50 PM, Ritz Era

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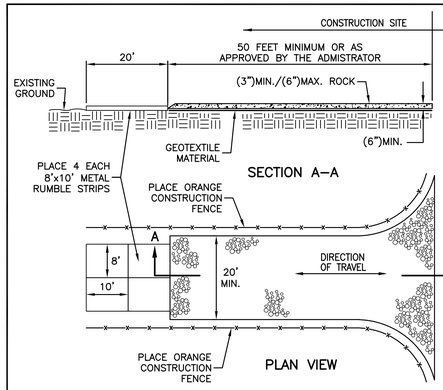
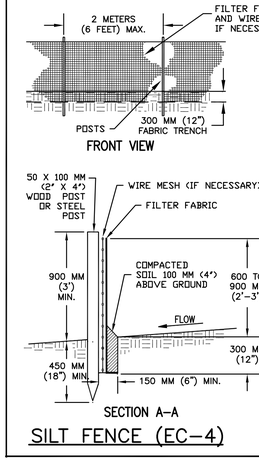


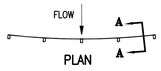
NOTES

1. STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF (3") MINIMUM AND (6") MAXIMUM. ROCK MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF (6"). THE METHOD OF PLACING, SPREADING AND COMPACTING AGGREGATE BASE MATERIAL SHALL CONFORM TO SECTION 26 OF THE STATE SPECIFICATIONS.
2. LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50 FEET. WIDTH SHALL BE A MIN. OF (20 FEET) OR GREATER IF NECESSARY TO COVER ALL EHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.
3. HE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH AGGREGATE BASE MATERIAL.
4. ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY. PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

THIS DRAWING SUPERCEDES ALL PREVIOUS VERSIONS

STABILIZED CONSTRUCTION SITE ACCESS (EC–8)

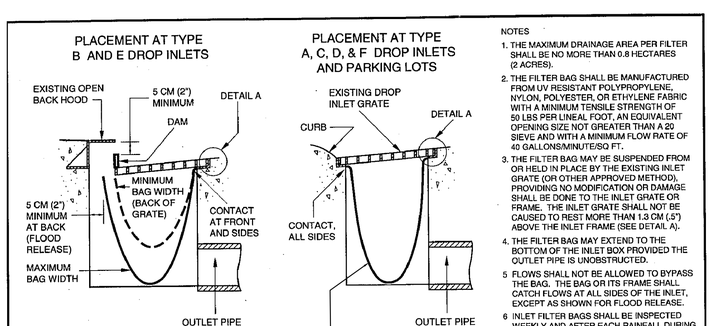




NOTES:

1. SILT FENCE SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH AND AS APPROVED BY THE ADMINISTRATOR. THE MAXIMUM DISTANCE BETWEEN SILT FENCES SHALL BE 9 METERS X THE SLOPE EXPRESSED AS A RATIO.
2. FILTER FABRIC SHALL BE PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN WITH A MINIMUM TENSILE STRENGTH OF 50 LBS. PER LINEAR FOOT AT 20 PERCENT MAXIMUM ELONGATION AND CONTAINING ULTRAVIOLET INHIBITORS. FILTER FABRIC SHALL RETAIN A MINIMUM OF 85% OF THE SOIL, BY WEIGHT, BASED ON SIEVE ANALYSIS, BUT IS NOT FINER THAN AN EQUIVALENT OPENING SIZE OF 70. WHEN STANDARD STRENGTH FABRIC IS USED, A WIRE MESH SUPPORT SHALL BE SECURELY FASTENED TO THE UPSLOPE SIDE OF POSTS.
3. SUPPORT POSTS SHALL BE A MINIMUM 1.4 METERS (4.5') LONG 50 X 100 MM (2" X 4") WOOD POSTS OR "T" SECTION FENCE POSTS DRIVEN A MINIMUM OF 450 MM (18 INCHES) INTO THE GROUND. POSTS SHALL BE SPACED A MAXIMUM OF 2 METERS (6 FEET) APART. FABRIC SHALL BE SECURELY FASTENED TO POSTS WITH 13 MM (.5 INCH) STAPLES OR 16 GAUGE WIRE TIES SPACED A MAXIMUM OF 150 MM (6 INCHES) APART.
4. A 300 MM (12 INCH) FABRIC TRENCH SHALL BE EXCAVATED ALONG THE UPHILL SIDE OF SILT FENCE POSTS. THE BOTTOM EDGE OF THE FABRIC SHALL EXTEND TO AND ACROSS THE BOTTOM OF THE TRENCH. THE TRENCH SHALL BE BACKFILLED TO 100 MM (4 INCHES) ABOVE GROUND AND COMPACTED TO BURY AND SECURE THE BOTTOM OF THE FILTER FABRIC.
5. CONTRACTER SHALL MAKE INSPECTIONS WEEKLY DURING THE WET SEASON, MONTHLY DURING THE DRY SEASON AND IMMEDIATELY AFTER EACH RAINFALL TO DETERMINE IF REPAIRS AND SEDIMENT REMOVAL IS REQUIRED. SEDIMENT SHALL BE REMOVED BEFORE IT HAS REACHED ONE THIRD THE HEIGHT OF THE FILTER FABRIC.

SILT FENCE (EC–4)



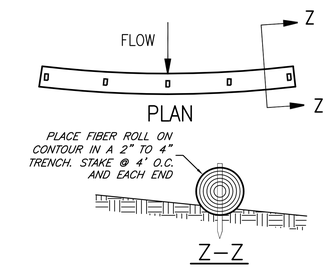
NOTES

1. THE MAXIMUM DRAINAGE AREA PER FILTER SHALL BE NO MORE THAN 0.8 HECTARES (2 ACRES).
2. THE FILTER BAG SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE, NYLON, POLYESTER, OR ETHYLENE FABRIC WITH A MINIMUM TENSILE STRENGTH OF 50 LBS PER LINEAL FOOT, AN EQUIVALENT OPENING SIZE NOT GREATER THAN A 20 SIEVE AND WITH A MINIMUM FLOW RATE OF 40 GALLONS/MINUTE/SQ FT.
3. THE FILTER BAG MAY BE SUSPENDED FROM OR HELD IN PLACE BY THE EXISTING INLET GRATE (OR OTHER APPROVED METHOD), PROVIDING NO MODIFICATION OR DAMAGE SHALL BE DONE TO THE INLET GRATE OR FRAME. THE INLET GRATE SHALL NOT BE CAUSED TO REST MORE THAN 1.3 CM (.5") ABOVE THE INLET FRAME (SEE DETAIL A).
4. THE FILTER BAG MAY EXTEND TO THE BOTTOM OF THE INLET BOX PROVIDED THE OUTLET PIPE IS UNOBSTRUCTED.
5. FLOWS SHALL NOT BE ALLOWED TO BYPASS THE BAG. THE BAG OR ITS FRAME SHALL CATCH FLOWS AT ALL SIDES OF THE INLET, EXCEPT AS SHOWN FOR FLOOD RELEASE.
6. INLET FILTER BAGS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL DURING THE WET SEASON AND MONTHLY DURING THE DRY SEASON. SEDIMENT AND DEBRIS SHALL BE REMOVED BEFORE ACCUMULATIONS HAVE REACHED ONE THIRD THE DEPTH OF THE BAG. BAGS SHALL BE REPAIRED OR REPLACED AS SOON AS DAMAGE OCCURS.

DIRECTOR, DEPT. OF DISTRICT ENGINEERING

THIS DRAWING SUPERCEDES ALL PREVIOUS VERSIONS

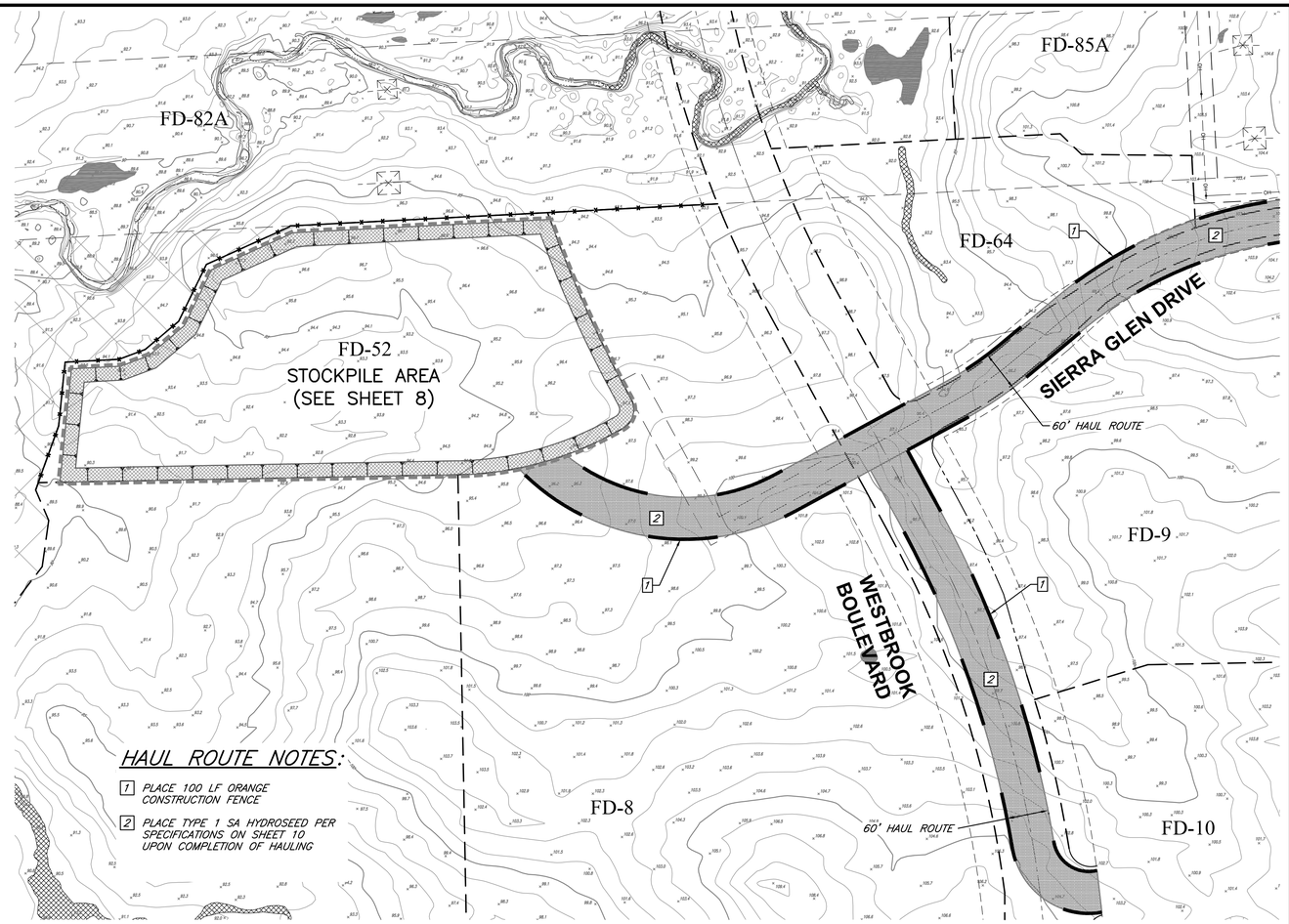
SACRAMENTO COUNTY PUBLIC WORKS AGENCY	
STORM DRAIN INLET FILTER BAG	
SCALE: NONE DATE DRAWN: FEB 1999 DRAWN BY: SLP	EC-10



FIBER ROLL DETAIL

NO SCALE

SCALE: 1"=100'

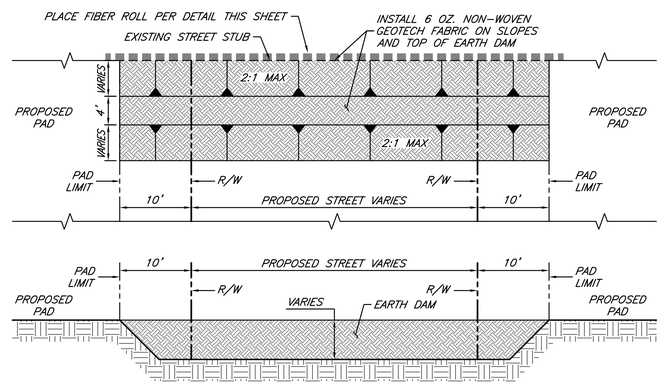


HAUL ROUTE NOTES:

1. PLACE 100 LF ORANGE CONSTRUCTION FENCE
2. PLACE TYPE 1 SA HYDROSEED PER SPECIFICATIONS ON SHEET 10 UPON COMPLETION OF HAULING

HAUL ROUTE PLAN

SCALE: 1"=100'



EARTH DAM DETAIL

NO SCALE

NO.	DESCRIPTION	ENGR INIT	CITY APPROVAL APPROVED BY	DATE

benchmark CTY BM–71 elev.122.34(NGVD29)
elev.124.48(NAVD88)

(SEE SHEET NO.1)

REGISTERED PROFESSIONAL ENGINEER LISA BARBER MATTOS No. C 44852 EXPIRES 3/31/2022 CIVIL CALIFORNIA

LISA BARBER MATTOS RCE# 44852

PLOT DATE: 01–22–21

SCALE	drafted by: R.E.
horiz: AS SHOWN	designed by: L.B.M.
vert: N/A	checked by: S.F.L.
1/2021 date	609 field book

BAKER-WILLIAMS ENGINEERING GROUP
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EROSION & SEDIMENT CONTROL DETAILS & HAUL ROUTE PLAN
SIERRA VISTA VILLAGE FD–10 – MASS GRADE
CITY OF ROSEVILLE PLACER COUNTY CALIFORNIA

SHEET 9 OF 11 SHEETS
20–06–24 JOB NUMBER

S:\BWEG Jobs\2020 Jobs\20-06-024 Sierra Vista FD-10, Phase 1\Improvement Plans\Mass Grading Plan\20060024-MG-GRD-EC-DET-NTS1.dwg, Layout1, 1/25/2021 4:07:05 PM, Ritz Era

20060024–MG–GRD–EC–DET–NTS1

WINTERIZATION NOTES:

1. THE FOLLOWING CONDITIONS ARE REQUIRED IF GRADING AND DRAINAGE IMPROVEMENTS ARE INCOMPLETE BETWEEN SEPTEMBER 1 AND MAY 15:
   A. EROSION PROTECTION ON SLOPES 10:1 OR STEEPER AND SWALES WITH SLOPES 2.0% OR GREATER.
   B. GRADE GUTTER SAG POINTS TO DRAIN.
   C. PREVENT SEDIMENT IN EXISTING STORM DRAIN SYSTEM AND CLEAN DOWNSTREAM PIPES AS PER SECTION SS67-05 OF THE STANDARD CONSTRUCTION SPECIFICATIONS.

EROSION AND SEDIMENT CONTROL:

1. THE STATE'S GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (WQO 99-080-DWQ) REQUIRES THE PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR SITES WITH SOIL DISTURBANCES GREATER THAN OR EQUAL TO ONE ACRE, OR FROM SITES SMALLER THAN ONE ACRE IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER PLAN OF DEVELOPMENT OR SALE THAT DISTURBS ONE ACRE OR MORE. CONSTRUCTION ACTIVITY SHALL NOT COMMENCE, NOR A PRE-CONSTRUCTION MEETING PERMITTED TO BE SCHEDULE, PRIOR TO THE SWPPP BEING ACCEPTED BY THE CITY. FOR MORE INFORMATION SEE: http://www.roseville.ca.us/eu/stormwater_management
2. THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS INCORPORATED BY REFERENCE INTO THIS SET OF PLANS. THE SWPPP IS CONSIDERED A DYNAMIC DOCUMENT AND WILL CHANGE AS CONDITIONS WARRANT. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AS SHOWN ON THESE PLANS.
3. A COPY OF THE SWPPP SHALL BE KEPT AT THE PROJECT SITE AT ALL TIMES.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS SPECIFIED IN THE SWPPP AND/OR AS DIRECTED BY CITY INSPECTOR
5. NO GRADING OR TRENCHING , EXCEPT AS REQUIRED FOR EROSION OR SEDIMENT CONTROL, SHALL OCCUR WITHIN 35 FEET FROM THE CENTERLINE OF PERENNIAL AND INTERMITTENT DRAINAGE SWALES BETWEEN OCTOBER 15 AND APRIL 15 EXCEPT AS APPROVED BY THE DEPARTMENT OF FISH AND GAME.
6. ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE SWPPP.
7. THE CONTRACTOR SHALL ESTABLISH A SPECIFIC SITE WITHIN THE DEVELOPMENT FOR MAINTENANCE AND STORAGE OF EQUIPMENT OR ANY OTHER ACTIVITY THAT MAY ADVERSELY CONTRIBUTE TO THE WATER QUALITY OF THE RUNOFF IN ACCORDANCE WITH THE SWPPP.
8. EROSION CONTROL MATERIALS POTENTIALLY HARMFUL TO FISH AND WILDLIFE SUCH AS MONO-FILAMENT NETTING FOUND IN STRAW WATTLES/FIBER ROLLS OR EROSION CONTROL MATTING ARE PROHIBITED WITHIN AND ADJACENT TO THE WORK AREA. FIBER ROLLS OR EROSION CONTROL MESH SHALL BE MADE OF LOOSE WEAVE MESH THAT IS NOT FUSED AT THE INTERSECTIONS OF THE WEAVE SUCH AS JUTE, COCONUT COIR FIBER, OR OTHER PRODUCTS WITHOUT WELDED WEAVES.
9. ALL FIBER ROLLS, STRAW WATTLES, AND/OR HAY BALES UTILIZED WITHIN AND ADJACENT TO THE PROJECT SITE SHALL BE FREE OF NONNATIVE PLANT SEED AND WEEDS AND SHALL CONFORM TO REQUIREMENTS SPECIFIED IN 401, 404 AND 1600 PERMITS ISSUED BY THE STATE OF CALIFORNIA WATER BOARD, THE U.S. ARMY CORP OF ENGINEERS AND CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE.
10. HYDRO-SEED SHALL BE LOCALLY NATIVE SEED UNLESS OTHERWISE AGREED BY CDFW. SEEDED AREA SHALL BE COVERED WITH BROADCAST STRAW, JUTE NETTING, COCONUT FIBER BLANKET OR SIMILAR EROSION CONTROL BLANKET.

HYDROSEEDING NOTES

1. SEED SHALL BE APPLIED WITH HYDROSEEDING EQUIPMENT TOGETHER WITH FERTILIZER, MULCH FIBER, TACK (BINDER), AND INOCULATE PER SPECIFIED QUANTITIES. MULCH FIBER SHALL BE PRODUCED FROM WOOD PULP AND SHALL BE OF SUCH CHARACTER THAT IT WILL DISPERSE INTO A UNIFORM SLURRY WHEN MIXED WITH WATER. MULCH FIBER SHALL BE COLORED TO CONTRAST WITH THE AREA ON WHICH THE SEED MIXTURE IS TO BE APPLIED, SHALL BE NONTOXIC TO PLANT TO ANIMAL LIFE, AND SHALL NOT STAIN CONCRETE OR PAINTED SURFACES.
2. MIXING OF MATERIALS FOR APPLICATION WITH HYDROSEEDING EQUIPMENT SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM OF SUFFICIENT OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS SLURRY AND A DISCHARGE SYSTEM WHICH WILL APPLY THE SLURRY TO THE SLOPES AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1,500 GALLONS.
3. NO DISPERSING AGENT WILL BE ADDED TO THE SLURRY. ANY MATERIAL CONSIDERED HARMFUL, AS DETERMINED BY THE OWNERS OR THEIR REPRESENTATIVES, SHALL NOT BE USED.
4. BEFORE HYDROSEEDING, THE CONTRACTOR SHALL SUBMIT COPIES TO THE OWNERS OR THEIR REPRESENTATIVES OF ALL SEED LABELS AND ALL SEED INVOICES, PROVIDING WRITTEN EVIDENCE THAT SEED CONFORMS TO THE APPLICATION RATES, PURITY AND GERMINATION REQUIREMENTS IN THESE SPECIFICATIONS. SAMPLES OF THE APPLICATION MIXTURE WILL BE PROVIDED UPON REQUEST.
5. SEED DESIGNATED WITHOUT A PURITY OR GERMINATION REQUIREMENT SHALL BE LABELED TO INCLUDE THE NAME, DATE (MONTH AND YEAR) COLLECTED, AND THE NAME AND ADDRESS OF THE SEED SUPPLIER. SEED AT THE TIME OF SOWING SHALL BE FROM THE PREVIOUS OR CURRENT YEAR'S HARVEST.
6. THE LEGUME SEED SHALL BE INOCULATED AS PER TRADE SPECIFICATIONS AND RATE SPECIFIED.
7. SEED SHALL BE PREMIXED BY A LICENSED SUPPLIER AND A COPY OF THE LICENSE SHALL BE PROVIDED TO THE OWNERS OR THEIR REPRESENTATIVES UPON REQUEST.
8. WATER SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND GROWTH OF SEEDS AND PLANTS.
9. THE MATERIAL SHALL BE REGISTERED WITH AND LICENSED BY THE STATE OF CALIFORNIA, DEPARTMENT OF FOOD AND AGRICULTURE, AS AN "AUXILIARY SOIL CHEMICAL".
10. MULCH FIBER SHALL NOT BE APPLIED DURING RAINY WEATHER OR WHEN SOIL TEMPERATURES ARE BELOW 40° F. MULCH FIBER SHALL BE APPLIED WITH A BINDER SUFFICIENT TO ASSURE COMPLETENESS OF COVERAGE. PEDESTRIANS OR EQUIPMENT SHALL NOT ENTER HYDROSEEDING AREAS AFTER THE SEED MIXTURE HAS BEEN APPLIED.
11. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AT LEAST 48 HOURS IN ADVANCE OF ANY HYDROSEEDING ACTIVITY, AND SHALL NOT PERFORM ANY WORK WITHOUT AUTHORIZATION OF THE OWNERS OR THEIR REPRESENTATIVES. THE CONTRACTOR SHALL APPLY THE HYDROSEED MATERIALS AT LEAST 24 HOURS IN ADVANCE OF ANY REASONABLY PREDICTABLE TABLE PERIOD OF RAINY WEATHER.
12. THE PROPORTION OF EROSION CONTROL MATERIALS MAY BE CHANGED BY THE OWNERS OR THEIR REPRESENTATIVES TO MEET FIELD CONDITIONS.
13. REFER TO SPECIFICATIONS OF TURF REINFORCEMENT MAT OR EROSION CONTROL BLANKETING FOR HYDROSEEDING OVER OR UNDER MATERIALS. IF IN DOUBT, CONSULT OWNER'S REPRESENTATIVE.
14. THE OWNERS OR THEIR REPRESENTATIVES MAY AUTHORIZE ALTERNATIVE METHODS OR EQUIPMENT IF IT IS DEMONSTRATED THAT METHODS AND EQUIPMENT ARE CAPABLE OF PERFORMING ALL OPERATIONS SATISFACTORILY.

DISTURBED AREA

FD-10:

STREET/SIDEWALK AREA	___ AC
LANDSCAPE AREA	___ AC
LOT AREA	___ AC

VISTA PARK DRIVE:

STREET AREA	___ AC
CORRIDOR:	
SIDEWALK AREA	___ AC
LANDSCAPE AREA	___ AC

VISTA GRANDE BLVD:

CORRIDOR:	
SIDEWALK AREA	___ AC
LANDSCAPE AREA	___ AC

WESTBROOK BLVD:

CORRIDOR:	
SIDEWALK AREA	___ AC
LANDSCAPE AREA	___ AC

TYPICAL HYDROSEEDING @ 2000 LB/AC (PADS)

1000 LB/AC -CELLULOSE FIBER (SPEC. ATTACHED)
1000 LB/AC - 100% VIRGIN WOOD FIBER (SPEC ATTACHED)
75 LB/AC - NON NATIVE SEED MIX (SPEC ATTACHED)
200 LB/AC - FERTILIZER 16-20-0 (SPEC ATTACHED)
150 LB/AC - TACKIFIER PLANTAGO (SPAC ATTACHED)

2 STEP / STRAW & TAC

1ST STEP
4000 LB/AC - BLOWN WHEAT STRAW

2ND STEP
500 LB/AC - CELLULOSE FIBER (SPEC. ATTACHED)
150 LB/AC - TACKIFIER PLANTAGO (SPAC ATTACHED)

2.5 STEP / STRAW & TAC WITH SEED AND FERTILIZER

1ST STEP
4000 LB/AC - BLOWN WHEAT STRAW

2ND STEP
500 LB/AC - CELLULOSE FIBER (SPEC. ATTACHED)
150 LB/AC - TACKIFIER PLANTAGO (SPAC ATTACHED
75 LB/AC - NON NATIVE SEED MIX (SPEC ATTACHED)
200 LB/AC - FERTILIZER 16-20-0 (SPEC ATTACHED)

SIERRA VISTA SA SEED MIX

SA TYPE 1 AND 2 SEED MIX

% OF MIX	SEED
53.33	LOLIUM MULTIFLORUM, ANNUAL RYEGRASS
20.00	BROMUS HORDEACEUS, BLANDO BROME
10.67	TRIFOLIUM INCARMATUM, CIMSON CLOVER
10.66	TRIFOLIUM HIRTUM, ROSE CLOVER
5.34	VULPIA MYUROS, ZORRO FESCUE

SA TYPE 3

LBS. PER ACER	SEED
10.00	AGROSTIS PALLENS, THINGRASS
24.00	FESTUCA RUBA MOLATE, MOLATE RED FESCUE
6.00	DESCHAMPSIA CESPITOSA, TUFTED HAIRGRASS
2.00	JUNCUS EFFUSES, PACIFIC RUSH
2.00	JUNCUS PATENS, COMMON RUSH
2.00	CAREX DIVULSA, BERKELEY SEDGE
2.00	CAREX PRAEGRACILIS, DEER BED SEDGE

SA TYPE 4

3,500 LBS. PER ACRE BONDED FIBER MATRIX

SIERRA VISTA OS SEED MIX

TYPE 1 AND 2 OS

LBS. PER ACRE	SEED
1.0	CAREX BARBARA, BARBARA SEDGE
4.0	DESCHAMPSIA CESPITOSA, TUFTED HAIRGRASS
9.0	ELYMUS TRACHYCAULUS, SLENDER WHEATGRASS
9.0	HORDEUM BRACHYANTHRUM, MEADOW BARLEY
4.0	LEYMAS TRITICOIDES YOLO, CREEPING WILDRYE
3.0	TRYFOLIUM OBSTUSIFLORUM, CREEK CLOVER
20.00	ELYMUS X TRITICUM, REGREEN

TYPE 3 AND 4 OS

LBS. PER ACRE	SEED
9.0	STIPA PULCHRA, PURPLE NEEDLEGRASS (1)
7.0	MELICA CALIFORNIA. ONIONGRASS
6.0	FESTUCA IDAHOENSIS, IDAHO FESCUE
5.0	POA SECUNDA, NATIVE PINE BLUEGRASS
6.0	FESTUCA MICROSTACHYS, THREE WEEKS FESCUE (1)
6.0	ELYMUS GLAUCUS, BLUE WILDRYE
4.0	ELYMUS MULTISETUS, SQUIRREL TAIL
20.0	ELYMUS X TRITICUM, REGREEN

Selby's Soil Erosion Control Co. Inc.

Subdivision Areas

PROJECT : **Sierra Vista**

Date **11/21/2017**

Type 1 SA — ***Subdivision Lot Areas***

Sierra Vista Lot Hydroseed Mix
75 LB per AC Seed per Attached
1,000 LB per AC Hydrostraw
1,500 LB per AC Wood Mulch
200 LB per AC 5-3-2 Fertilizer
150 LB per AC Tackifier

Type 2 SA — ***Subdivision Detention Basin & Daylight Ditch***

Compact Bioswale Hydroseed Mix
48 LB per AC Compact Bioswale Seed per Attached
1,000 LB per AC I Hydrostraw
2,500 LB per AC Wood Mulch
200 LB per AC 5-3-2 Fertilizer
150 LB per AC Tackifier

Type 3 SA — ***Subdivision Detention Basin & Daylight Ditch With Blankets***

STEP 1
Compact Bioswale Hydroseed Mix
24 LB per AC Compact Bioswale Seed per Attached
500 LB per AC Hydrostraw
1,250 LB per AC Wood Mulch
100 LB per AC 5-3-2 Fertilizer
75 LB per AC Tackifier

STEP 2
Install Excel R-2 AN

STEP 3
Compact Bioswale Hydroseed Mix
24 LB per AC Compact Bioswale Seed per Attached
500 LB per AC Hydrostraw
1,250 LB per AC Wood Mulch
100 LB per AC 5-3-2 Fertilizer
75 LB per AC Tackifier

Type 4 SA — ***Planters Areas Along Streets With Planters Along Sound Walls***
3,500 lbs per AC of Bonded Fiber Matrix

Blanket SA — ***Subdivision Detention Basin & Daylight Ditch Blanket***
Excel R-2 AN

Type 3 OS — ***Upland Above 3 ft in Open Space Areas***

Step One Top Soil Development
4,500 LB per AC TerraVita

Step Two Hydroseed
63 LB per AC Upland Seed per Attached
3,500 LB per AC Bonded Fiber Matrix

Type 4 OS — ***Upland Above 3 ft in Open Space Areas with Blankets***

Step One Top Soil Development
4,500 LB per AC TerraVita

Step Two Hydroseed
63 LB per AC Upland Seed per Attached
1,750 LB per AC Bonded Fiber Matrix

Step Three Hydroseed
Install 700 Coir Netting

Step Four Hydroseed
63 LB per AC Upland Seed per Attached
1,750 LB per AC Bonded Fiber Matrix

Netting — **Open Space Netting Areas**
Coir 700 Netting

Open Space Areas

Type 1 OS — ***Lowland-Swale bottom to 3 ft above***

Step One Top Soil Development
4,500 LB per AC TerraVita

Step Two Hydroseed
50 LB per AC Swale Seed per Attached
3,500 LB per AC Bonded Fiber Matrix

Sierra Vista -Lowland- Swale Mix

PLS Lbs/Acre	Seed
1.00	Carex Barbarae, Barbara Sedge
4.00	Deschampsia Caespitosa, Tufted Hairgrass
9.00	Elymus Trachycaulus, Slender Wheatgrass
9.00	Hordeum brachyanthrum, Meadow Barley
4.00	Leymus Triticoides 'Yolo', Creeping Wildrye
3.00	Trifolium obstusiflorum, Creek Clover
20.00	Elymus X Triticum, Regreen
50 Lbs/Ac	

Type 2 OS — ***Upland- Above 3 ft in Open Space Areas***

Step One Top Soil Development
4,500 LB per AC TerraVita

Step Two Hydroseed
63 LB per AC Upland Seed per Attached
3,500 LB per AC Bonded Fiber Matrix

Sierra Vista - Upland Mix

PLS Lbs/Acre	Seed
9.00	Stipa pulchra, Purple Needlegrass
7.00	Melica californica, Oniongrass
6.00	Festuca idahoensis, Idaho Fescue
5.00	Poa secanda, Native Pine Bluegrass
6.00	Festuca microstachys, Three Weeks Fescue
6.00	Elymus glaucus, Blue Wildrye
4.00	Elymus multisetus, Squirrel Tail
20.00	Elymus X Triticum, Regreen
63 Lbs/Ac	

NO.	DESCRIPTION	ENGR INIT	CITY APPROVAL APPROVED BY	DATE

benchmark CTY BM-71 elev.122.34(NGVD29)
elev.124.48(NAVD88)

(SEE SHEET NO.1)

REGISTERED PROFESSIONAL ENGINEER — LISA BARBER MATTOS — No. C 44852 — EXPIRES 3/31/2022 — STATE OF CALIFORNIA

LISA BARBER MATTOS RCE# 44852

PLOT DATE: 01-22-21

SCALE	drafted by: R.E.
horiz: N/A	designed by: L.B.M.
vert: N/A	checked by: S.F.L.
1/2021 date	609 field book

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EROSION & SEDIMENT CONTROL & HYDROSEED NOTES
SIERRA VISTA VILLAGE FD-10 - MASS GRADE
CITY OF ROSEVILLE PLACER COUNTY CALIFORNIA

SHEET 10 OF 11 SHEETS
20-06-24 JOB NUMBER

2006024-MG-GRD-EC-DET-NTS2

S:\BWEG Jobs\2020 Jobs\20-06-024 Sierra Vista FD-10, Phase 1\Improvement Plans\Mass Grading Plan\20060024-MG-GRD-EC-DET-NTS2.dwg, Layout1, 1/22/2021 5:52:11 PM, Riz Era

AIR QUALITY

MM 4.4-1 DUST AND CONSTRUCTION CONTROL MEASURES

IN ACCORDANCE WITH THE PCAPCD, THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS AS LISTED ABOVE (E.G., RULE 202, 218 AND 228). IN ADDITION, AT THE TIME OF TENTATIVE MAP THE APPLICANT(S) SHALL IMPLEMENT A MINIMUM OF FIVE (5) OF THE FOLLOWING MEASURES UNLESS SUPERSEDED BY STATE OR OTHER MORE STRINGENT STANDARDS:

THE FOLLOWING MITIGATION MEASURES SHALL BE IMPLEMENTED TO REDUCE SHORT-TERM CONSTRUCTION-RELATED AIR QUALITY IMPACTS. IN ADDITION, DUST CONTROL MEASURES ARE REQUIRED TO BE IMPLEMENTED BY ALL PROJECTS IN ACCORDANCE WITH THE CITY OF ROSEVILLE GRADING ORDINANCE, AND THE PCAPCD FUGITIVE DUST RULE 228.

- APPLICANT SHALL SUBMIT TO PCAPCD A CONSTRUCTION EMISSION / DUST CONTROL PLAN WITHIN 30 DAYS PRIOR TO GROUNDBREAKING. IF THE PCAPCD DOES NOT RESPOND WITHIN 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 (WWW.PLACER.CA.GOV/AIRPOLLUTION/AIRPOLUT.HTM). THE APPLICANT SHALL KEEP A HARD OR ELECTRONIC COPY OF RULE 228, FUGITIVE DUST ON-SITE FOR REFERENCE.
- 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 (HP) OF GREATER) THAT WILL BE USED AN AGGREGATE OF 40 OR MORE HOURS FOR THE CONSTRUCTION PROJECT. THE PROJECT REPRESENTATIVE, SHALL PROVIDE PCAPCD 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 HP) OFF-ROAD VEHICLES TO BE USED IN THE CONSTRUCTION PROJECT, INCLUDING OWNED, LEASED AND SUBCONTRACTOR VEHICLES, WILL ACHIEVE A PROJECT WIDE FLEET-AVERAGE 20% NOX REDUCTION AND 45% PARTICULATE REDUCTION COMPARED TO THE MOST RECENT ARB FLEET AVERAGE. PCAPCD SHALL 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 (HTTP://WWW.AIRQUALITY.ORG/CEQA/CONSTRUCTION_MITIGATION_CALCULATOR.XLS).

THE FOLLOWING MEASURES ARE ALSO INCLUDED TO REDUCE CONSTRUCTION-RELATED ROG, NOX, PM10 AND PM2.5 EMISSIONS:

- ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED IN GOOD OPERATING CONDITION. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION EQUIPMENT IS BEING PROPERLY SERVICED AND MAINTAINED AS PER THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE RECORDS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE FOR VERIFICATION. THIS MEASURE WILL REDUCE COMBUSTION EMISSIONS OF ALL CRITERIA AIR POLLUTANTS.
- PRIOR TO THE ISSUANCE OF ANY GRADING PERMITS, ALL APPLICANTS SHALL SUBMIT CONSTRUCTION PLANS DENOTING THE PROPOSED SCHEDULE AND PROJECTED EQUIPMENT USE. CONSTRUCTION CONTRACTORS SHALL PROVIDE EVIDENCE THAT LOW EMISSION MOBILE CONSTRUCTION WILL BE USED, OR THAT THEIR USE WAS INVESTIGATED AND FOUND TO BE INFEASIBLE FOR THE PROJECT. LOW EMISSION EQUIPMENT IS DEFINED AS MEETING THE CALIFORNIA AIR RESOURCES BOARD'S TIER III STANDARDS. CONTRACTORS SHALL ALSO CONFORM TO ANY CONSTRUCTION MEASURES IMPOSED BY THE PCAPCD AS WELL AS CITY PLANNING STAFF. THIS MEASURE WILL PRIMARILY REDUCE ROG, NOX, PM10, AND PM2.5 EXHAUST EMISSIONS.
- PAINTS AND COATING SHALL BE APPLIED EITHER BY HAND OR BY HIGH VOLUME, LOW-PRESSURE SPRAY. THIS MEASURE WILL REDUCE EVAPORATIVE ROG EMISSIONS.
- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING MEASURES TO REDUCE FUGITIVE DUST RELATED EMISSIONS OF PM10 AND PM2.5:
  - MAINTAIN A MINIMUM 24-INCH FREEBOARD ON SOIL HAUL TRUCKS OR COVER PAYLOADS USING TARPS OR OTHER SUITABLE MEANS,
  - SUSPEND GRADING OPERATIONS DURING HIGH WINDS (GREATER THAN 15 MPH).
  - SWEEP STREETS AS NECESSARY IF SILT IS CARRIED OFF-SITE TO ADJACENT PUBLIC THOROUGHFARES OR WORK OCCURS AS A RESULT OF HAULING.
  - DISPOSE OF SURPLUS EXCAVATED MATERIAL IN ACCORDANCE WITH LOCAL ORDINANCES AND USE SOUND ENGINEERING PRACTICES.
  - SCHEDULE ACTIVITIES TO MINIMIZE THE AMOUNTS OF EXPOSED EXCAVATED SOIL DURING AND AFTER THE END OF WORK PERIODS.
  - PHASE GRADING INTO SMALLER AREAS TO PREVENT THE SUSCEPTIBILITY OF LARGER AREAS TO EROSION OVER EXTENDED PERIODS OF TIME.
  - PAVE OR APPLY GRAVEL TO ANY ON-SITE HAUL ROADS.
  - REESTABLISH GROUND COVER ON THE CONSTRUCTION SITE THROUGH SEEDING AND WATER.
  - CLEAN EARTH MOVING CONSTRUCTION EQUIPMENT WITH WATER OR SWEEP CLEAN, ONCE PER DAY, OR AS NECESSARY (E.G., WHEN MOVING ONSITE), CONSISTENT WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM BEST MANAGEMENT PRACTICES AND THE ROSEVILLE GRADING ORDINANCE. WATER SHALL BE APPLIED TO CONTROL DUST AS NEEDED TO PREVENT DUST IMPACTS OFFSITE. OPERATIONAL WATER TRUCK(S), SHALL BE ON-SITE, 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.
  - 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' SPECIFICATIONS, TO ALL-INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS WHICH REMAIN INACTIVE FOR 96 HOURS).
  - MINIMIZE DIESEL IDLING TIME TO A MAXIMUM OF FIVE MINUTES.
  - UTILIZE EXISTING POWER SOURCES (E.G., POWER POLES) OR CLEAN FUEL GENERATORS RATHER THAN TEMPORARY DIESEL POWER GENERATORS, IF FEASIBLE.
  - AN APPLICANT REPRESENTATIVE, ARB-CERTIFIED TO PERFORM VISIBLE EMISSIONS EVALUATIONS (VEE), SHALL ROUTINELY (I.E., ONCE PER WEEK) EVALUATE PROJECT RELATED OFF-ROAD AND HEAVY-DUTY ON-ROAD EQUIPMENT EMISSIONS FOR COMPLIANCE WITH THIS REQUIREMENT FOR PROJECTS GRADING MORE THAN 20 ACRES IN SIZE, REGARDLESS OF HOW MANY ACRES ARE TO BE DISTURBED DAILY.
  - CONSTRUCTION EQUIPMENT EXHAUST EMISSIONS SHALL NOT EXCEED THE PCAPCD VISIBLE EMISSIONS RULE 202. FUGITIVE DUST IS NOT TO EXCEED 40% OPACITY AND NOT GO BEYOND PROPERTY BOUNDARY AT ANY TIME. OPERATORS OF VEHICLES AND EQUIPMENT FOUND TO EXCEED OPACITY LIMITS ARE TO BE IMMEDIATELY NOTIFIED AND THE EQUIPMENT MUST BE REPAIRED WITHIN 72 HOURS.

THE CITY OF ROSEVILLE IS CURRENTLY WORKING WITH THE PLACER COUNTY POLLUTION CONTROL DISTRICT TO UPDATE THE STANDARD MITIGATION MEASURES. THE FOLLOWING MEASURES WILL LIKELY BE REQUIRED AT THE TIME SPECIFIC DEVELOPMENT IS PROPOSED.

NEW STANDARD CONDITION OF APPROVAL (FOR ALL PROJECTS):

THE PROJECT SHALL COMPLY WITH ALL APPLICABLE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT RULES AND REGULATIONS, AND SHALL OBTAIN APPLICABLE PERMITS AND/OR CLEARANCES FROM THE DISTRICT PRIOR TO THE START OF CONSTRUCTION.

THE FOLLOWING AIR QUALITY NOTES SHALL BE ADDED TO THE GRADING AND/OR IMPROVEMENT PLANS:

- THE CONTRACTOR SHALL USE CARB ULTRA-LOW SULFUR DIESEL FUEL FOR ALL DIESEL-POWERED EQUIPMENT. IN ADDITION, LOW SULFUR FUEL SHALL BE UTILIZED FOR ALL STATIONARY EQUIPMENT. (CALIFORNIA STANDARDS FOR MOTOR VEHICLE DIESEL FUEL, TITLE 13, ARTICLE 4.8, CHAPTER 9, CALIFORNIA CODE OF REGULATIONS).
- PROCESSES THAT DISCHARGE 2 POUNDS PER DAY OR MORE OF AIR CONTAMINANTS, AS DEFINED BY HEALTH AND SAFETY CODE SECTION 39013, TO THE ATMOSPHERE MAY REQUIRE A PERMIT. PERMITS ARE REQUIRED FOR BOTH CONSTRUCTION AND OPERATION. DEVELOPERS/CONTRACTORS SHOULD CONTACT THE DISTRICT PRIOR TO CONSTRUCTION AND OBTAIN ANY NECESSARY PERMITS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. (RULE 501)
- PURSUANT TO THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT RULE 501, GENERAL PERMIT REQUIREMENTS, THE PROPOSED PROJECT MAY NEED A PERMIT FROM THE DISTRICT PRIOR TO CONSTRUCTION. IN GENERAL, ANY ENGINE GREATER THAN 50 BRAKE HORSEPOWER OR ANY BOILER WITH HEAT GREATER THAN 1,000,000 BTU PER HOUR SHALL REQUIRE A PERMIT ISSUED BY THE DISTRICT. (RULE 501)
- ALL ON-SITE STATIONARY EQUIPMENT WHICH IS CLASSIFIED AS 50 HP OR GREATER SHALL EITHER OBTAIN A STATE ISSUED PORTABLE EQUIPMENT PERMIT OR A PLACER COUNTY APCD ISSUED PORTABLE EQUIPMENT PERMIT. (CALIFORNIA PORTABLE EQUIPMENT REGISTRATION PROGRAM, SECTION 2452).
- THE CONTRACTOR SHALL UTILIZE EXISTING POWER SOURCES (E.G., POWER POLES) OR CLEAN FUEL GENERATORS RATHER THAN TEMPORARY DIESEL POWER GENERATORS IF FEASIBLE.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL MINIMIZE IDLING TIME TO A MAXIMUM OF 5 MINUTES FOR ALL DIESEL POWERED EQUIPMENT.
- DURING CONSTRUCTION, TRAFFIC SPEEDS ON ALL UNPAVED SURFACES SHALL BE LIMITED TO 15 MILES PER HOUR OR LESS. (RULE 228 / SECTION 401.2)

CONTACT THE APCD PRIOR TO THE NEW EQUIPMENT BEING UTILIZED. AT LEAST THREE BUSINESS DAYS PRIOR TO THE USE OF SUBJECT HEAVY-DUTY OFF-ROAD EQUIPMENT, THE PROJECT REPRESENTATIVE SHALL PROVIDE THE DISTRICT WITH THE ANTICIPATED CONSTRUCTION TIMELINE INCLUDING START DATE, AND NAME AND PHONE NUMBER OF THE PROPERTY OWNER, PROJECT MANAGER, AND ON-SITE FOREMAN.

1. PRIOR TO APPROVAL OF GRADING/IMPROVEMENT PLANS, THE APPLICANT SHALL PROVIDE A PLAN TO THE PLACER COUNTY APCD FOR APPROVAL BY THE DISTRICT DEMONSTRATING 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 NOX REDUCTION AND 45 PERCENT PARTICULATE REDUCTION COMPARED TO THE MOST RECENT CARB FLEET AVERAGE. 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.
2. INCLUDE THE FOLLOWING STANDARD NOTE ON THE IMPROVEMENT/GRADING PLAN: IF REQUIRED BY THE PUBLIC WORKS DEPARTMENT, THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING PRIOR TO GRADING ACTIVITIES. THE CONTRACTOR SHALL INVITE THE PLACER COUNTY APCD TO THE PRE-CONSTRUCTION MEETING IN ORDER TO DISCUSS THE CONSTRUCTION EMISSION/DUST CONTROL PLAN WITH EMPLOYEES AND/OR CONTRACTORS.
3. DIESEL TRUCKS SHALL BE PROHIBITED FROM IDLING MORE THAN FIVE MINUTES. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SHOW THAT ALL TRUCK LOADING AND UNLOADING DOCKS SHALL BE EQUIPPED WITH ONE 110/208 VOLT POWER OUTLET FOR EVERY TWO DOCK DOORS. DIESEL TRUCKS IDLING FOR MORE THAN FIVE MINUTES SHALL BE REQUIRED TO CONNECT TO THE 110/208 VOLT POWER TO RUN ANY AUXILIARY EQUIPMENT. 2'X3' SIGNAGE WHICH INDICATES "DIESEL ENGINE IDLING LIMITED TO A MAXIMUM OF 5 MINUTES" SHALL BE SHOWN ON THE BUILDING ELEVATIONS AND SHALL BE SUBMITTED TO THE PLACER COUNTY APCD PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE PROJECT.
4. PRIOR TO APPROVAL OF IMPROVEMENT PLANS, AN ENFORCEMENT PLAN SHALL BE ESTABLISHED, AND SUBMITTED TO THE APCD FOR REVIEW, IN ORDER TO EVALUATE PROJECT-RELATED ON-AND-OFF- ROAD HEAVY-DUTY VEHICLE ENGINE EMISSION OPACITIES ON A WEEKLY BASIS, USING STANDARDS AS DEFINED IN CALIFORNIA CODE OF REGULATIONS, TITLE 13, SECTIONS 2180 - 2194. AN ENVIRONMENTAL COORDINATOR, HIRED BY THE PRIME CONTRACTOR OR PROPERTY OWNER, AND WHO IS CARB-CERTIFIED TO PERFORM VISIBLE EMISSIONS EVALUATIONS (VEE), SHALL ROUTINELY EVALUATE PROJECT RELATED OFF-ROAD AND HEAVY DUTY ON-ROAD EQUIPMENT EMISSIONS FOR COMPLIANCE WITH THIS REQUIREMENT. OPERATORS OF VEHICLES AND EQUIPMENT FOUND TO EXCEED OPACITY LIMITS WILL BE NOTIFIED BY APCD AND THE EQUIPMENT MUST BE REPAIRED WITHIN 72 HOURS. (CALIFORNIA CODE OF REGULATIONS, TITLE 13, SECTIONS 2180 - 2194).

MM 4.6-1 CONSTRUCTION NOISE REDUCTION

MM 4.6-1(A): CONSTRUCTION ACTIVITIES SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ROSEVILLE NOISE ORDINANCE.

MM4.6-1(B): LOCATE FIXED CONSTRUCTION EQUIPMENT SUCH AS COMPRESSORS AND GENERATORS AS FAR AS POSSIBLE FROM SENSITIVE RECEPTORS. SHROUD OR SHIELD ALL IMPACT TOOLS, AND MUFFLE OR SHIELD ALL IN-TAKE AND EXHAUST PORTS ON POWER CONSTRUCTION EQUIPMENT.

MM 4.6-1(C): DESIGNATE A CONSTRUCTION DISTURBANCE COORDINATOR AND CONSPICUOUSLY POST THE COORDINATOR'S CONTACT INFORMATION AROUND THE PROJECT SITE AND IN ADJACENT PUBLIC SPACES. THE DISTURBANCE COORDINATOR WILL RECEIVE ALL PUBLIC COMPLAINTS ABOUT CONSTRUCTION NOISE DISTURBANCES, AND WILL BE RESPONSIBLE FOR DETERMINING THE CAUSE OF THE COMPLAINT, AND IMPLEMENTING ANY FEASIBLE MEASURES TO BE TAKEN TO ALLEVIATE THE PROBLEM.

MM 4.6-1(D): WELL DRILLING SHALL OCCUR PRIOR TO CONSTRUCTION OF THE ADJACENT SUBDIVISION, TO THE EXTENT FEASIBLE. IF CONSTRUCTION TIMING FOR THE WELLS OCCURS AFTER SUBDIVISION CONSTRUCTION, MITIGATION MEASURES TO REDUCE NOISE SHALL INCLUDE HANGING FLEXIBLE SOUND CONTROL CURTAINS AROUND THE DRILLING APPARATUS, AND THE DRILL RIG, TO THE DEGREE FEASIBLE, AS DETERMINED BY THE ENVIRONMENTAL UTILITIES DIRECTOR, IF LOCATED WITHIN 1,000-FEET OF AN OCCUPIED RESIDENCE.

MM 4.6-2 & 4.4-1 COMMERCIAL NOISE CONTROLS:

- IN GENERAL, WHERE COMMERCIAL LAND USES ADJOIN RESIDENTIAL PROPERTY LINES, THE FOLLOWING MEASURES SHOULD BE INCLUDED IN THE DESIGN OF THE COMMERCIAL USE. IF THE PRIMARY NOISE SOURCES ARE PARKING LOT NOISE, HVAC EQUIPMENT AND LIGHT TRUCK DELIVERIES, THEN 6-7 FOOT TALL MASONRY WALLS SHALL BE CONSTRUCTED TO PROVIDE ADEQUATE ISOLATION OF PARKING LOT AND DELIVERY TRUCK ACTIVITIES. HVAC EQUIPMENT SHALL BE LOCATED EITHER AT GROUND LEVEL, OR WHEN LOCATED ON ROOF-TOPS THE BUILDING FACADES SHALL INCLUDE PARAPETS FOR SHIELDING.
- WHERE COMMERCIAL USES ADJOIN COMMON RESIDENTIAL PROPERTY LINES, AND LOADING DOCKS OR TRUCK CIRCULATION ROUTES FACE THE RESIDENTIAL AREAS, THE FOLLOWING MITIGATION MEASURES SHALL BE INCLUDED IN THE PROJECT DESIGN:
  - LOADING DOCKS AND TRUCK DELIVERY AREAS SHALL MAINTAIN A MINIMUM DISTANCE OF 30 FEET FROM RESIDENTIAL PROPERTY LINES;
  - PROPERTY LINE BARRIERS SHALL BE 6 TO 8 FEET IN HEIGHT. CIRCULATION ROUTES FOR TRUCKS SHOULD BE LOCATED A MINIMUM OF 30-FEET FROM RESIDENTIAL PROPERTY LINES;
  - ALL HEATING, COOLING AND VENTILATION EQUIPMENT SHALL BE LOCATED WITHIN MECHANICAL ROOMS WHERE POSSIBLE;
  - ALL HEATING, COOLING AND VENTILATION EQUIPMENT SHALL BE SHIELDED FROM VIEW WITH SOLID BARRIERS;
  - EMERGENCY GENERATORS SHALL COMPLY WITH THE LOCAL NOISE CRITERIA AT THE NEAREST NOISE-SENSITIVE RECEIVERS;

IN CASES WHERE LOADING DOCKS OR TRUCK DELIVERY CIRCULATION ROUTES ARE LOCATED LESS THAN 100 FEET FROM RESIDENTIAL PROPERTY LINES, AN ACOUSTICAL EVALUATION SHALL BE SUBMITTED TO VERIFY COMPLIANCE WITH THE CITY OF ROSEVILLE NOISE LEVEL PERFORMANCE STANDARDS.

MM 4.6-4: TRAFFIC NOISE ATTENUATION

MM 4.6-4(A): MASONRY WALLS AND/OR LANDSCAPED BERMS SHALL BE CONSTRUCTED ALONG THE MAJOR PROJECT-AREA ROADWAYS ADJACENT TO PROPOSED RESIDENTIAL USES IF ACOUSTICAL STUDIES WARRANT SOUND ATTENUATION, OTHERWISE STANDARD WOOD FENCING IS ACCEPTABLE. DRAFT EIR TABLE 4.6-10 DATA SHALL BE CONSULTED TO DETERMINE APPROPRIATE BARRIER HEIGHTS. IF THE ASSUMPTIONS SHOWN IN TABLE 4.6-10 VARY CONSIDERABLY, A DETAILED ANALYSIS OF EXTERIOR AND INTERIOR MITIGATION MEASURES SHOULD BE CONDUCTED WHEN TENTATIVE MAPS BECOME AVAILABLE.

MM 4.6-4(B): IN AREAS REQUIRING SOUND ATTENUATION, NOISE BARRIER WALLS SHALL BE CONSTRUCTED OF CONCRETE PANELS, CONCRETE MASONRY UNITS, EARTHEN BERMS, OR ANY COMBINATION OF THESE MATERIALS. WOOD IS NOT RECOMMENDED FOR CONSTRUCTION DUE TO EVENTUAL WARPING AND DEGRADATION OF ACOUSTICAL PERFORMANCE.

MM 4.6-4C: TENTATIVE MAP APPLICATIONS FOR RESIDENTIAL USES LOCATED ALONG FIDDYMENT ROAD WOULD BE REQUIRED TO INCLUDE AN ANALYSIS OF INTERIOR NOISE LEVELS. THE REPORT SHALL BE CONDUCTED BY A QUALIFIED ACOUSTICAL ENGINEER AND SHALL SPECIFY THE MEASURES REQUIRED TO ACHIEVE COMPLIANCE WITH THE CITY OF ROSEVILLE 45 DB LDN INTERIOR NOISE LEVEL STANDARD.

MM 4.7-13 RIPARIAN HABITAT POLICIES

TO PROTECT RIPARIAN VEGETATION WITHIN THE SOI AMENDMENT AREA SVSP AND URBAN RESERVE AREAS, THE FOLLOWING POLICIES SHALL BE IMPLEMENTED:

A) THE PROJECT APPLICANT SHALL PROVIDE FOR TEMPORARY FENCING ALONG THE TOP OF THE BANK DURING CONSTRUCTION OF THOSE AREAS OF THE PROPOSED PROJECT ADJACENT TO RIPARIAN HABITAT TO DISCOURAGE ACCESS TO THE RIPARIAN HABITAT BY HUMANS AND PETS.

B) THE PROJECT APPLICANT SHALL PROVIDE FOR PERMANENT FENCING AND/OR A LANDSCAPE BARRIER TO DISCOURAGE ACCESS TO THE RIPARIAN HABITAT BY HUMANS AND PETS. THE FENCING AND/OR LANDSCAPE BARRIER SHALL BE PLACED AT THE TOP OF THE BANK OF THE CREEKS ALONG THOSE PORTIONS OF THE SITE ADJACENT TO RIPARIAN HABITAT. THE PROPOSED RECREATION TRAIL SHALL BE ON THE PROJECT SIDE OF THE FENCE/LANDSCAPE BARRIER. THE FENCING AND/OR LANDSCAPE BARRIER SHALL BE CONSTRUCTED OF WOOD OR OTHER NATURAL MATERIALS AND SHALL ALLOW FOR THE VIEWING OF THE RIPARIAN HABITAT WHILE DISCOURAGING ACCESS.

C) INTERPRETIVE SIGNS AND DISPLAYS SHALL BE POSTED ALONG THE BORDER OF THE RIPARIAN AREA TO EDUCATE THE PUBLIC AND ROUTE ACCESS AWAY FROM SENSITIVE AREAS. THESE INFORMATIVE SIGNS WILL BE POSTED AT INTERVALS DETERMINED APPROPRIATE BY THE CITY OF ROSEVILLE PARKS AND RECREATION DIRECTOR ALONG THE BORDER WITH INFORMATION REGARDING THE OBJECTIVES OF CREEK AND RIPARIAN HABITAT PROTECTION. SIGNS SHOULD ALSO INCLUDE INFORMATION REGARDING THE IMPORTANCE OF RESTRICTING ACCESS TO THE RIPARIAN AREA BY HOUSEHOLD PETS. SUCH SIGNS WILL BE MADE OF WOOD OR SIMILAR NATURAL MATERIAL, AND BE MAINTAINED BY THE APPLICANT.

D) LIGHTING ADJACENT TO RIPARIAN BUFFERS SHOULD BE SHIELDED AWAY FROM THE RIPARIAN AREAS.

USE LOW-GLARE MATERIALS FOR NEW DEVELOPMENT

IN ORDER TO REDUCE THE EFFECTS OF DAYTIME GLARE FROM DEVELOPMENT OF COMMERCIAL OR OFFICE USES WITHIN THE SVSP AREA, BUILDING DEVELOPERS SHOULD MAKE USE, WHEN FEASIBLE, OF LOW-GLARE MATERIALS.

VEGETATION AND WILDLIFE

MM 4.8-1 (A): ENSURE NO NET LOSS OF WETLANDS

CONSISTENT WITH THE CLEAN WATER ACT AND THE CITY OF ROSEVILLE GENERAL PLAN, THE SVSP SHALL ACHIEVE NO NET LOSS OF WETLANDS. AS USED HERE, "NO NET LOSS OF WETLANDS" MEANS NO NET LOSS OF WETLANDS ACREAGE, VALUES AND FUNCTION, AND SHALL ACCOUNT FOR ALL WETLANDS IMPACTED BY THE PROJECT, BOTH DIRECTLY (E.G., FILLED OR DRAINED) AND INDIRECTLY (E.G., FROM POLLUTED AND ACCELERATED RUNOFF, DAMAGE CAUSED BY HUMAN OR DOMESTIC ANIMAL ACCESS, OR ALTERATION OF ASSOCIATED UPLANDS IN A MANNER THAT ADVERSELY AFFECTS WETLAND VALUES AND FUNCTIONS). NO NET LOSS MAY BE ACHIEVED THROUGH ONSITE AVOIDANCE WHERE PRACTICABLE AND DESIRABLE, ONSITE WETLAND CONSTRUCTION WHERE PRACTICABLE AND DESIRABLE, AND/OR OFF-SITE WETLAND CONSTRUCTION, OFF-SITE WETLAND RESTORATION, AND OFF-SITE ACQUISITION AND PRESERVATION WHERE APPROVED BY THE PERMITTING AGENCIES. RESTORATION OF WETLAND HABITATS IS PREFERRED TO WETLAND CREATION. TO THE EXTENT THAT RESTORED WETLANDS REQUIRE SURROUNDING UPLANDS TO FUNCTION PROPERLY, RESTORED WETLANDS SHALL BE LOCATED AMIDST SUFFICIENT AMOUNTS OF SURROUNDING UPLANDS TO ALLOW THE WETLANDS TO FUNCTION PROPERLY.

THE CLEAN WATER ACT SECTION 404 PERMIT PROCESS (INCLUDING SECTION 7 CONSULTATION UNDER FESA) IS THE STANDARD METHOD FOR DEVELOPING MITIGATION FOR PROJECTS THAT AFFECT WETLANDS AND VERNAL POOL SPECIES SUCH AS SPECIAL-STATUS PLANTS, VERNAL POOL CRUSTACEANS, AND WESTERN SPADEFOOTS. THROUGH THIS PROCESS, PROJECT APPLICANTS WILL BE REQUIRED TO ACQUIRE THE NECESSARY PERMITS AND APPROVALS TO IMPLEMENT THEIR PROPOSED PROJECT WHILE REMAINING IN COMPLIANCE WITH THE CLEAN WATER ACT AND FESA. IF A 404 PERMIT IS NOT OBTAINED, THE SVSP PROJECT WILL NOT RECEIVE A GRADING PERMIT. THE OBLIGATION TO OBTAIN THIS PERMIT WILL ENSURE NO NET LOSS TO FEDERALLY PROTECTED WETLANDS. EVEN AFTER OBTAINING SUCH A PERMIT, HOWEVER, THE APPLICANTS MUST DEMONSTRATE TO THE CITY'S PLANNING DIRECTOR THAT THEY HAVE ALSO ACHIEVED NO NET LOSS OF WETLANDS. MITIGATION SHALL CONSIST OF A COMBINATION OF THE PRESERVATION OF ON-SITE VERNAL POOL HABITAT AND THE ACQUISITION OF OFF-SITE PROPERTY WITH EXISTING VERNAL POOL HABITAT FOR PRESERVATION.

ADDITIONALLY, MITIGATION SHALL INCLUDE OFF-SITE CREATION AND/OR RESTORATION OF VERNAL POOL HABITAT, AND/OR PARTICIPATION IN A MITIGATION CREDIT PROGRAM FROM A WETLANDS MITIGATION BANK APPROVED BY THE CORPS AND USFWS. THESE BANKS CHARGE FEES IN EXCHANGE FOR CREDITS THAT ARE BASED UPON THE MITIGATION OBLIGATION OF THE APPLICANT. THE FEE IS USED FOR WETLANDS THAT HAVE BEEN RESTORED, CREATED, ENHANCED, AND/OR PRESERVED AT AN ESTABLISHED MITIGATION BANK. CREDITS SHALL BE IN DIRECT PROPORTION TO THE WETLAND IMPACTS RESULTING FROM THE PROJECT. THE PROJECT APPLICANTS HAVE IDENTIFIED APPROPRIATE OFF-SITE MITIGATION AS SHOWN IN FIGURE 4.8-3. THIS RESTORATION COUPLED WITH ON-SITE CREATION WILL BE A COMPONENT OF THE REQUIRED COMPENSATION FOR THE PROJECT.

ALL WETLAND RESTORATION AND CREATION SHALL BE CONDUCTED IN A MANNER CONSISTENT WITH APPLICABLE CORPS OF ENGINEERS AND USFWS MITIGATION GUIDELINES AND POLICIES.

MM 4.8-3 AVOID NESTING SITES

TO ENSURE THAT FULLY PROTECTED BIRD AND RAPTOR SPECIES ARE NOT INJURED OR DISTURBED BY CONSTRUCTION IN THE VICINITY OF NESTING HABITAT, THE PROJECT APPLICANT SHALL IMPLEMENT THE FOLLOWING MEASURES:

RAPTORS

a) WHEN FEASIBLE, ALL TREE REMOVAL SHALL OCCUR BETWEEN AUGUST 30TH AND FEBRUARY 15TH TO AVOID THE BREEDING SEASON OF ANY RAPTOR SPECIES THAT COULD BE USING THE AREA, AND TO DISCOURAGE HAWKS FROM NESTING IN THE VICINITY OF AN UPCOMING CONSTRUCTION AREA.

b) FOR SWAINSON'S HAWK, IF AVOIDANCE OF TREE REMOVAL OUTSIDE THE BREEDING SEASON IS NOT FEASIBLE, AND A NEST IS PRESENT, THE APPLICANTS WOULD BE REQUIRED TO OBTAIN A 2081 PERMIT FROM CDFG TO MITIGATE FOR POTENTIAL "TAKE" UNDER CESA. IF NO NESTING IS OCCURRING, A TAKE PERMIT WOULD NOT BE REQUIRED.

c) PRIOR TO THE BEGINNING OF MASS GRADING, INCLUDING GRADING FOR MAJOR INFRASTRUCTURE IMPROVEMENTS, DURING THE PERIOD BETWEEN FEBRUARY 15TH AND AUGUST 30TH, ALL TREES AND POTENTIAL BURROWING OWL HABITAT WITHIN 350 FEET OF ANY GRADING OR EARTHMOVING ACTIVITY SHALL BE SURVEYED FOR ACTIVE RAPTOR NESTS OR BURROWS BY A QUALIFIED BIOLOGIST NO MORE THAN 30-DAYS PRIOR TO DISTURBANCE. IF ACTIVE RAPTOR NESTS OR BURROWS ARE FOUND, AND THE SITE IS WITHIN 350-FEET OF POTENTIAL CONSTRUCTION ACTIVITY, A HIGHLY VISIBLE TEMPORARY FENCE SHALL BE ERECTED AROUND THE TREE OR BURROW(S) AT A DISTANCE OF UP TO 350-FEET, DEPENDING ON THE SPECIES, FROM THE EDGE OF THE CANOPY TO PREVENT CONSTRUCTION DISTURBANCE AND INTRUSIONS ON THE NEST AREA.

d) PRECONSTRUCTION AND NON-BREEDING SEASON EXCLUSION MEASURES SHALL BE DEVELOPED IN CONSULTATION WITH CDFG, AND SHALL PRECLUDE BURROWING OWL OCCUPATION OF THE PORTIONS OF THE PROJECT SITE SUBJECT TO DISTURBANCE SUCH AS GRADING. BURROWING OWLS MAY BE PASSIVELY EXCLUDED FROM BURROWS IN CONSTRUCTION AREAS BY PLACING ONE-WAY DOORS IN THE BURROWS ACCORDING TO CDFG PROTOCOL. THE ONE-WAY DOORS MUST BE IN PLACE FOR A MINIMUM OF THREE DAYS. ALL BURROWS THAT MAY BE OCCUPIED BY BURROWING OWLS REGARDLESS OF WHETHER THEY EXHIBIT SIGNS OF OCCUPATION MUST BE CLEARED WITH THE ONE WAY DOORS. BURROWS THAT HAVE BEEN CLEARED THROUGH THE USE OF THE ONE-WAY DOORS SHALL THEN BE CLOSED OR BACKFILLED TO PREVENT OWLS FROM ENTERING THE BURROW.

e) NO CONSTRUCTION VEHICLES SHALL BE PERMITTED WITHIN RESTRICTED AREAS (I.E., RAPTOR PROTECTION ZONES) UNLESS DIRECTLY RELATED TO THE MANAGEMENT OR PROTECTION OF THE LEGALLY PROTECTED SPECIES.

f) IF A LEGALLY PROTECTED SPECIES NEST IS LOCATED IN A TREE DESIGNATED FOR REMOVAL, THE REMOVAL SHALL BE DEFERRED UNTIL AFTER AUGUST 30TH OR UNTIL THE ADULTS AND YOUNG OF THE YEAR ARE NO LONGER DEPENDENT ON THE NEST SITE AS DETERMINED BY A QUALIFIED BIOLOGIST.

BLACK RAILS AND TRI-COLORED BLACKBIRDS

PRIOR TO EARTH MOVING THAT WOULD DISTURB MARSH HABITAT, A QUALIFIED BIOLOGIST SHALL CONDUCT SURVEY

SVSP JMC Subdivisions; FD-10, FD-21 & FD-23

DEVELOPMENT FEATURE	PROPOSED
Lot Size (minimum)	
Area, Interior Lot	2,600
Area, Corner Lot	2,900 sf
Width, Interior Lot	38 ft typical, 25 ft. for a flag lot
Width, Corner Lot	44 ft.
Permitted Density (maximum per lot)	
Residential Density	1 dwelling; 1 second unit
Setbacks (minimum)	
Front Yard Setback	12.5 ft. to living space/porch; 18' min. driveway depth with roll up garage door
Side Yard Setback	4 ft. interior lot, 12.5 ft. – street side of corner lot
Rear Yard Setback	10 ft. to 1st story wall 15 ft. to 2nd story wall
Coverage (maximum)	
Site Coverage	None & no minimum useable open space required
Height (maximum)	
Height	35 ft.

Other Provisions	Proposed
Front Yard Stagger	None required, but optional per unit design
2nd story wall separation	8 ft.
Two Story Mix	No limit
Stagger for 3rd Car Garage	2 ft. feet between third car bay and two car garage
Additional Design Standards	
Street facing elevations shall have a single story element or enhanced treatment with grid and trim at windows and incorporation of decorative trim details and variation of colors similar to the front elevation on the two story elements.	
The front façade shall incorporate a minimum of two building façade element breaks with varied depth. Two story homes to have a variety of one and two story components. All two story homes shall incorporate a covered porch element of at least 50 sf or a covered single-story entry with single story living space at the front of the home.	
The exterior building materials shall include: • A minimum of three elevations per plan with at least one elevation style to be other than stucco; • Each elevation to have distinct design elements such as column style, siding, masonry, architectural details, roofing, etc; • All homes to be finished consistent with the approved colors and materials board with four paint colors; body, shadow, trim and accent; and • All windows, openings and gable vents to have trim appropriate to the architecture.	
Adjacent lots shall have different plans or elevations.	
All lots to have enhanced landscaping as shown on the approved landscape plan.	
At least 40% of the two story homes shall include a front porch.	

PC EXHIBIT J

SIERRA VISTA DEVELOPMENT STANDARDS

Setbacks

- Front: 12.5 ft front; 18 ft driveway depth with roll-up door
- Sides: 4 ft interior; 12.5 ft street side on corner
- Rear: 10 ft min for single story portion of home
  15 ft min for second story portion of home

Coverage

None.

Street Facing Enhancements

- Window and door trim on all sides of home.
- Enhanced side and/or rear elevations when facing a street or open space (see attached photos)

Front Façade

Minimum 2 building façade element breaks with varied depth on two story homes. Two story homes to have a variety of one and two story components along with a variety of large and smaller covered porches.

Exterior Building Materials

Minimum 3 elevations per plan. Min of one elevation style to be other than stucco.

Each elevation to have distinct design elements such as column style, siding, masonry, architectural details, roofing etc… per attached plans.

All homes to be finished consistent w/ attached colors and materials palette.

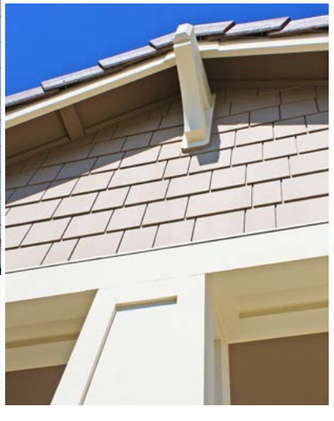
All windows, openings and gable vents to have trim appropriate to the architecture.

Lot Repetition

Adjacent lots must have different plans or elevations.

Garage Roll-up Door

Garage door to have windows.



Varied Elevation Elements

- Combined One and Two-story elements

Materials - A Variety of Colors & Textures

Garage Doors

Architecture– Warm… Traditional… Timeless

Cottage

Craftsman

Villa

ELEVATION “A” MATERIAL

CORONADO STONE:
TUSCAN VILLA FLORENTINE

CORONADO STONE:
ITALIAN VILLA CHAMPAGNE

ELEVATION “B & D” MATERIAL

EAGLE ROOFING: PONDEROSA 5504 NEW CEDAR

ELDORADO STONE:
TUNDRA BRICK - CHALK DUST

CORONADO STONE:
SPECIAL USED BRICK EAGLE BUFF

ELEVATION “C” MATERIAL

EAGLE ROOFING: PONDEROSA 5690 PEWTER BRONZE BLEND

CORONADO STONE:
HONEY LEDGE PALOMINO

CORONADO STONE:
HONEY LEDGE FALMOUTH

MATERIAL PALETTE

JMC HOMES
JOHN MOURIER CONSTRUCTION INC.
Roseville, California

A Elevations

16-L

STUCCO BODY & GARAGE DOOR:
SW 7516 KESTREL WHITE

TRIM / FASCIA / GABLE CORBELS:
SW 7038 TONY TAUPE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS:
SW 7519 MEXICAN SAND

17-L

STUCCO BODY & GARAGE DOOR:
SW 6099 SAND DOLLAR

TRIM / FASCIA / GABLE CORBELS:
SW 6084 MODEST WHITE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS:
SW 6069 FRENCH ROAST

18

STUCCO BODY & GARAGE DOOR:
SW 7549 STUDIO TAUPE

TRIM / FASCIA / GABLE CORBELS:
SW 7028 INCREDIBLE WHITE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS:
SW 7515 HOMESTEAD BROWN

19

STUCCO BODY & GARAGE DOOR:
SW 7532 URBAN PUTTY

TRIM / FASCIA / GABLE CORBELS:
SW 9103 FARRO

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS:
SW 2806 ROOKWOOD BROWN

B & D Elevations

20-L

BODY & GARAGE DOOR:
SW 7516 KESTREL WHITE

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 7005 PURE WHITE

BOARD & BATT:
SW 7511 BUNGALOW BEIGE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7616 BREEZY

21-L

BODY & GARAGE DOOR:
SW 7028 INCREDIBLE WHITE

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 7006 EXTRA WHITE

BOARD & BATT:
SW 7037 BALANCED BEIGE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7016 MINDFUL GRAY

22

BODY & GARAGE DOOR:
SW 7508 TAVERN TAUPE

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 7021 SIMPLE WHITE

BOARD & BATT:
SW 6073 PERFECT GREIGE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 2808 ROOKWOOD DARK BROWN

23

BODY & GARAGE DOOR:
SW 7024 FUNCTIONAL GRAY

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 7028 INCREDIBLE WHITE

BOARD & BATT:
SW 7672 KNITTING NEEDLES

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7675 SEALSKIN

C Elevations

24-L

STUCCO BODY & GARAGE DOOR:
SW 7036 ACCESSIBLE BEIGE

STUCCO SHADOW / EXPOSED TIMBER AT GABLES:
SW 7051 ANALYTICAL GRAY

TRIM / FASCIA / EXPOSED TIMBER AT GABLES:
SW 7028 INCREDIBLE WHITE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7018 DOVETAIL

25-L

BODY & GARAGE DOOR:
SW 7649 SILVERPLATE

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 7017 DORIAN GRAY

BOARD & BATT:
SW 7004 SNOWBOUND

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7076 CYBERSPACE

26

BODY & GARAGE DOOR:
SW 9173 SHIITAKE

TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 7507 STONE LION

BOARD & BATT:
SW 7039 VIRTUAL TAUPE

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7069 IRON ORE

27

BODY & GARAGE DOOR:
SW 7023 REQUISITE GRAY

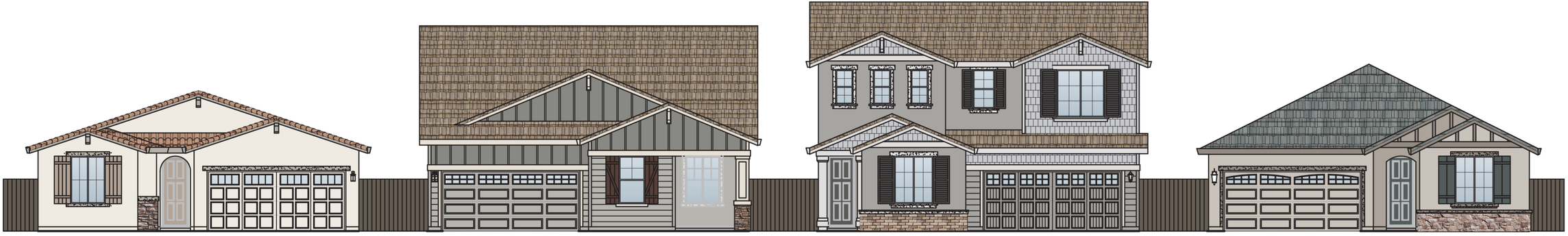
TRIM / ENTRY COLUMNS / FASCIA / GABLE CORBELS:
SW 9169 CHATURA GRAY

BOARD & BATT:
SW 7004 SNOWBOUND

ENTRY DOOR, SHUTTERS, PORCH POSTS & PORCH CORBELS / KNEE BRACE:
SW 7076 CYBERSPACE

COLOR SCHEMES

JMC HOMES
JOHN MOURIER CONSTRUCTION INC.
Roseville, California



1412
SPANISH

1964
CRAFTSMAN

2184
CAPE COD

1343
FRENCH

2341
CAPE COD

1790
SPANISH

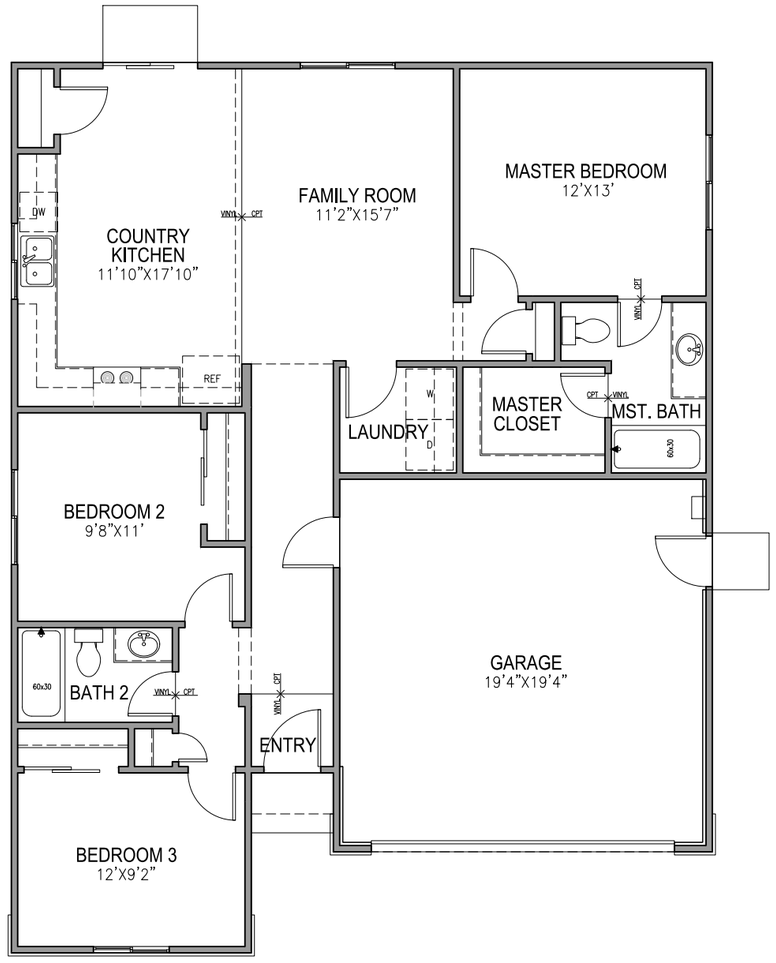
1570
CRAFTSMAN

1435
FRENCH

1203
CRAFTSMAN

2492
FRENCH

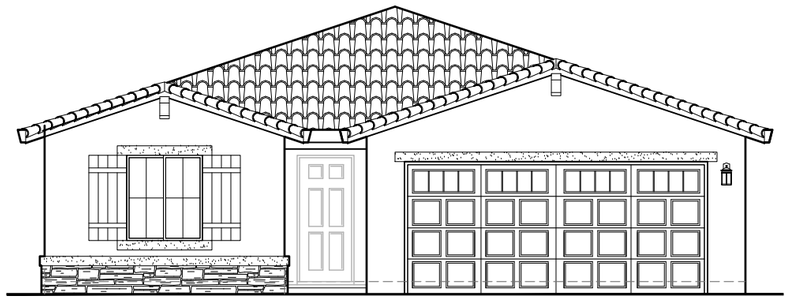
1477
CAPE COD



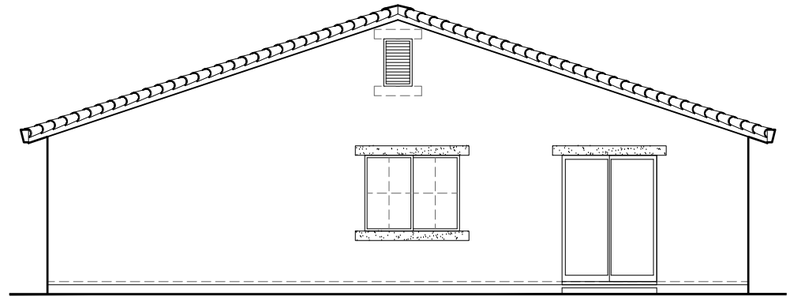
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

1203 FLOOR PLAN
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California



FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



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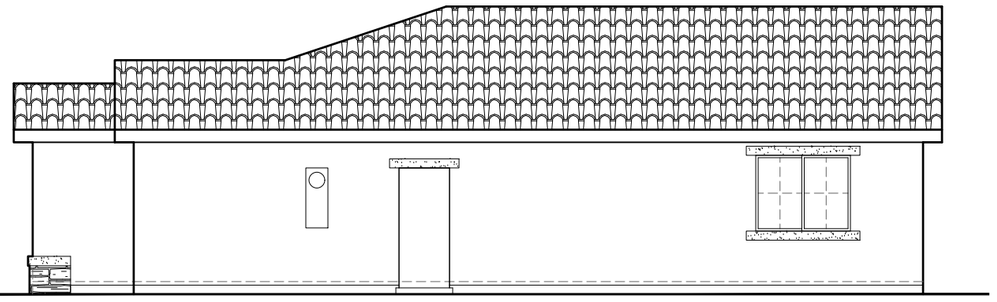
SCALE: 1/8"=1'-0"



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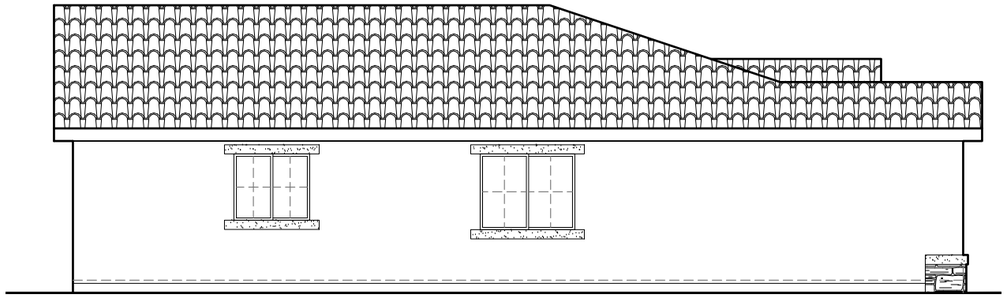
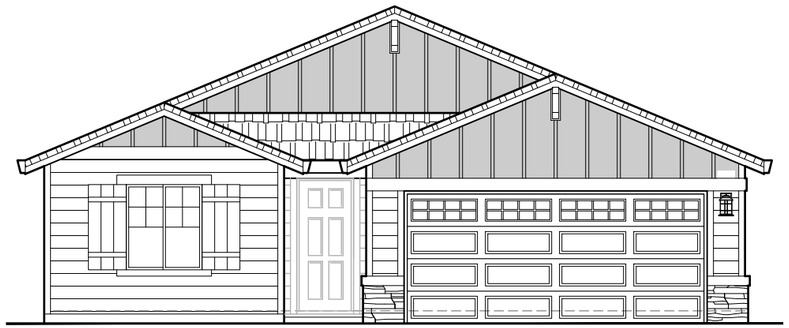


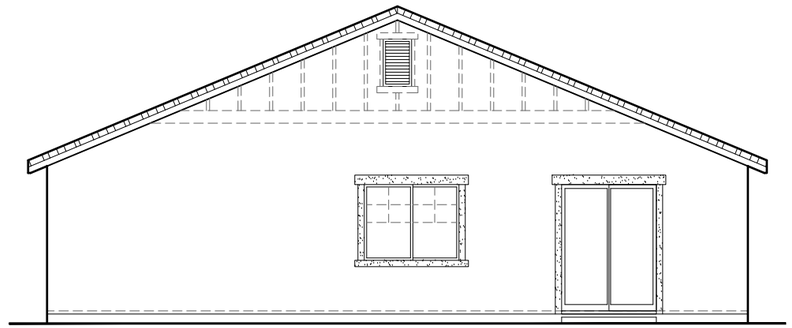
LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"

1203 'A' ELEVATIONS
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California



FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



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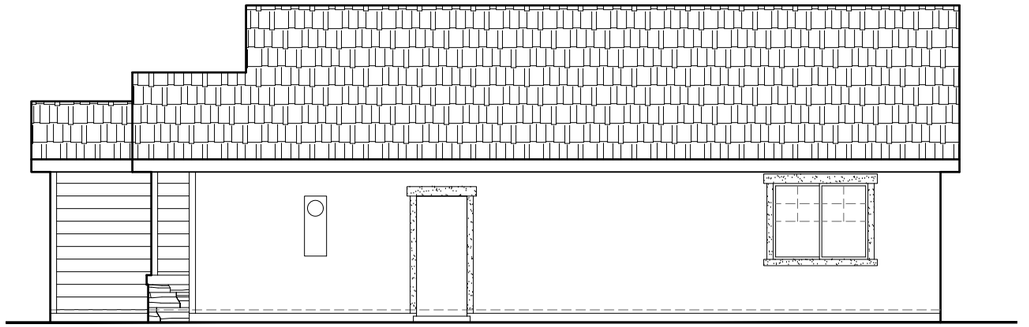
SCALE: 1/8"=1'-0"



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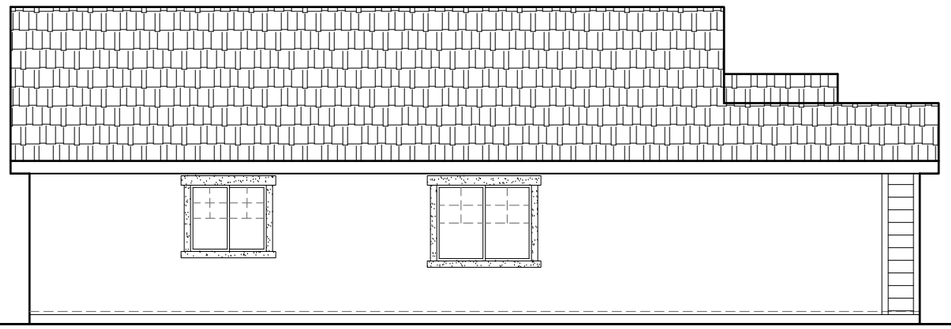
SCALE: 1/8"=1'-0"

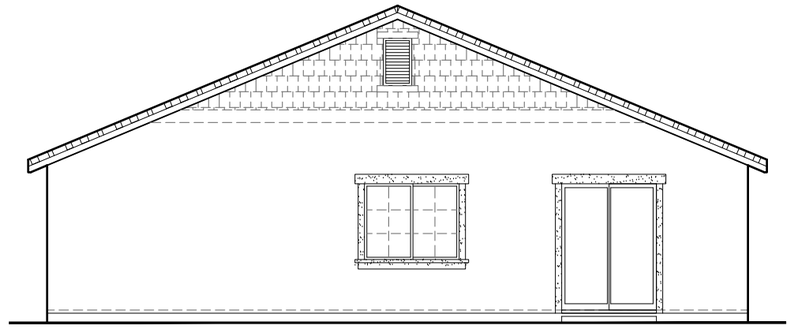


LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

1203 'B' ELEVATIONS
SIERRA VISTA

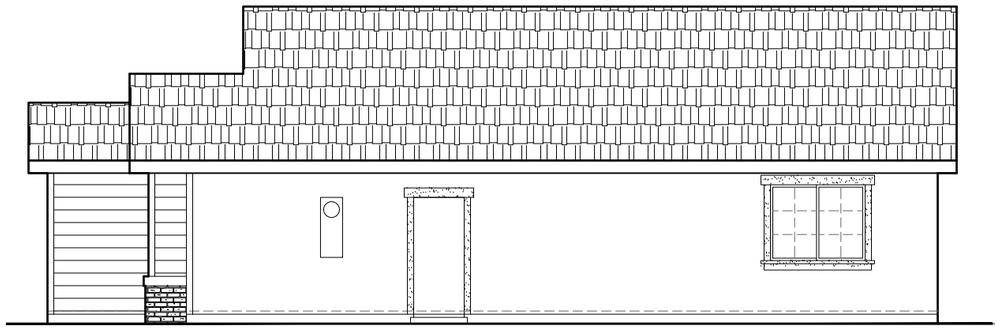
JMC HOMES
John Mourier Construction Inc.
Roseville, California

FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"

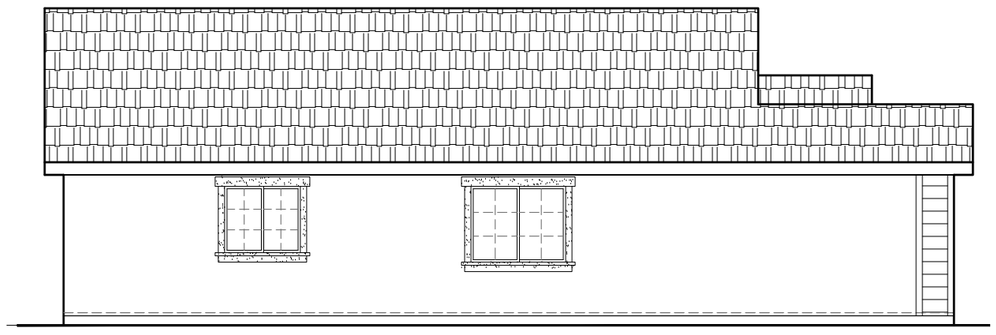


REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

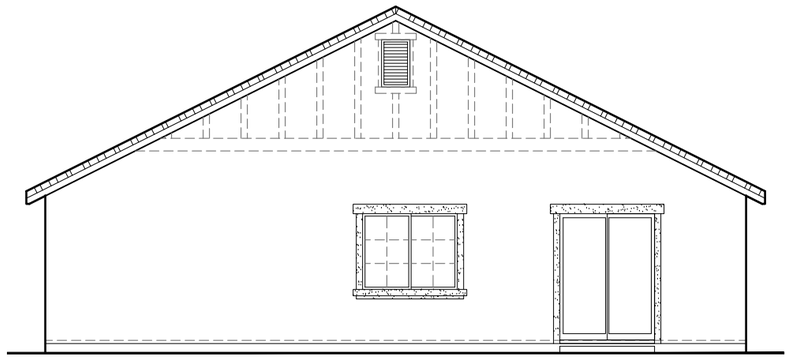


LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

1203 'C' ELEVATIONS
SIERRA VISTA

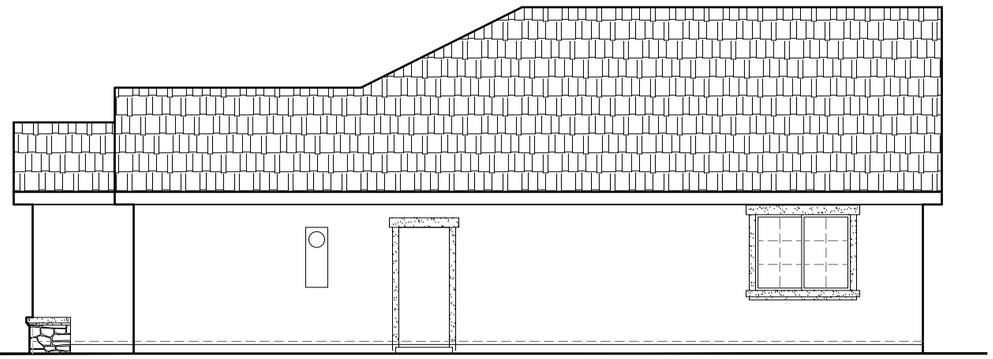
JMC HOMES
John Mourier Construction Inc.
Roseville, California

FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



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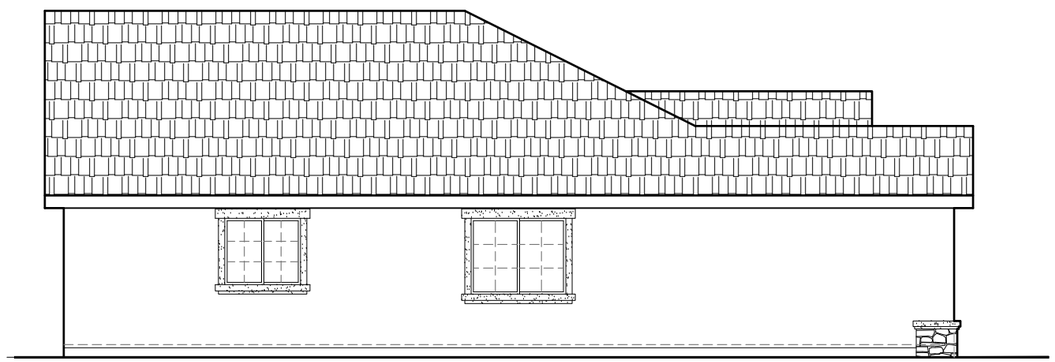

LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

1203 'D' ELEVATIONS
SIERRA VISTA

JMC HOMES
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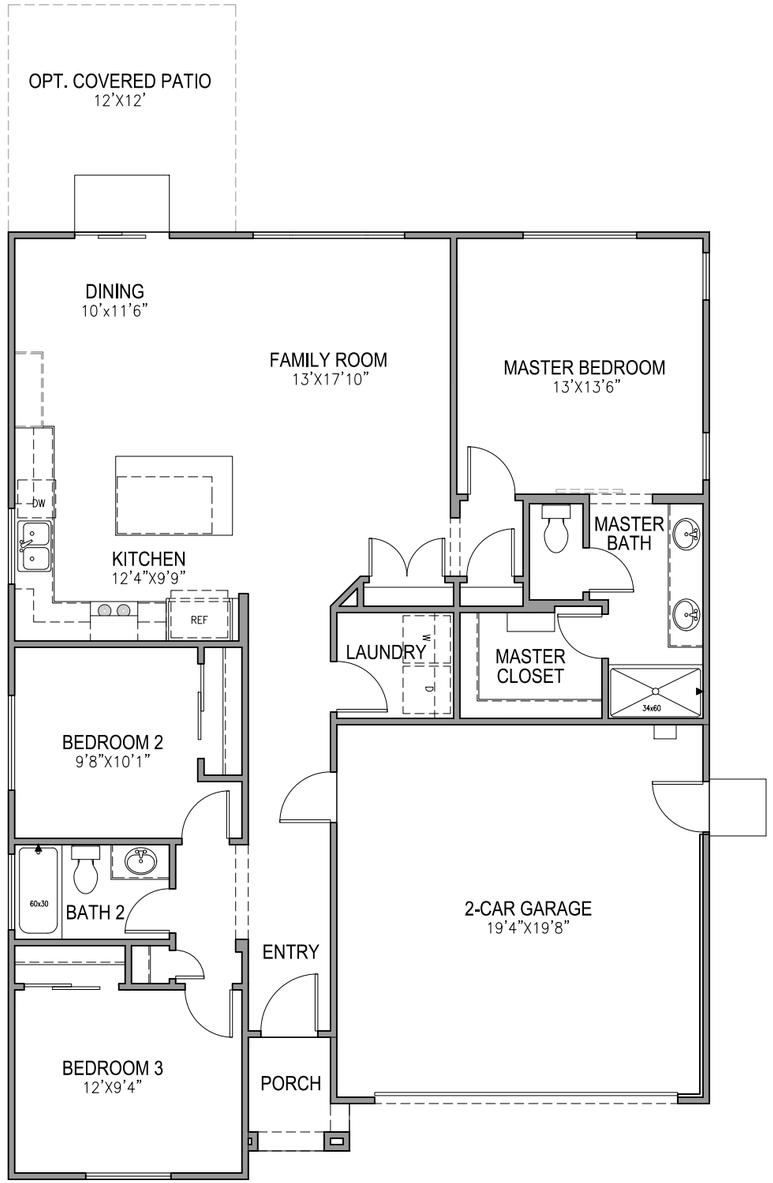
Roseville, California



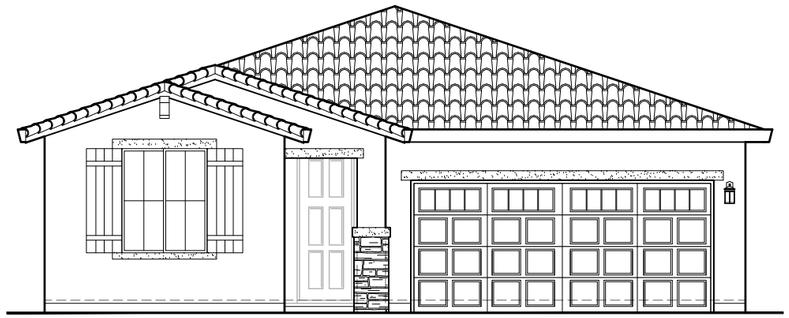
FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

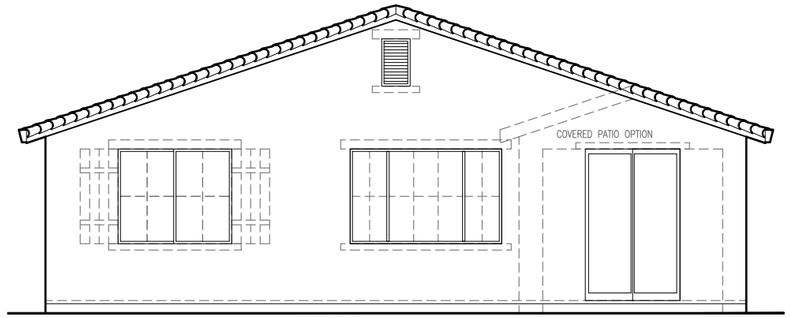
1343 FLOOR PLAN
SIERRA VISTA

JMC HOMES

John Mourier Construction Inc.
Roseville, California

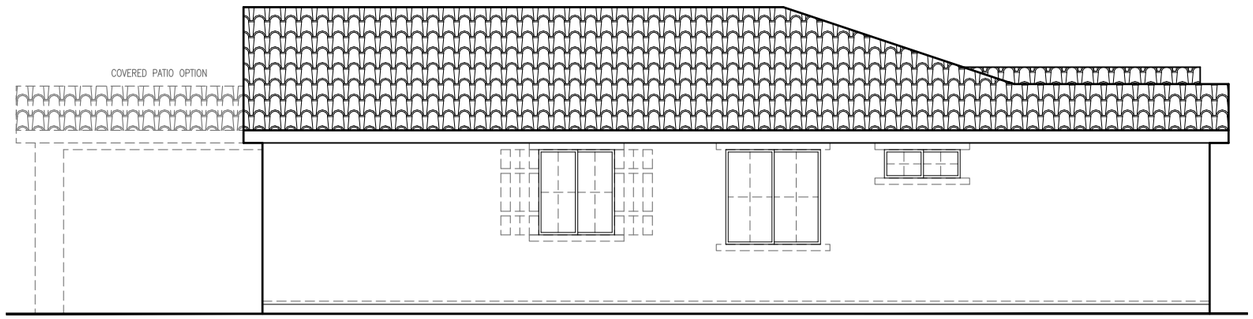


FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



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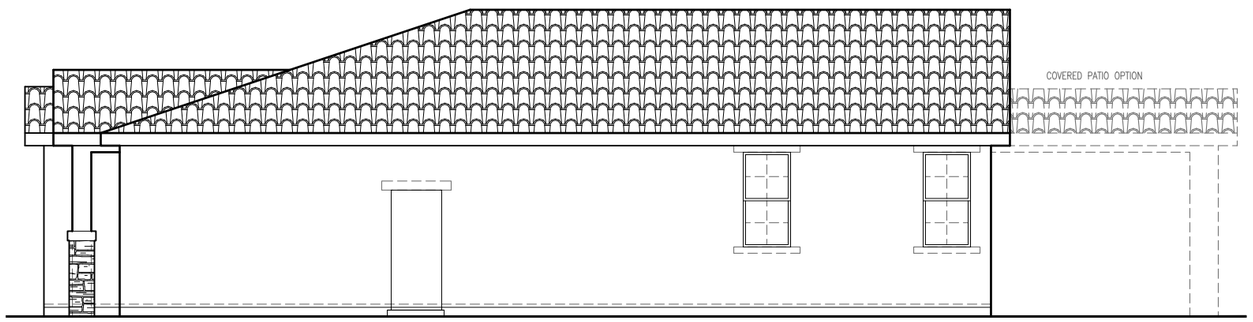
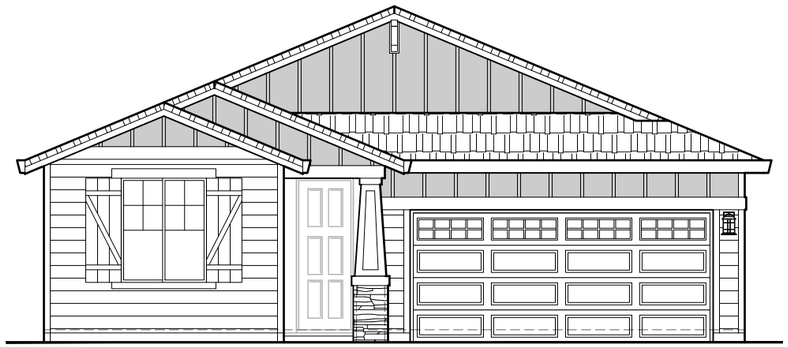
SCALE: 1/8"=1'-0"



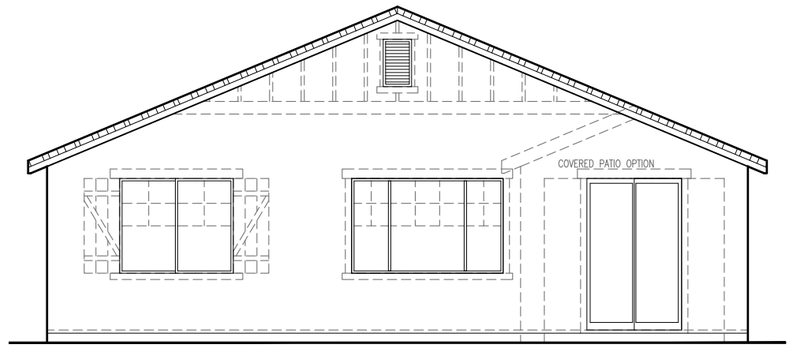
LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"

1343 'A' ELEVATIONS
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

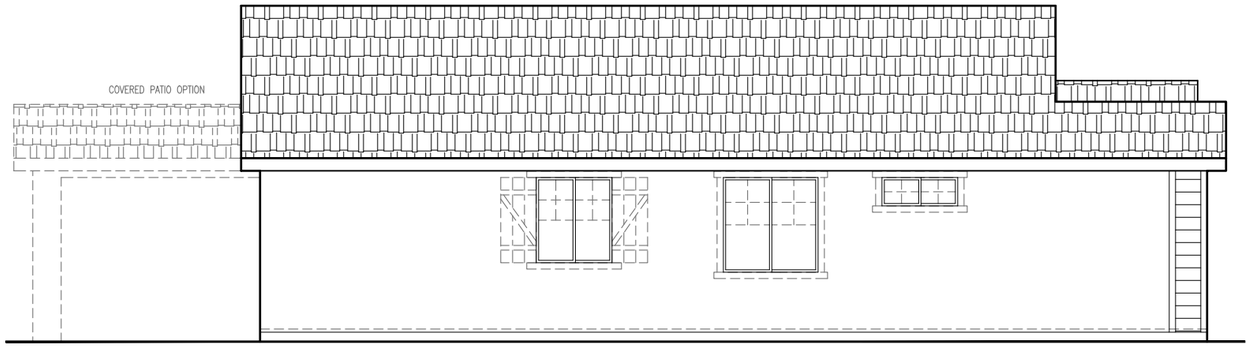


FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"

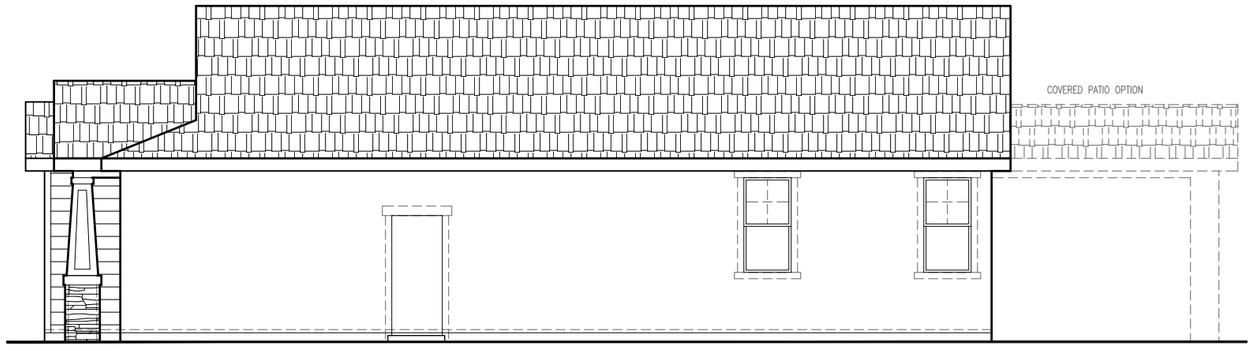


REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

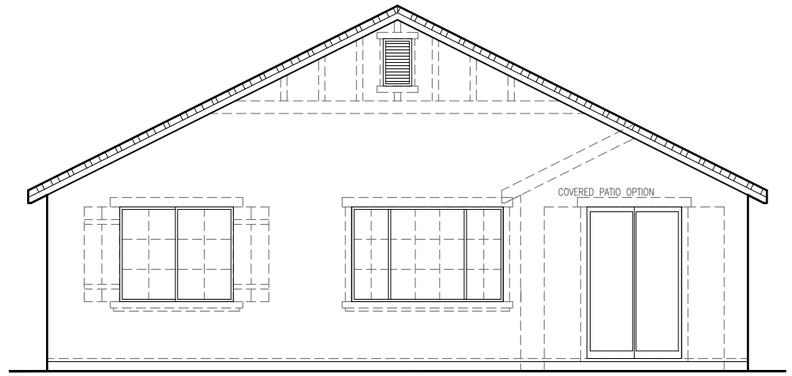


LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

1343 'B' ELEVATIONS
SIERRA VISTA

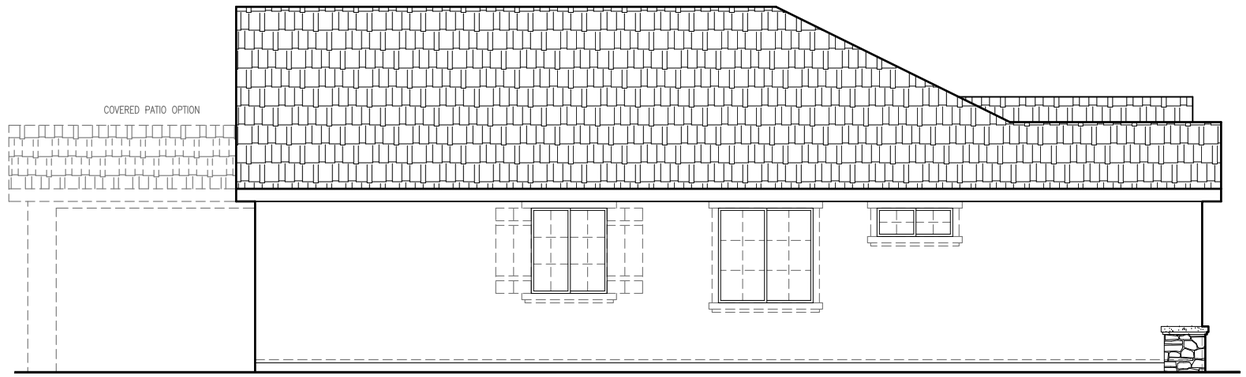
JMC HOMES
John Mourier Construction Inc.
Roseville, California

FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"

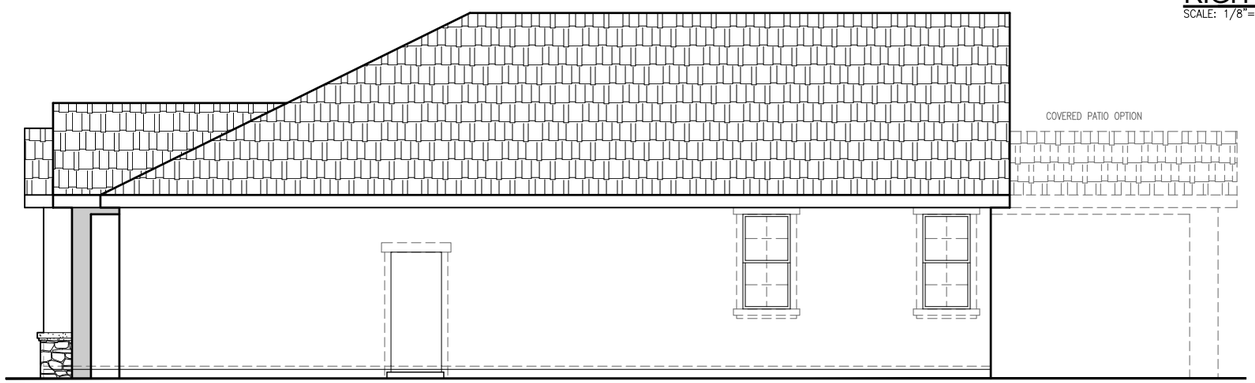


REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

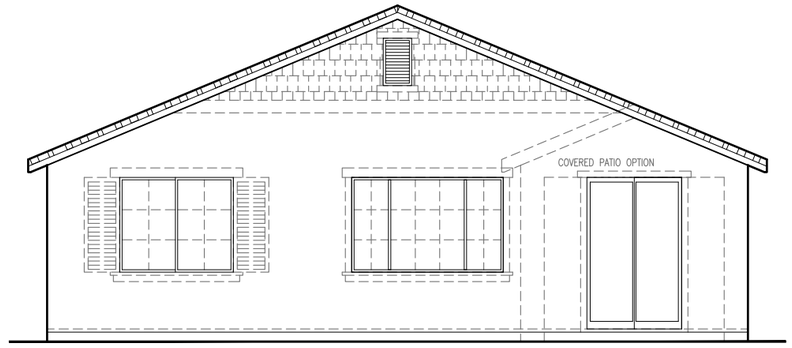


LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

1343 'C' ELEVATIONS
SIERRA VISTA

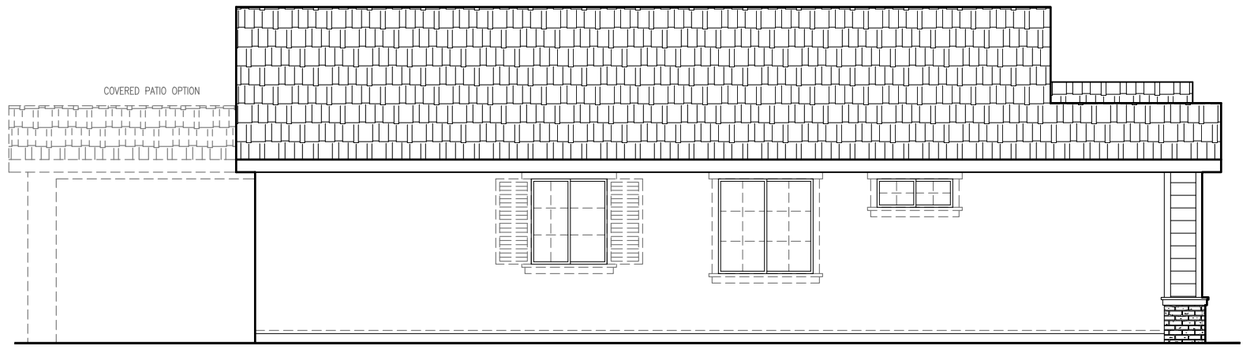
JMC HOMES
John Mourier Construction Inc.
Roseville, California

FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"

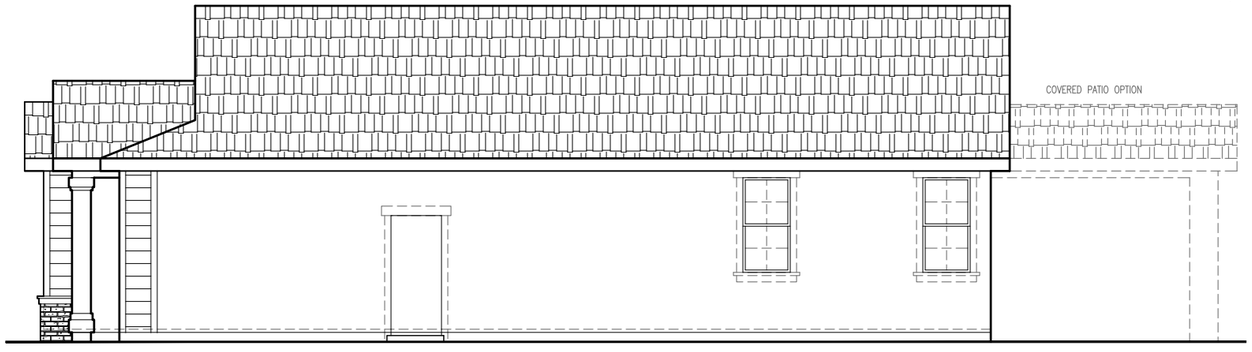


REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



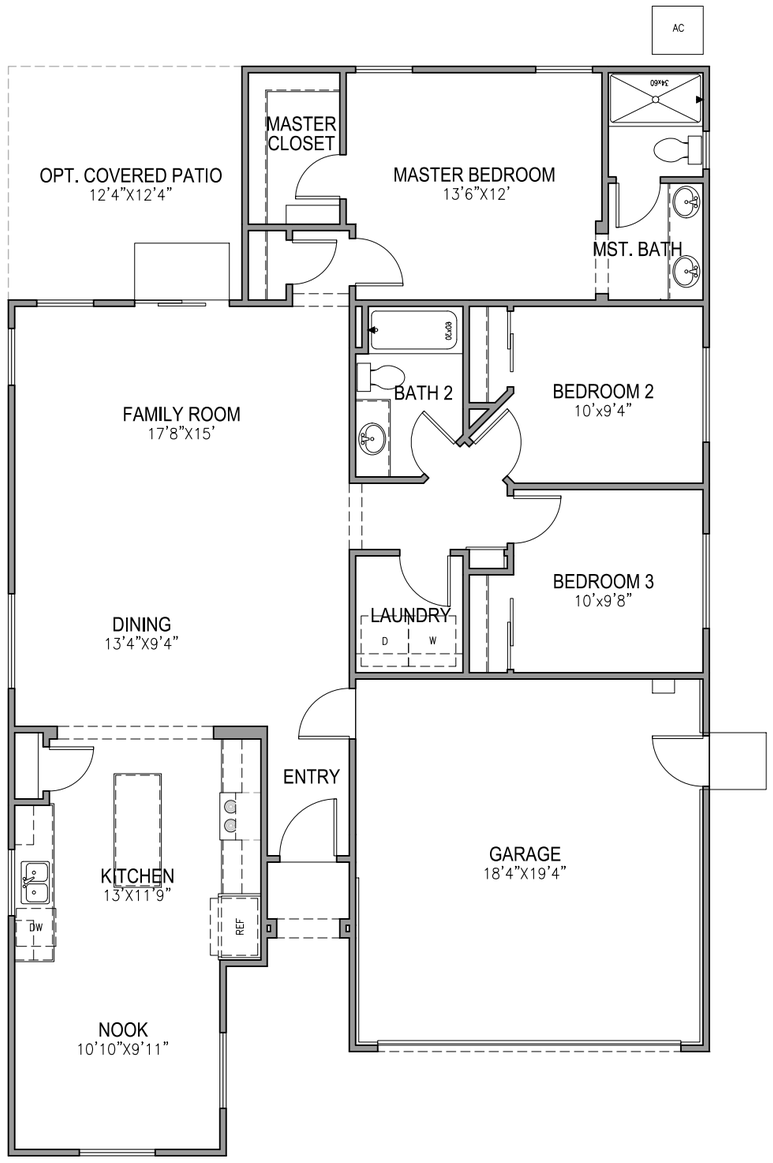
RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

1343 'D' ELEVATIONS
SIERRA VISTA

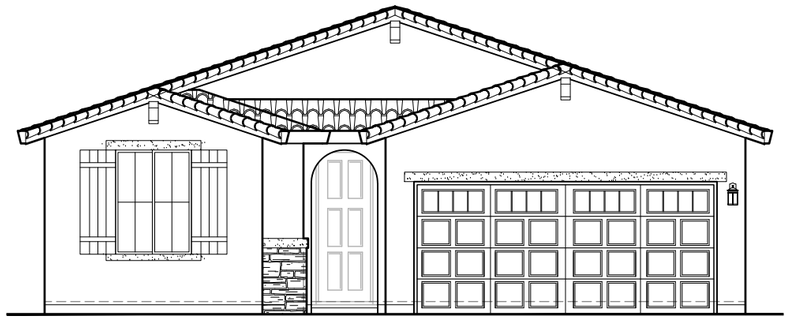
JMC HOMES
John Mourier Construction Inc.
Roseville, California



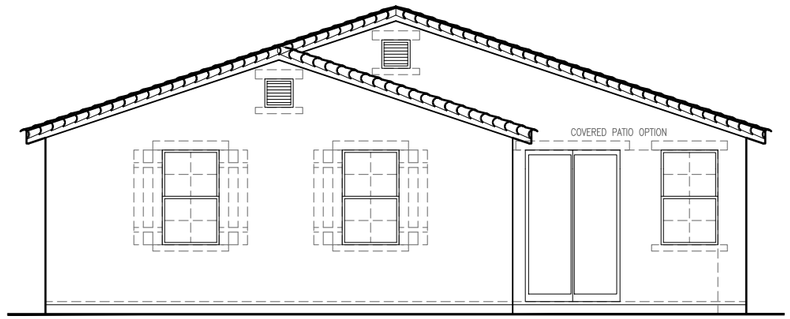
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

1412 FLOOR PLAN
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

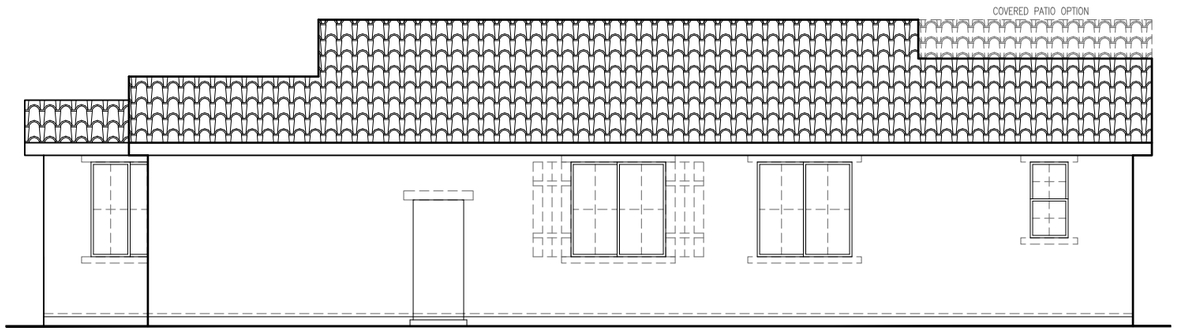


FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"

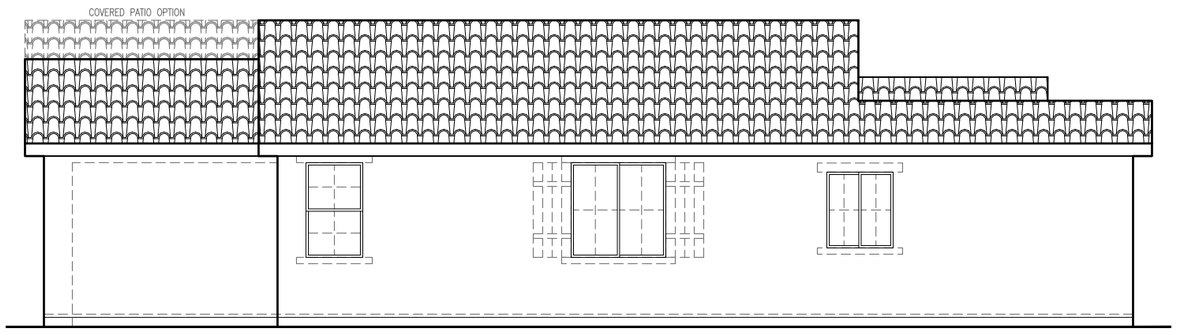


REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



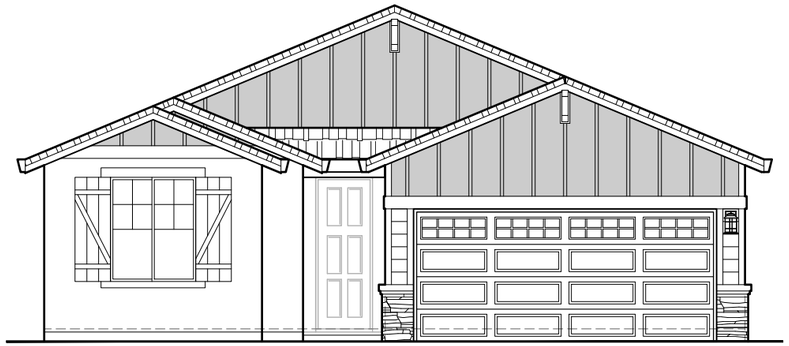
RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"



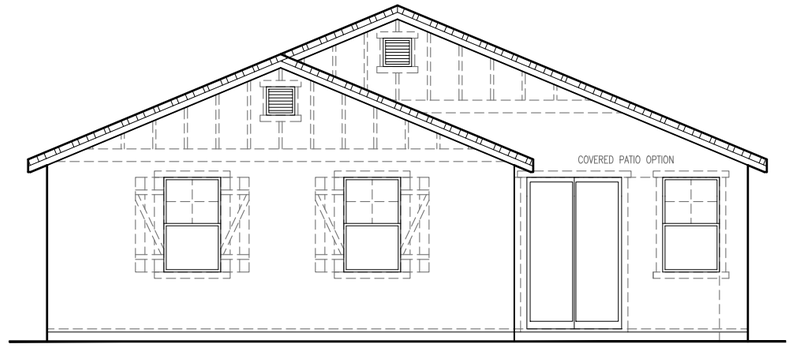
LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"

1412 'A' ELEVATIONS
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

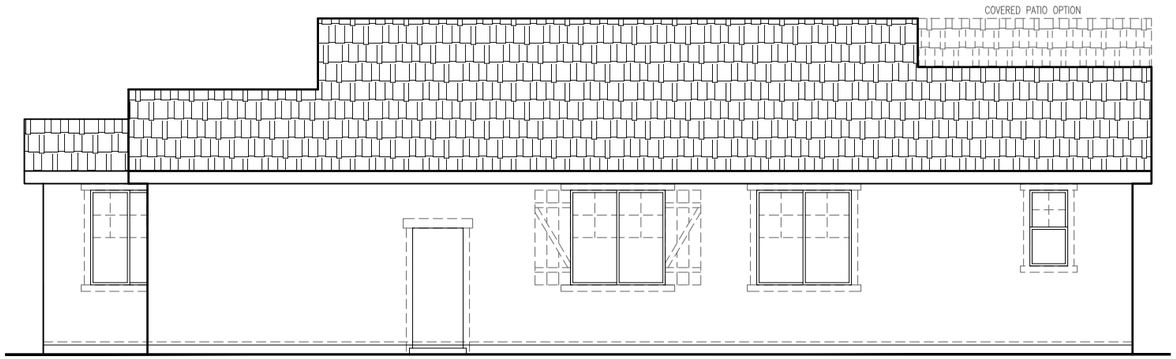


FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"

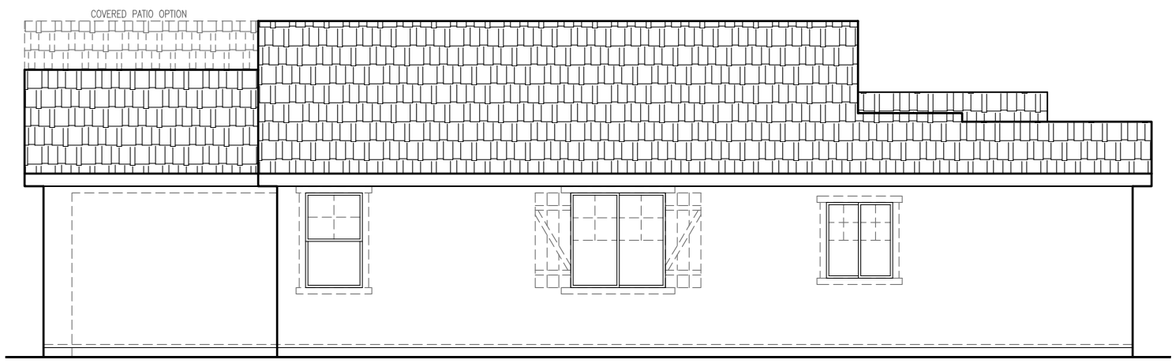


REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

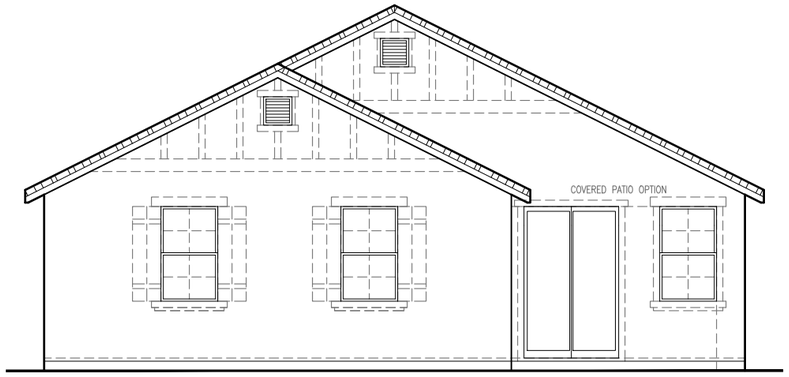


LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

1412 'B' ELEVATIONS
SIERRA VISTA

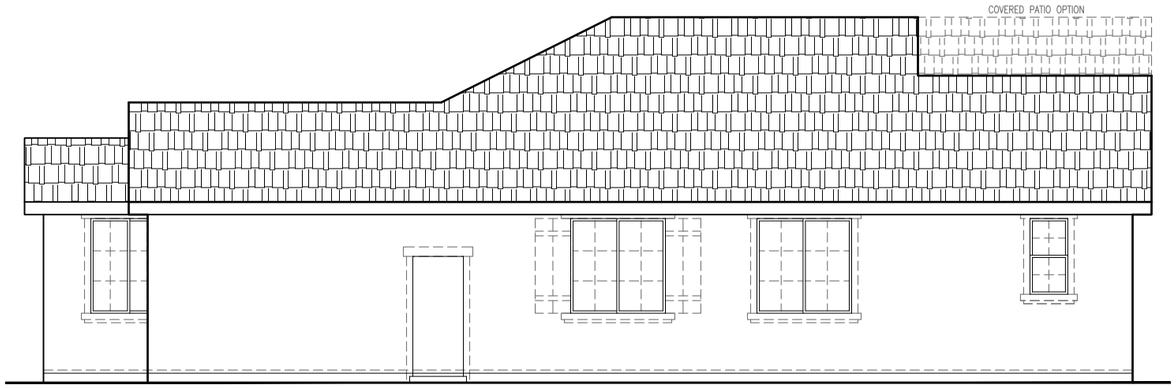
JMC HOMES
John Mourier Construction Inc.
Roseville, California

FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"

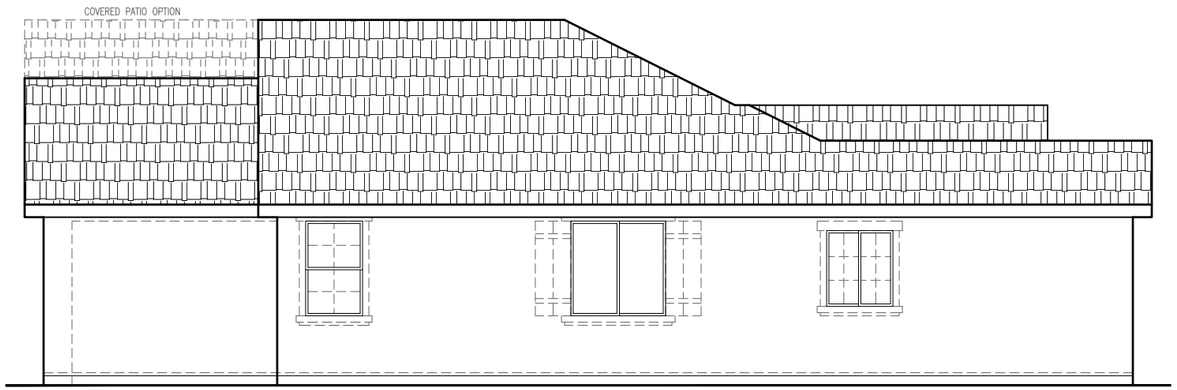


REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

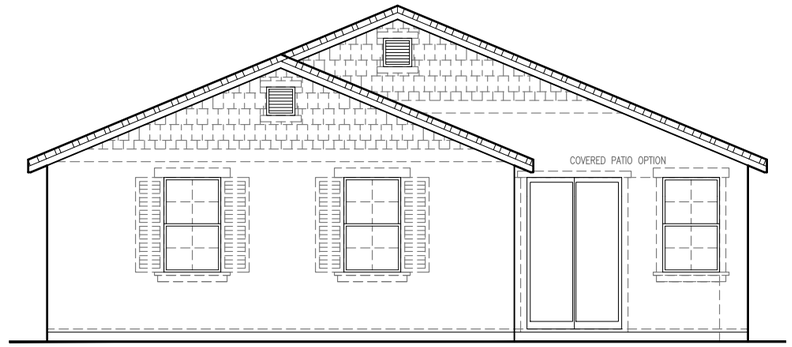


LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

1412 'C' ELEVATIONS
SIERRA VISTA

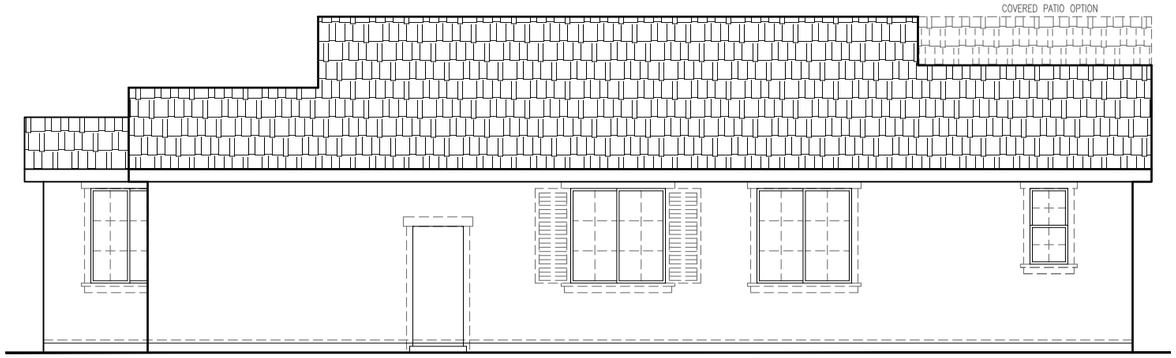
JMC HOMES
John Mourier Construction Inc.
Roseville, California

FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"

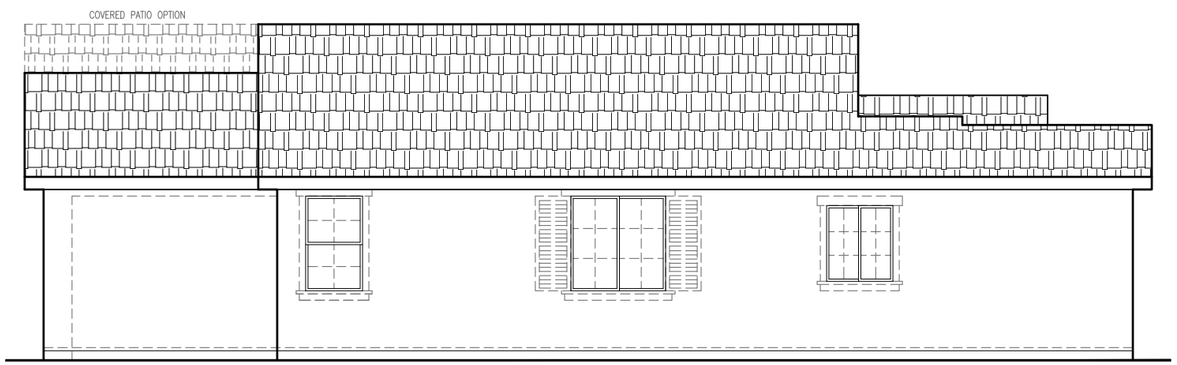


REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

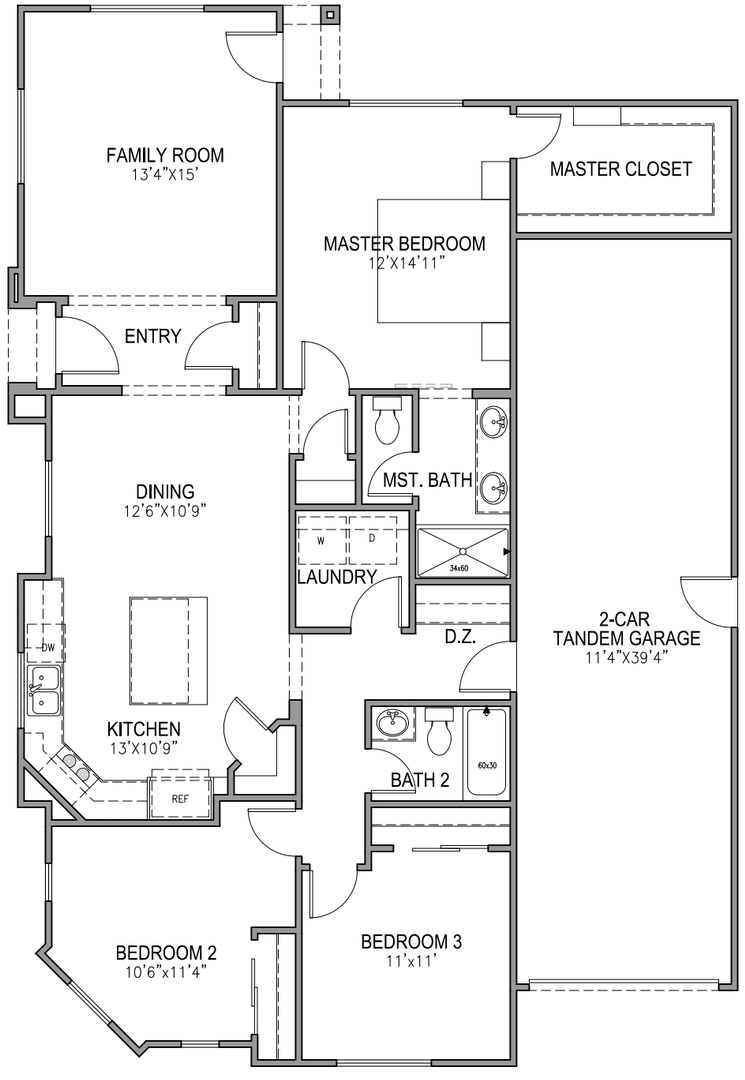


LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

1412 'D' ELEVATIONS
SIERRA VISTA

JMC HOMES

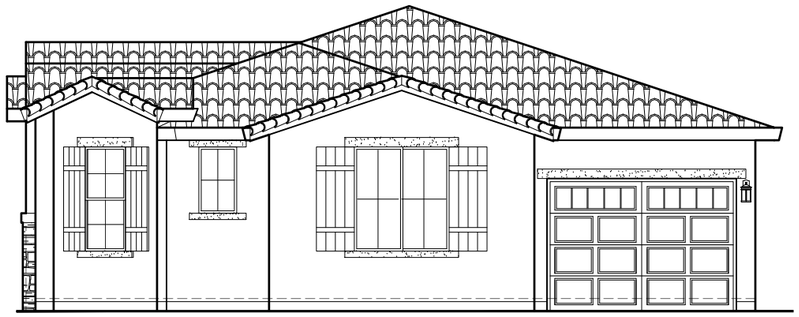
John Mourier Construction Inc.
Roseville, California



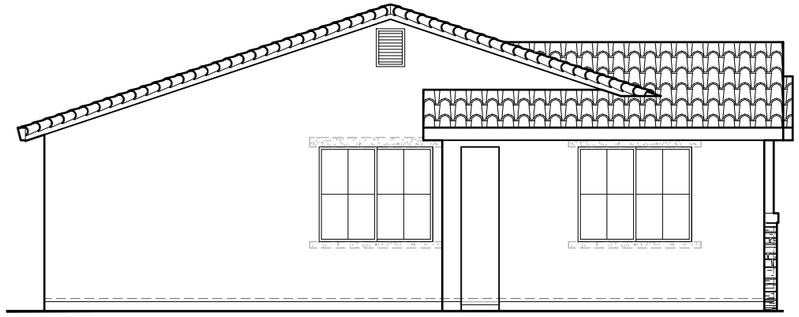
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

1435 FLOOR PLAN
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

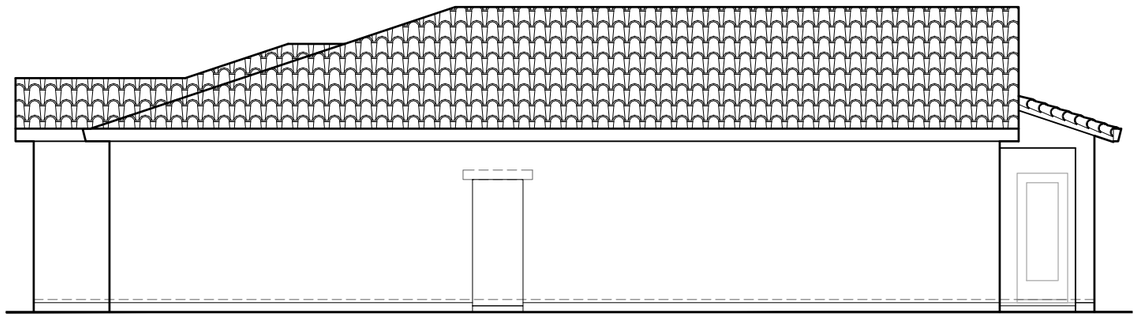


FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"

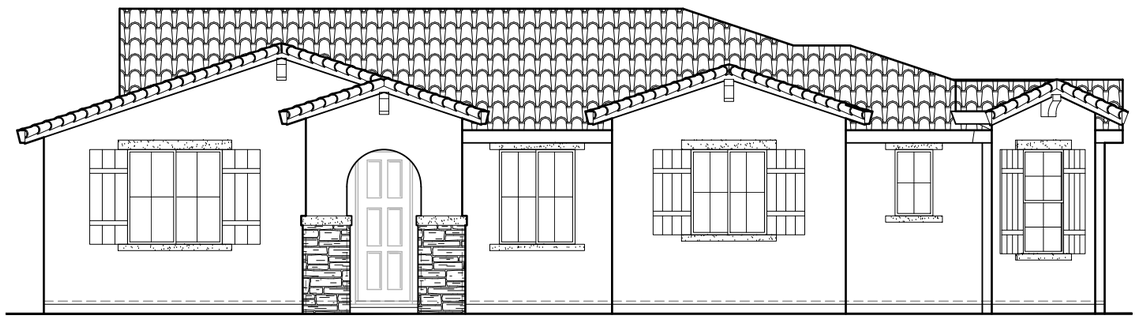


REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

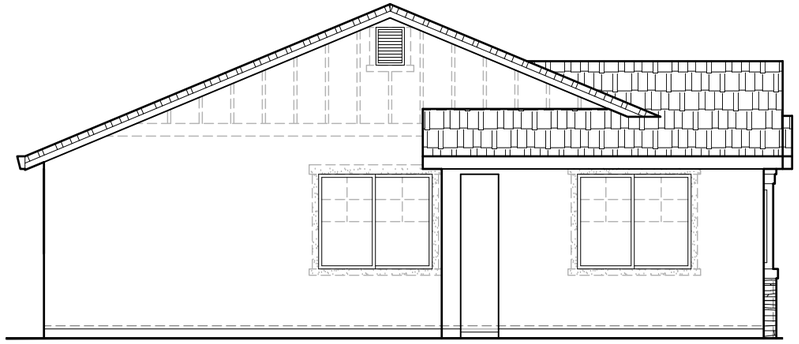


LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"

1435 'A' ELEVATIONS
SIERRA VISTA

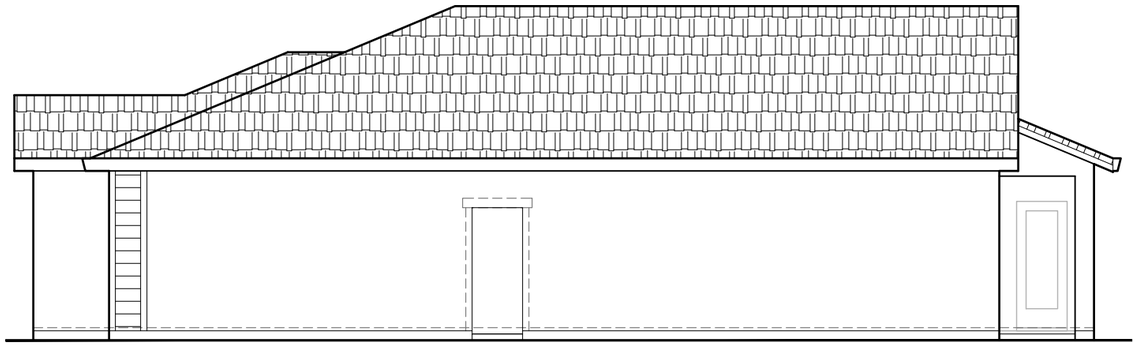
JMC HOMES
John Mourier Construction Inc.
Roseville, California

FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

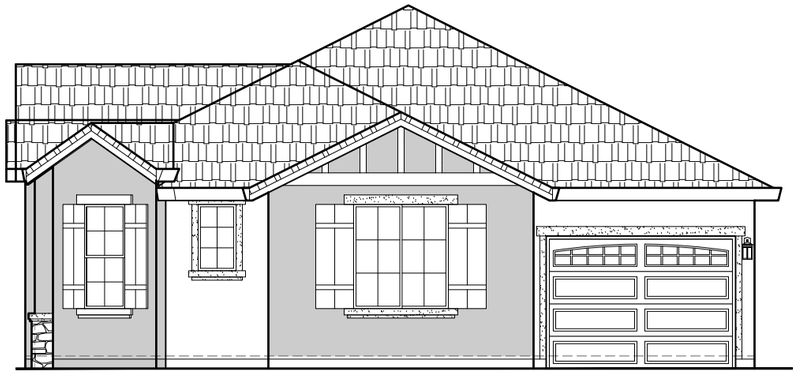


RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

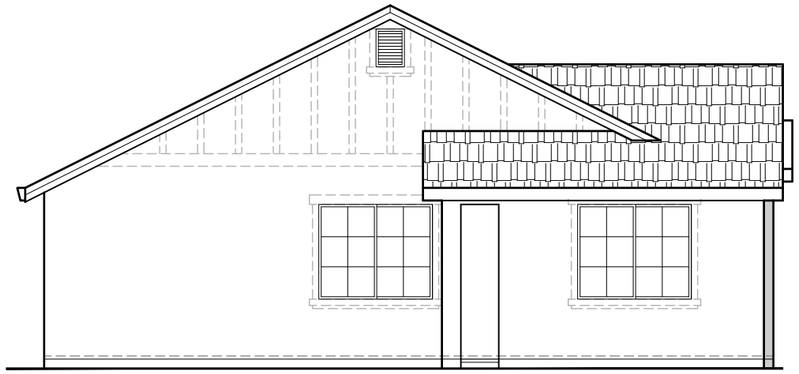
LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

1435 'B' ELEVATIONS
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

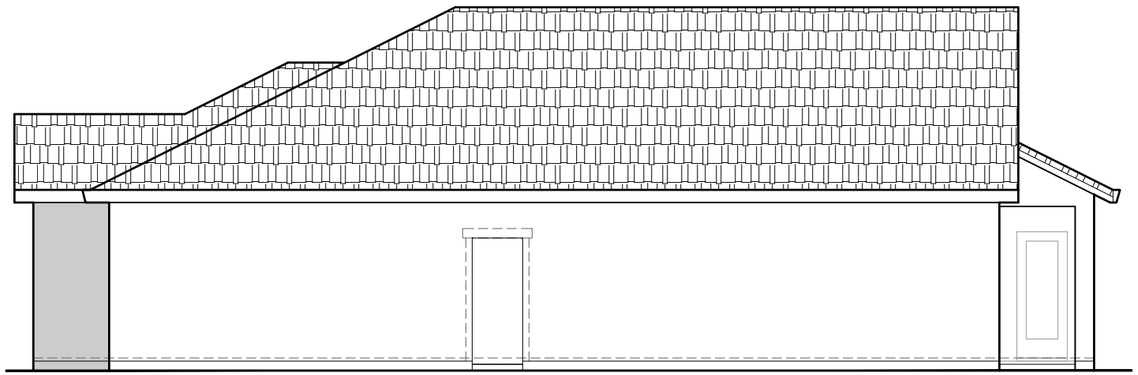


FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



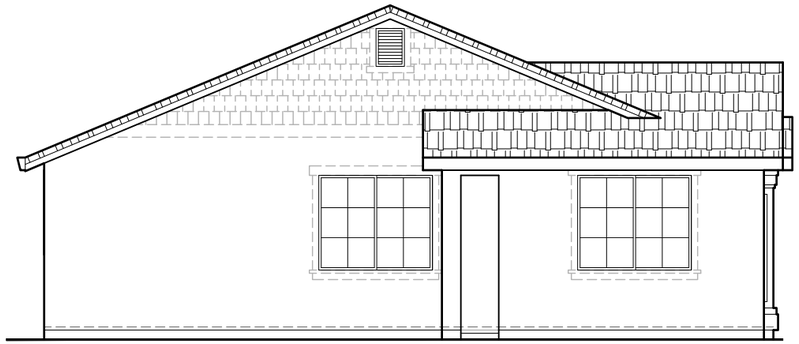
RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

1435 'C' ELEVATIONS
SIERRA VISTA

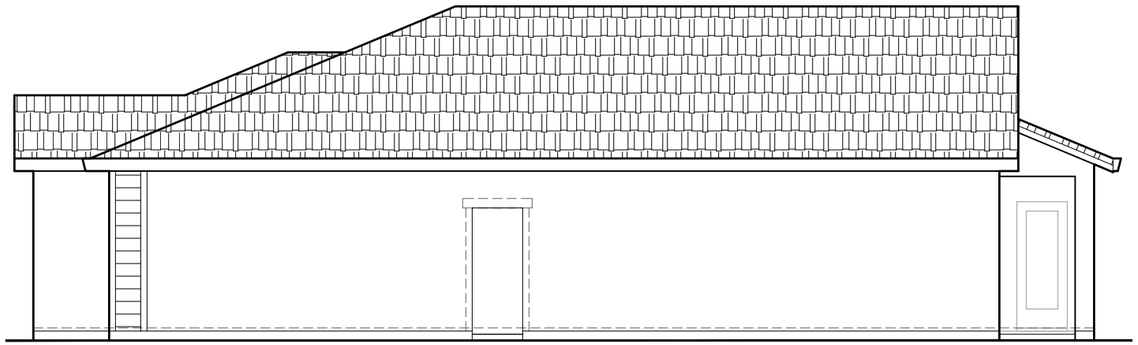
JMC HOMES
John Mourier Construction Inc.
Roseville, California

FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

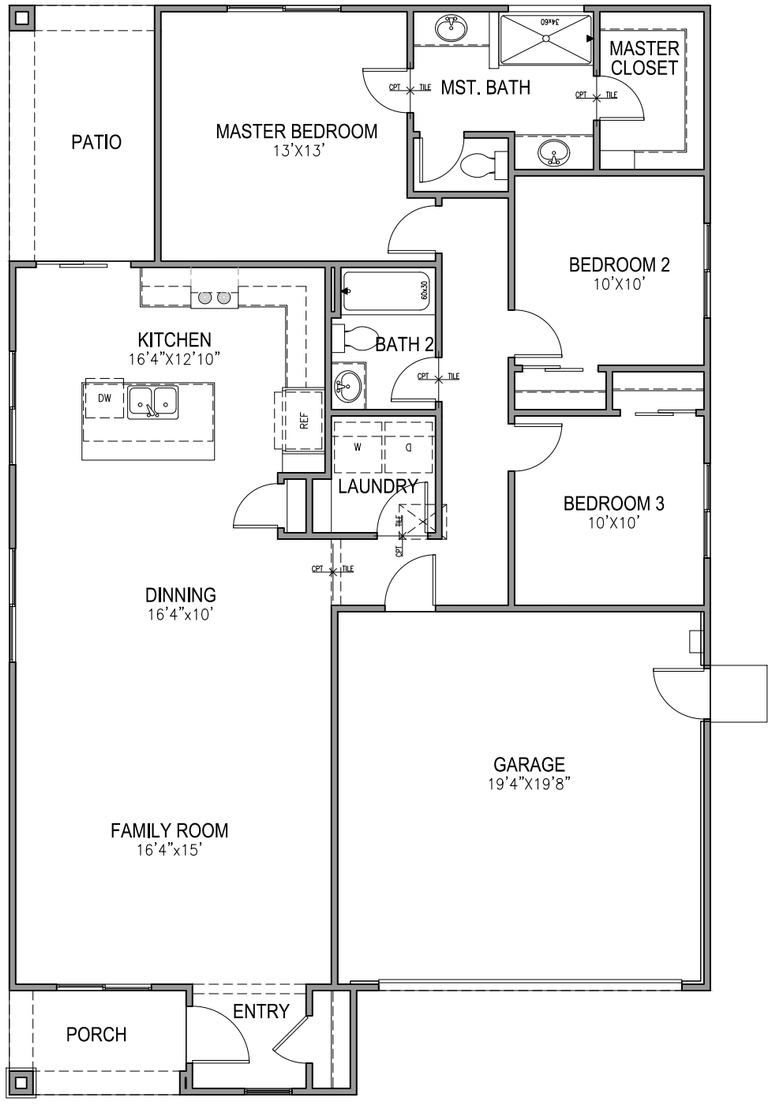


RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

1435 'D' ELEVATIONS
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

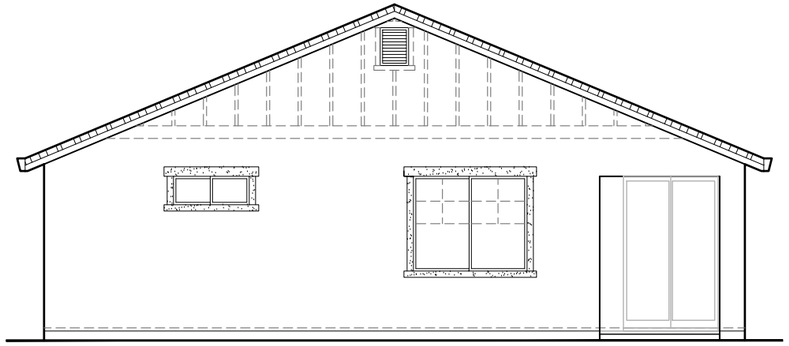


FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

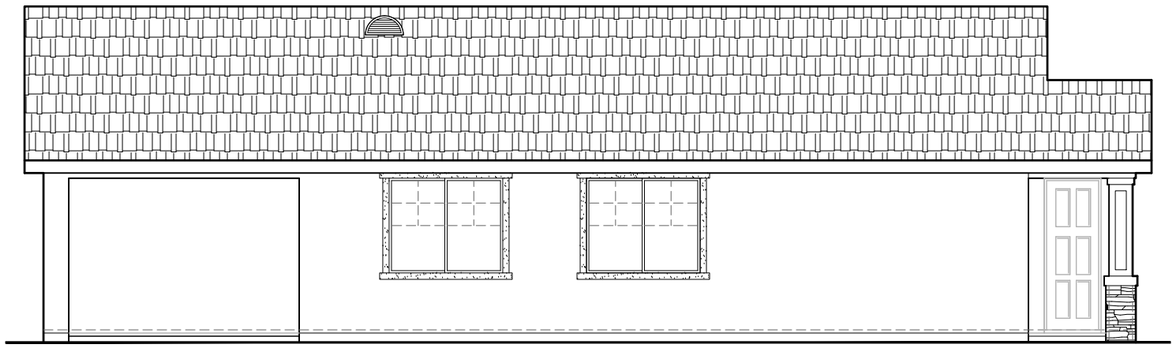
1477 FLOOR PLAN
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

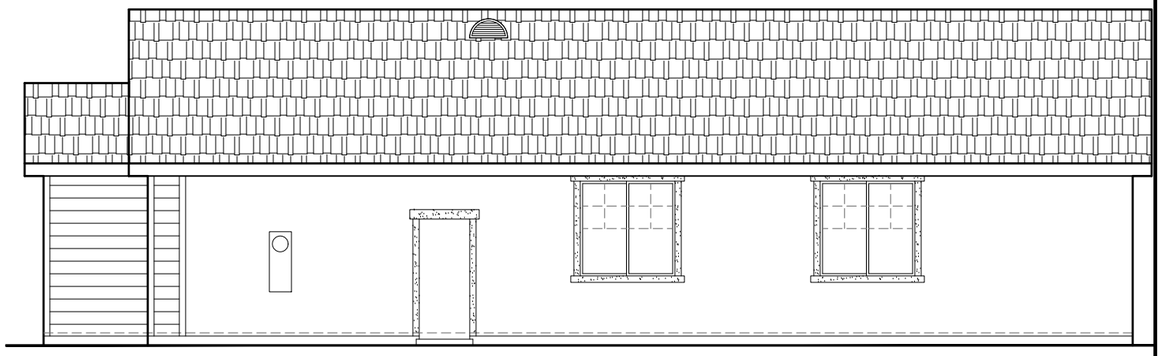
FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



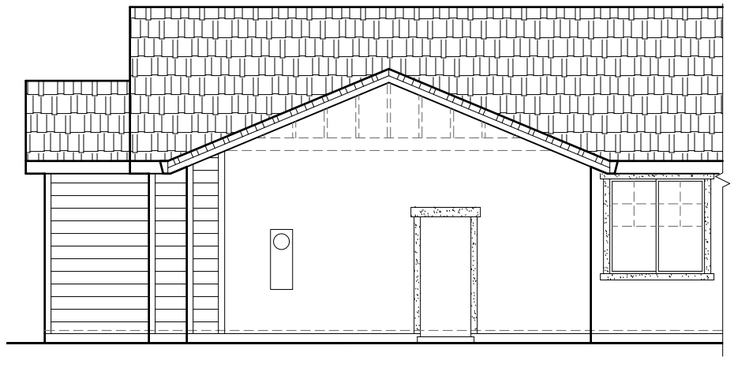
REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"



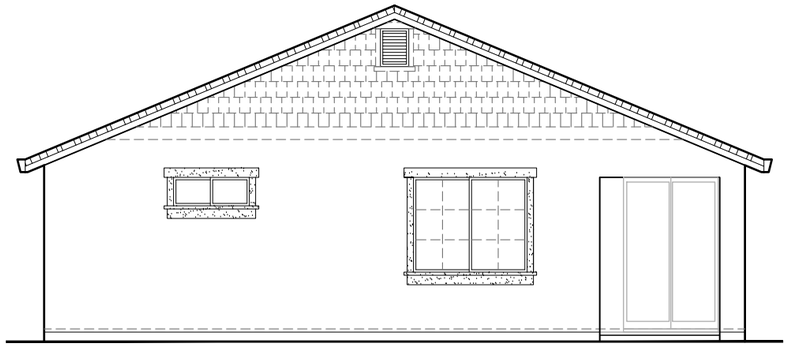
GARAGE OPT
SCALE: 1/8"=1'-0"

1477 'B' ELEVATIONS
SIERRA VISTA

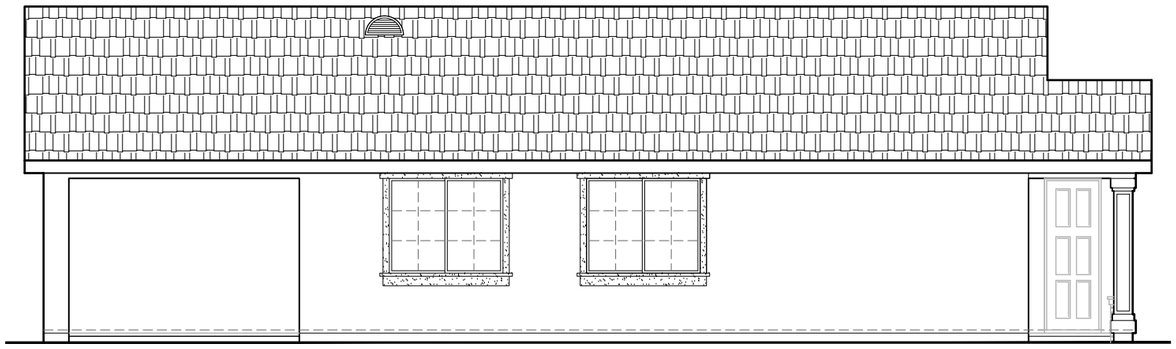
JMC HOMES
John Mourier Construction Inc.
Roseville, California

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

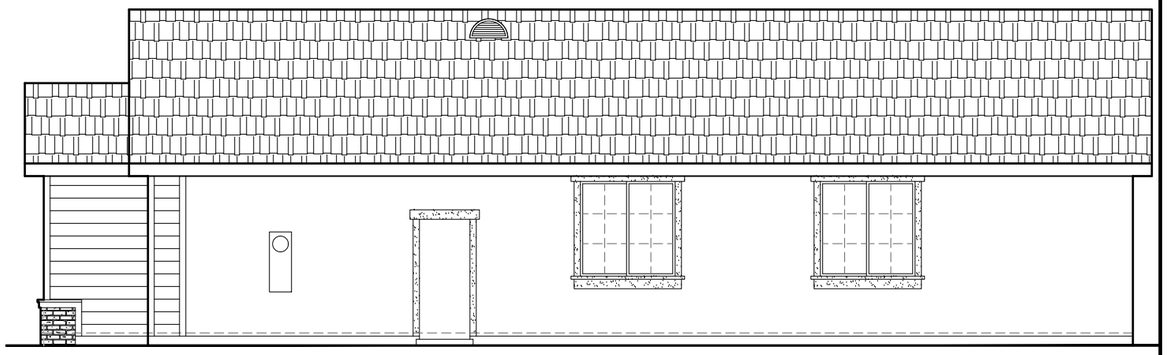
FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



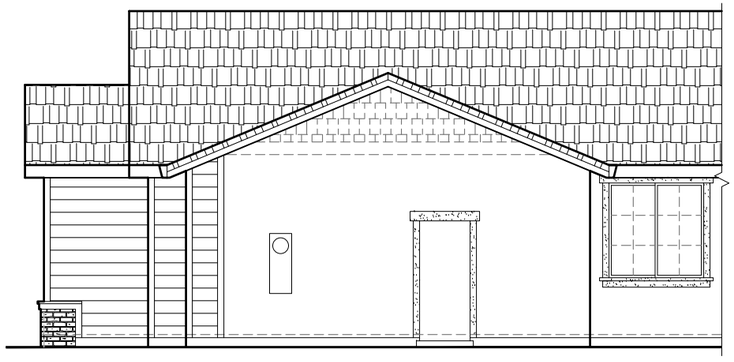
REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



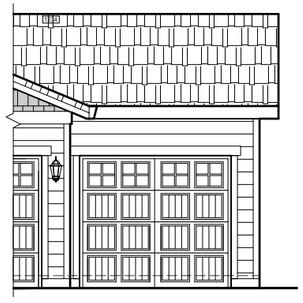
LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"



GARAGE OPT
SCALE: 1/8"=1'-0"

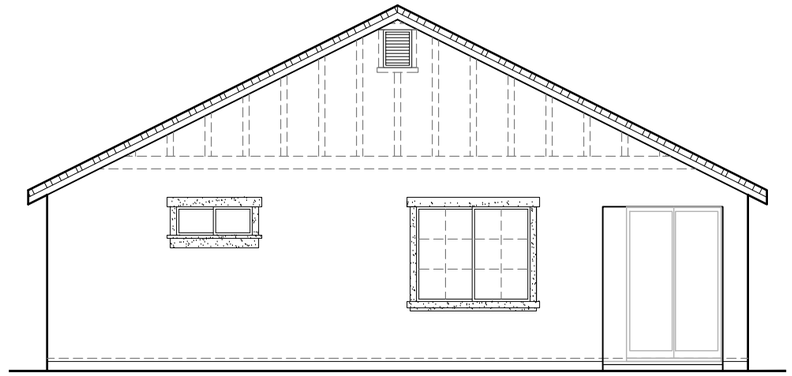


1477 'C' ELEVATIONS
SIERRA VISTA

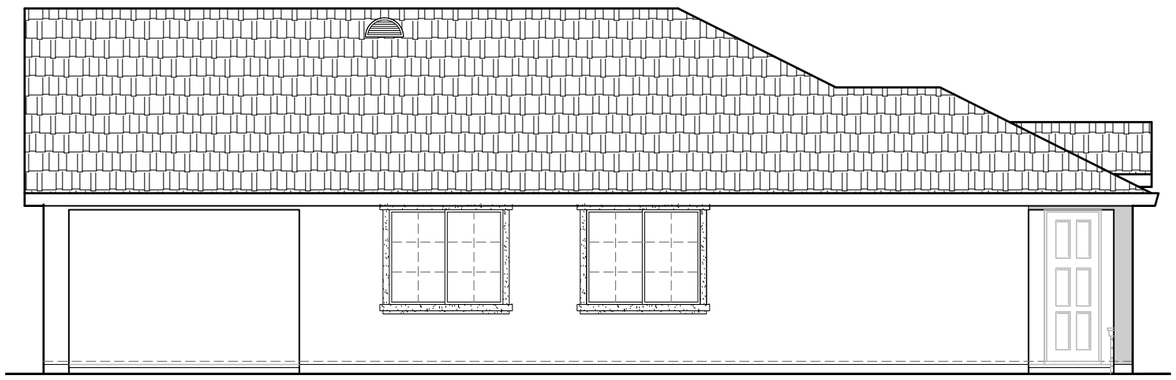
JMC HOMES
John Mourier Construction Inc.
Roseville, California

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

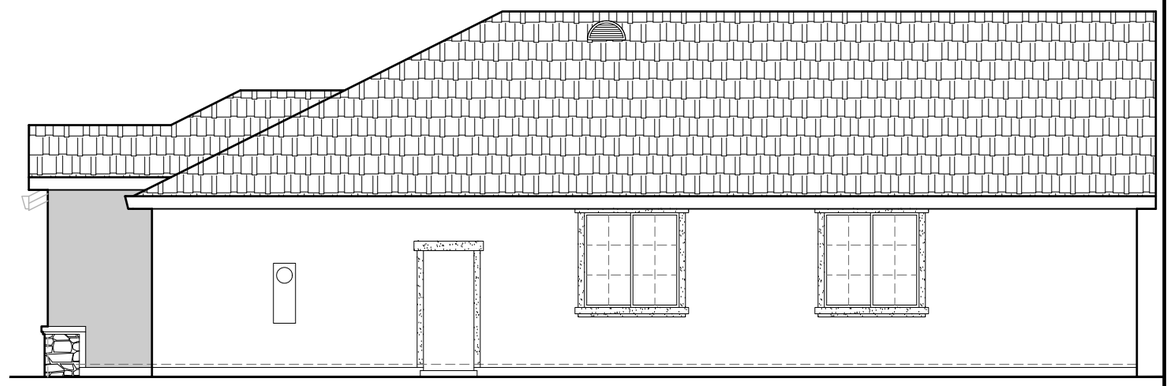
FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"



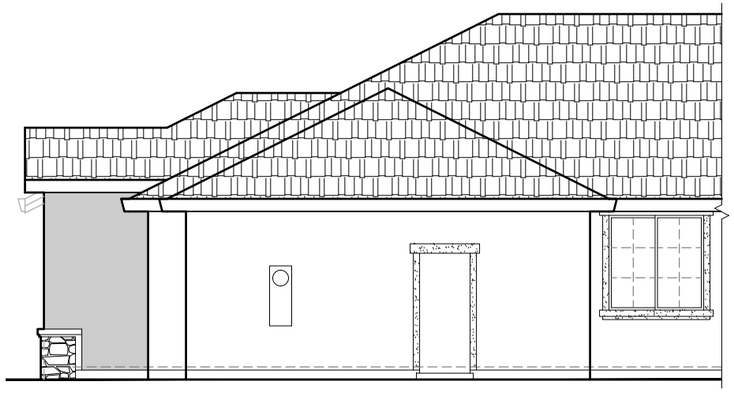
REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"



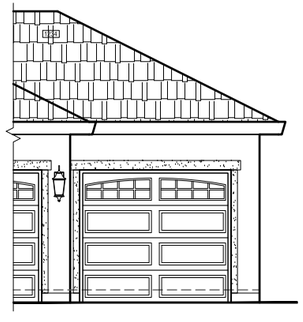
LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

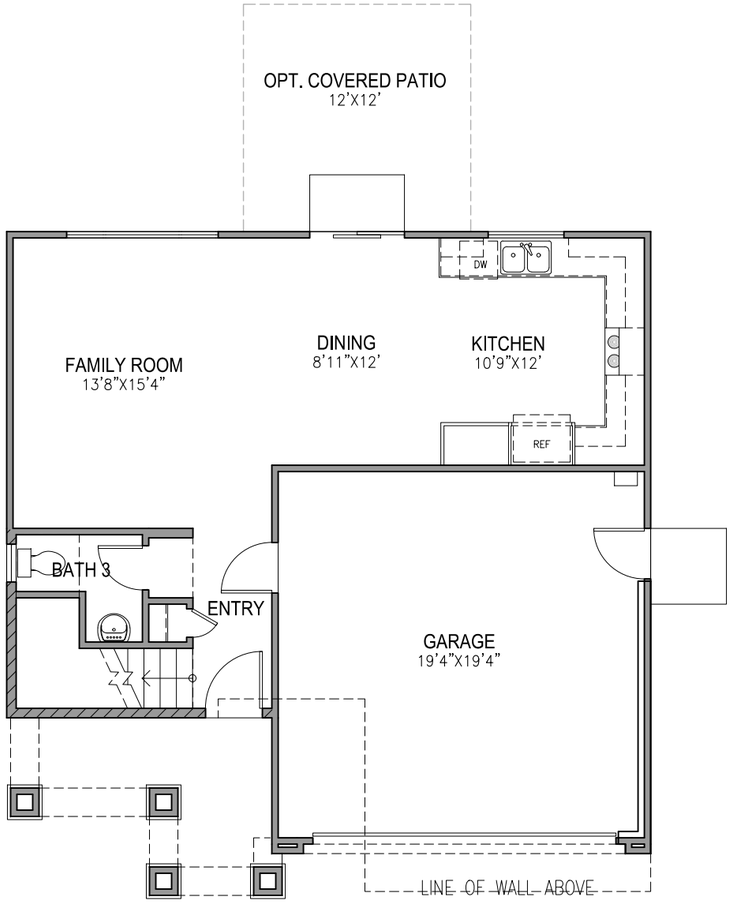


GARAGE OPT
SCALE: 1/8"=1'-0"

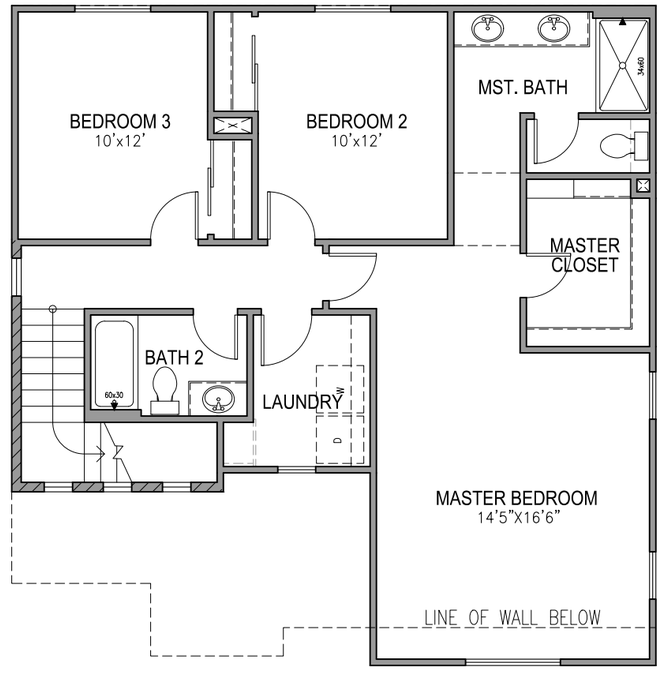


1477 'D' ELEVATIONS
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

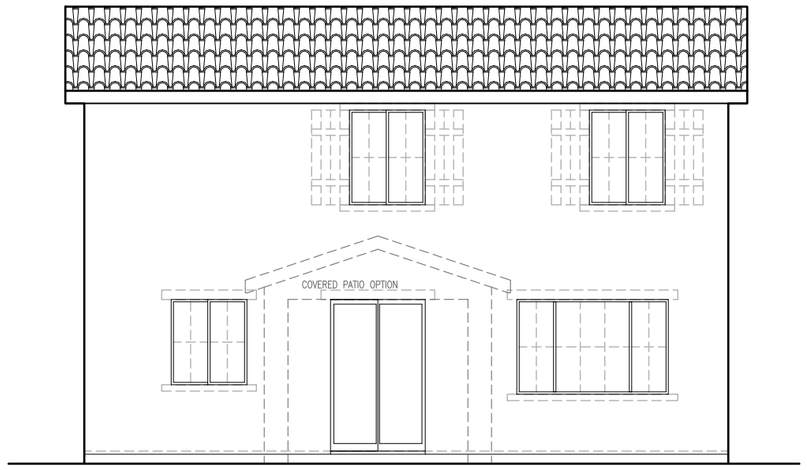


SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

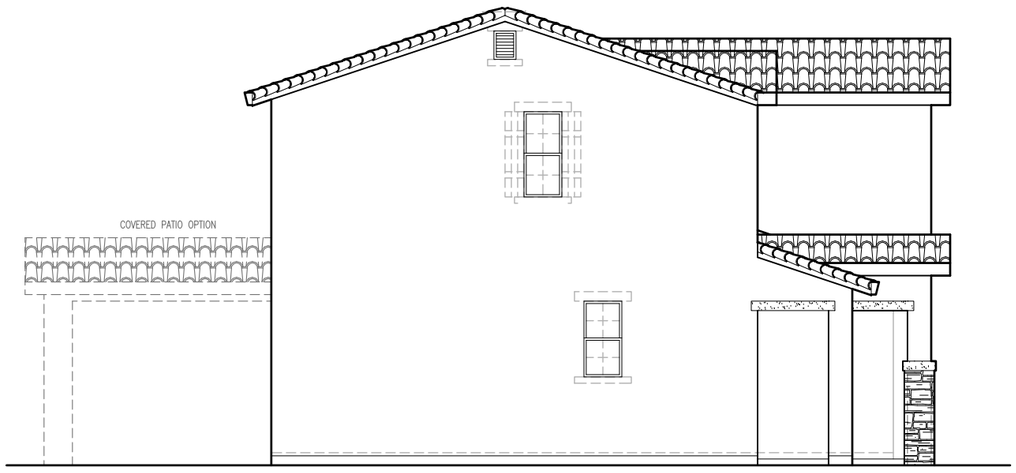
1570 FLOOR PLAN
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

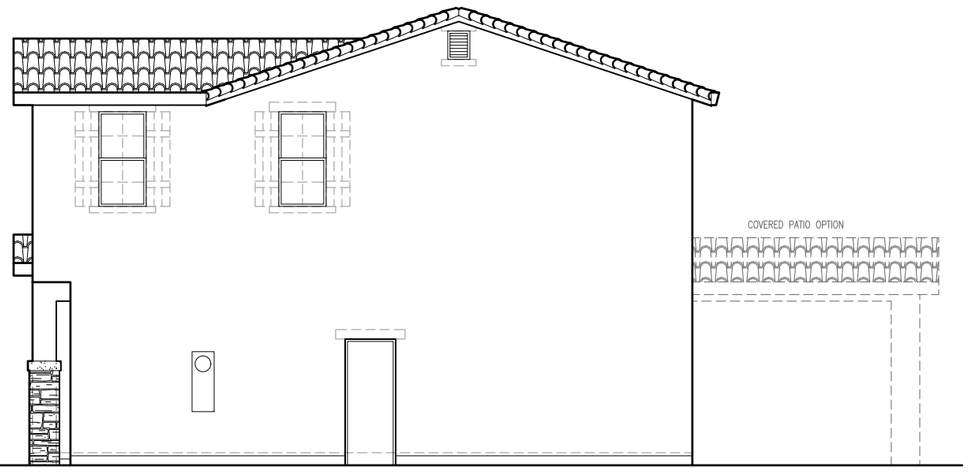
FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"



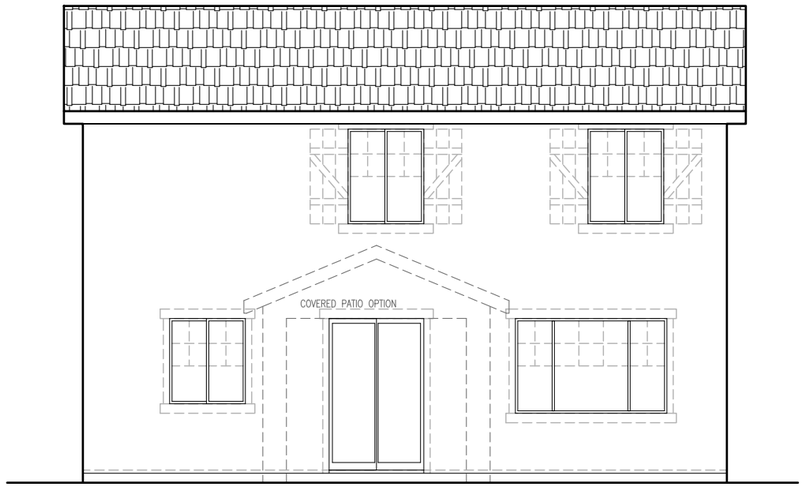
RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

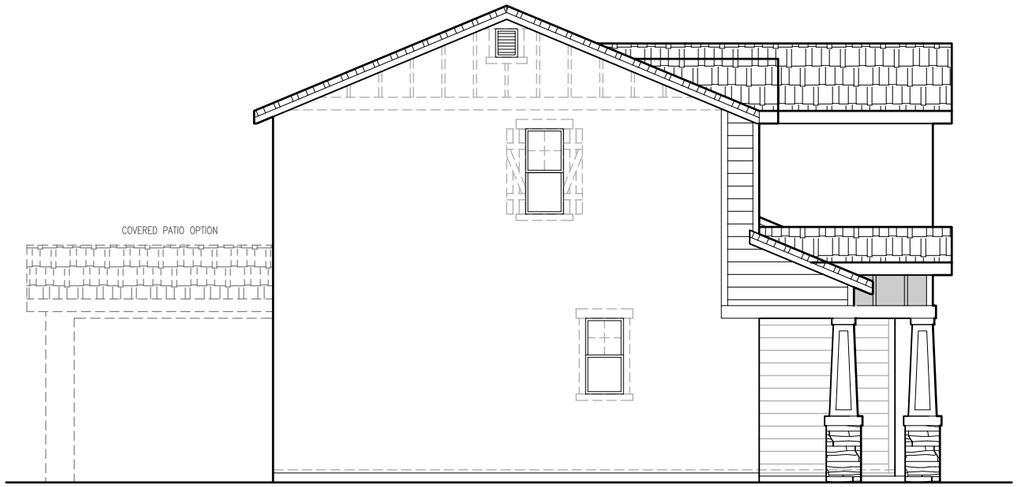
1570 'A' ELEVATIONS
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

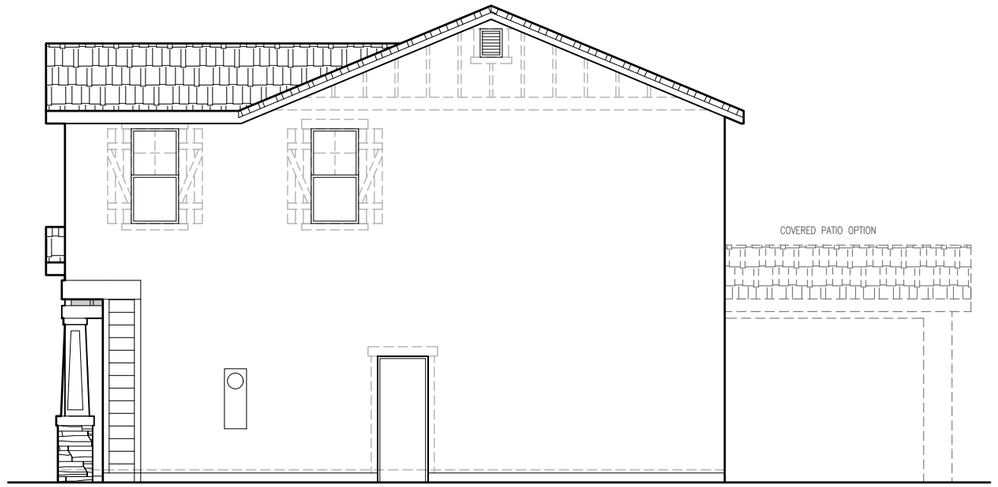
FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"



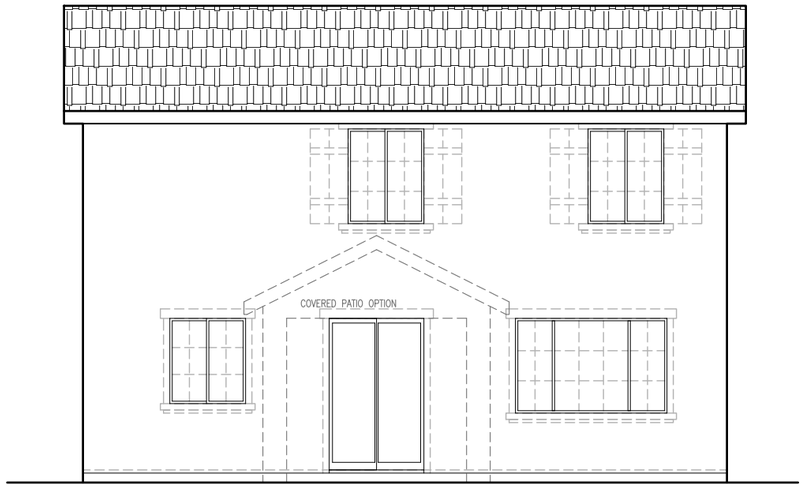
RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

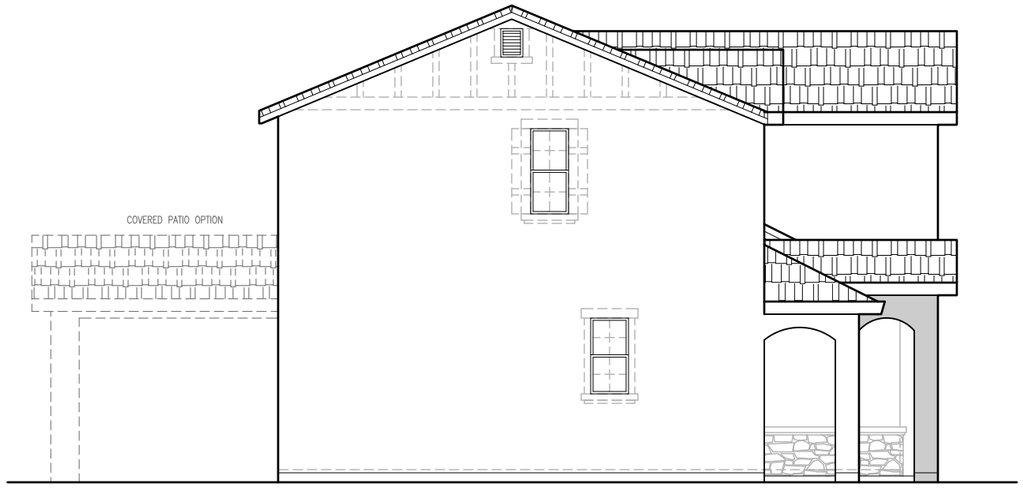
1570 'B' ELEVATIONS
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

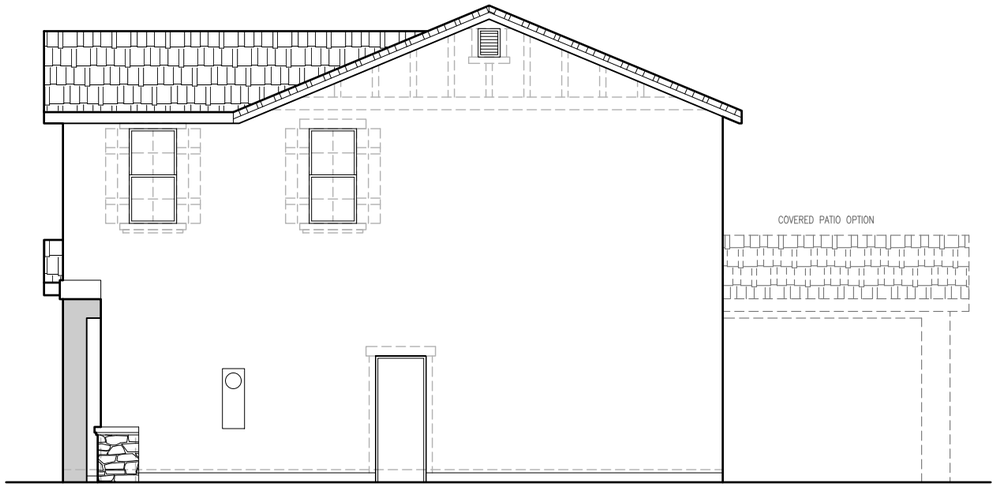
FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



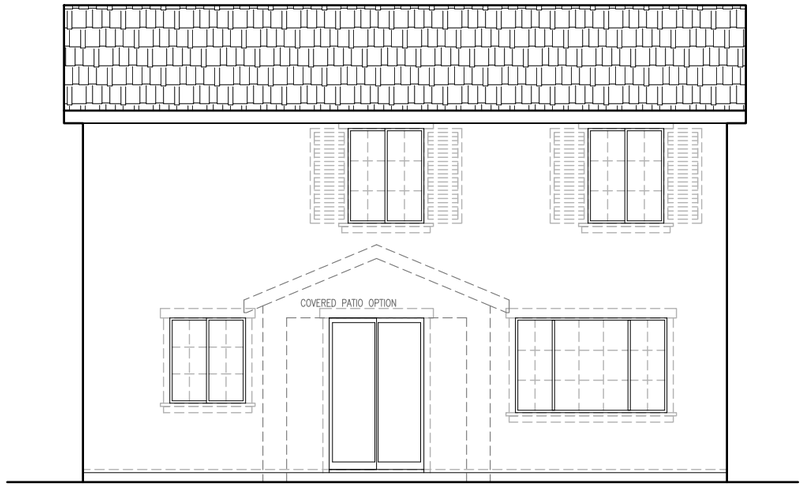
RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

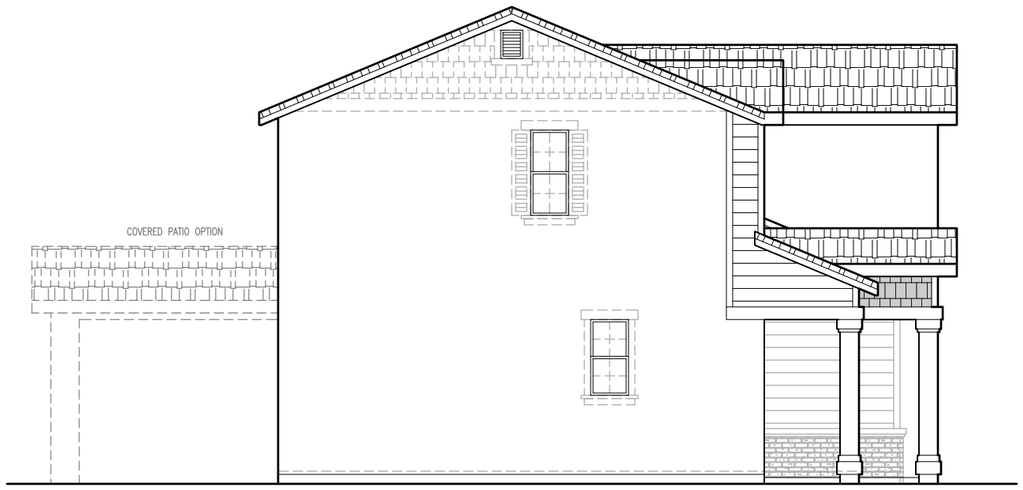
1570 'C' ELEVATIONS
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

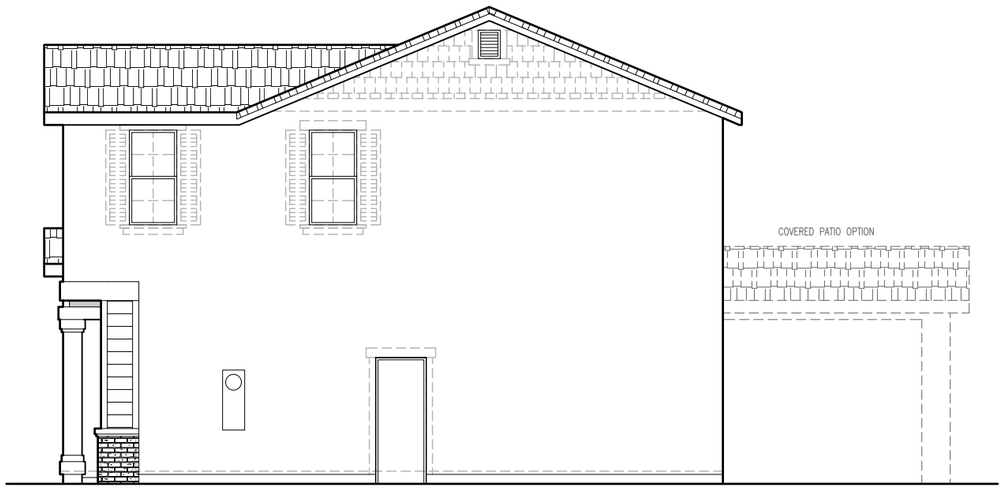
FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

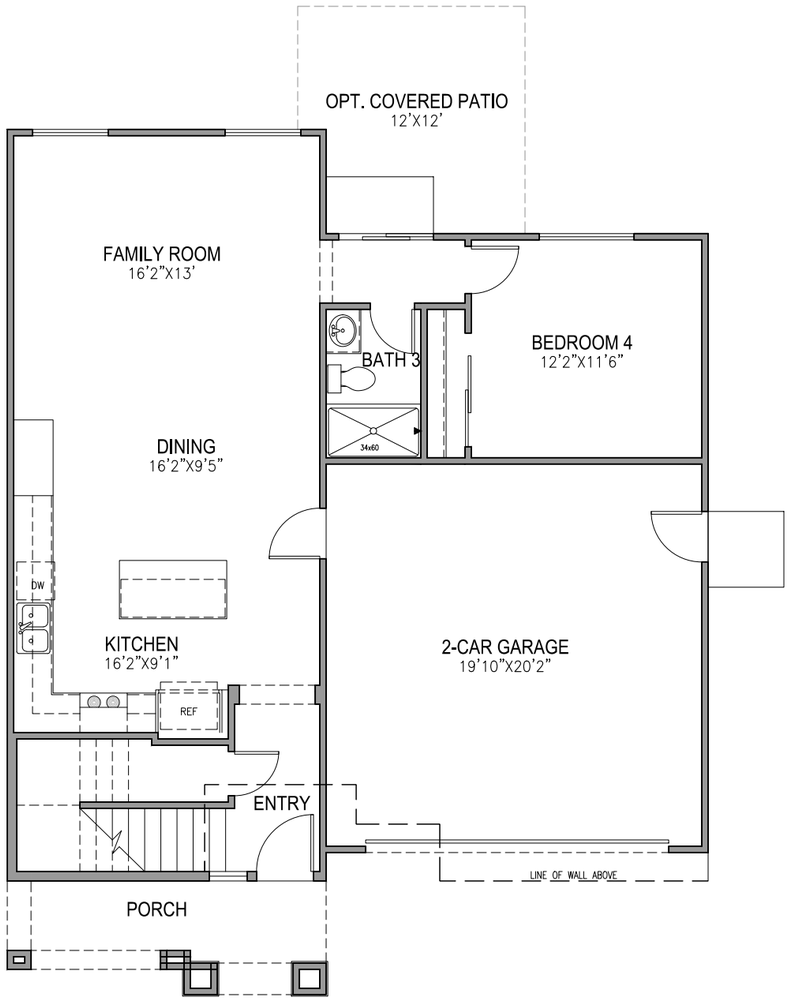


RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

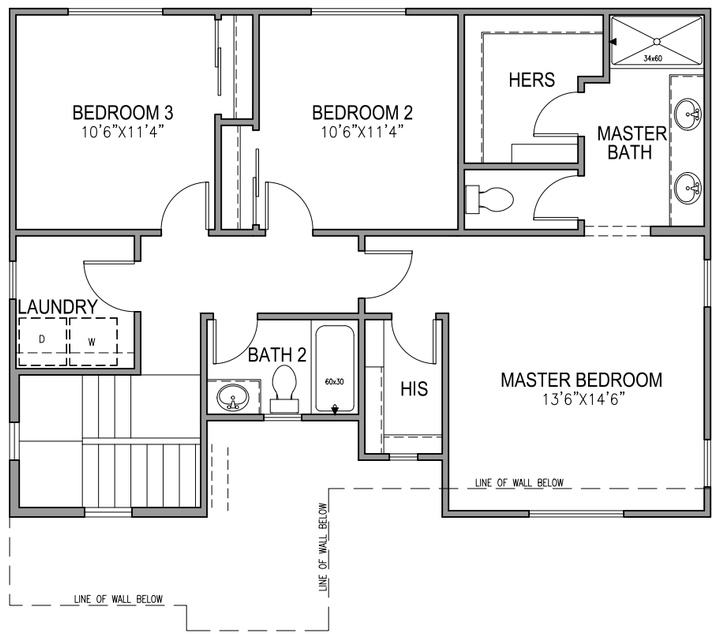
SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

1570 'D' ELEVATIONS
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

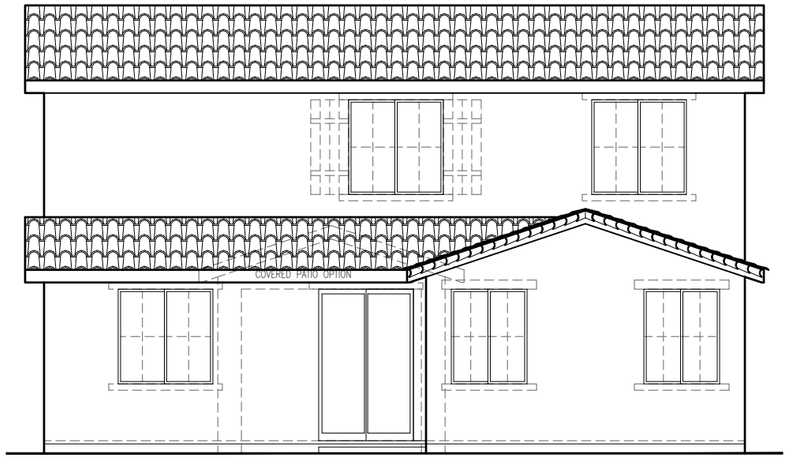


SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

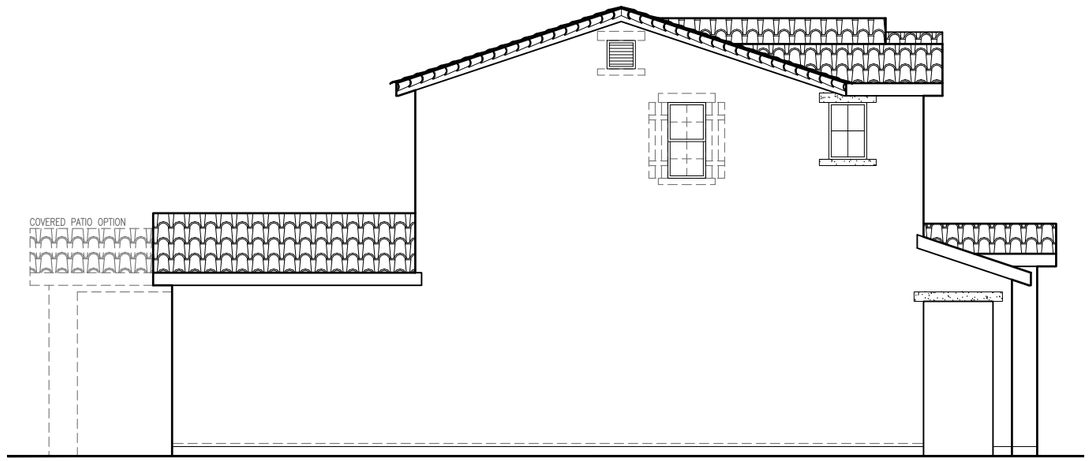
1790 FLOOR PLAN
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

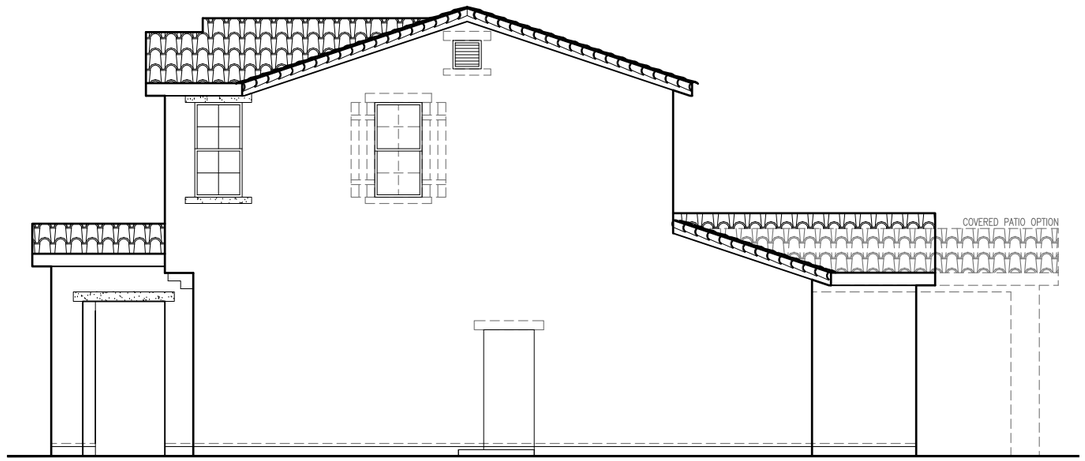
FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"



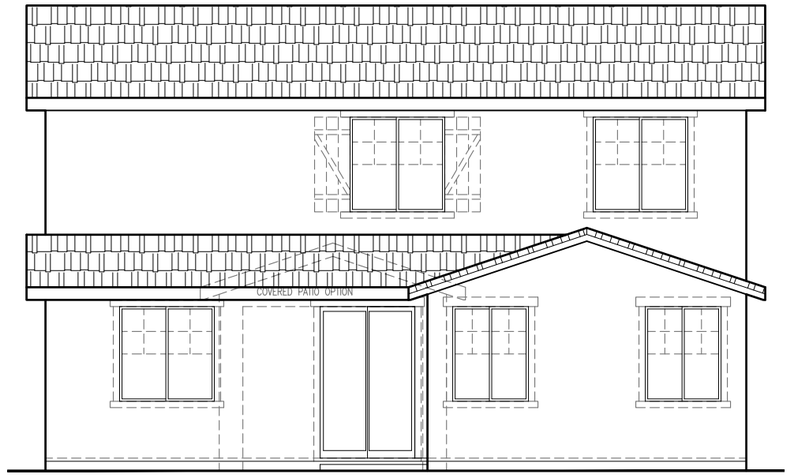
RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

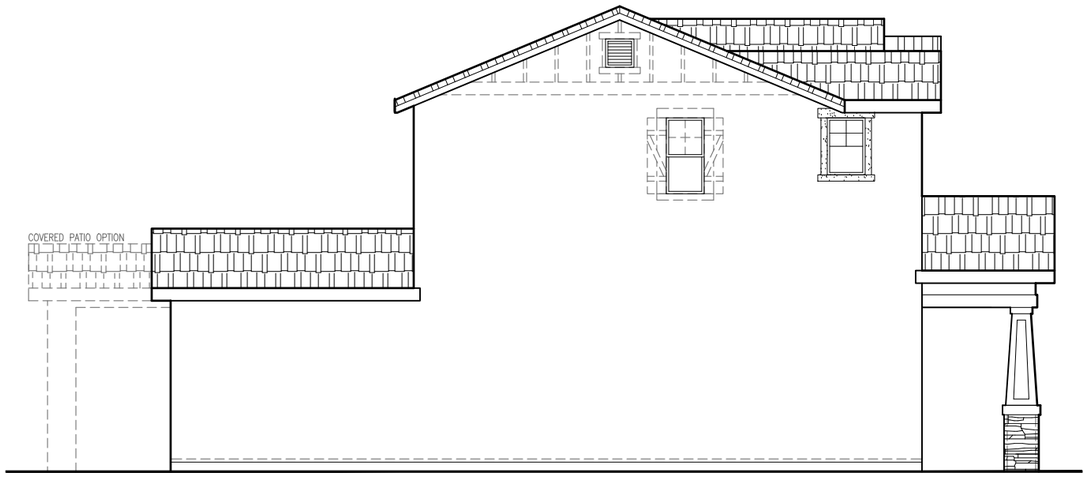
1790 'A' ELEVATIONS
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

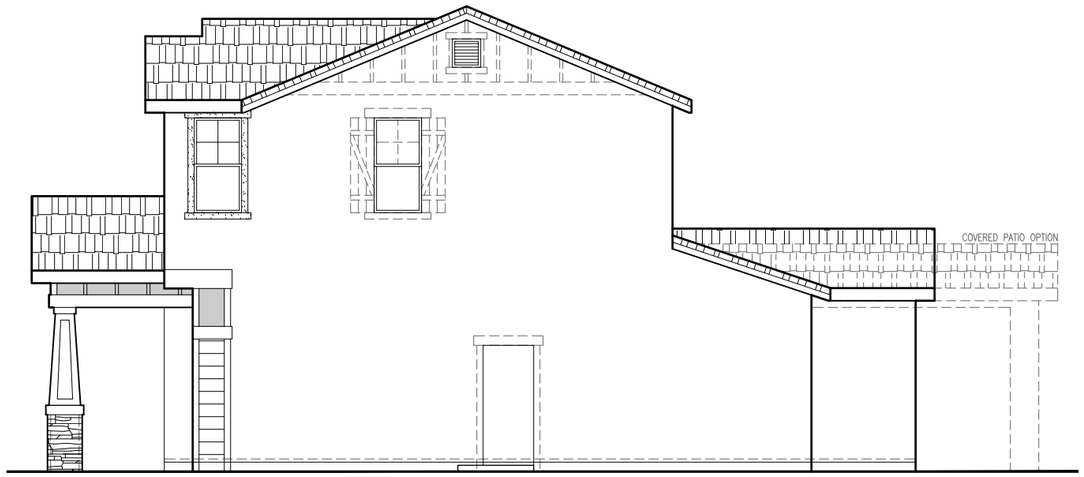
FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"



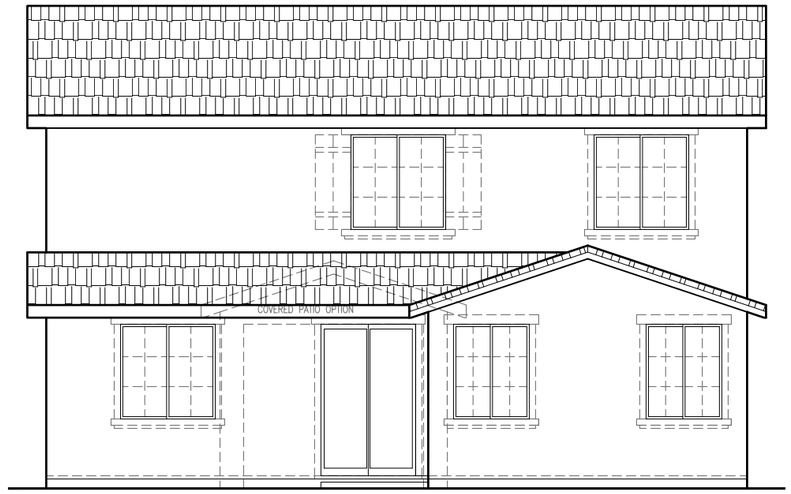
RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

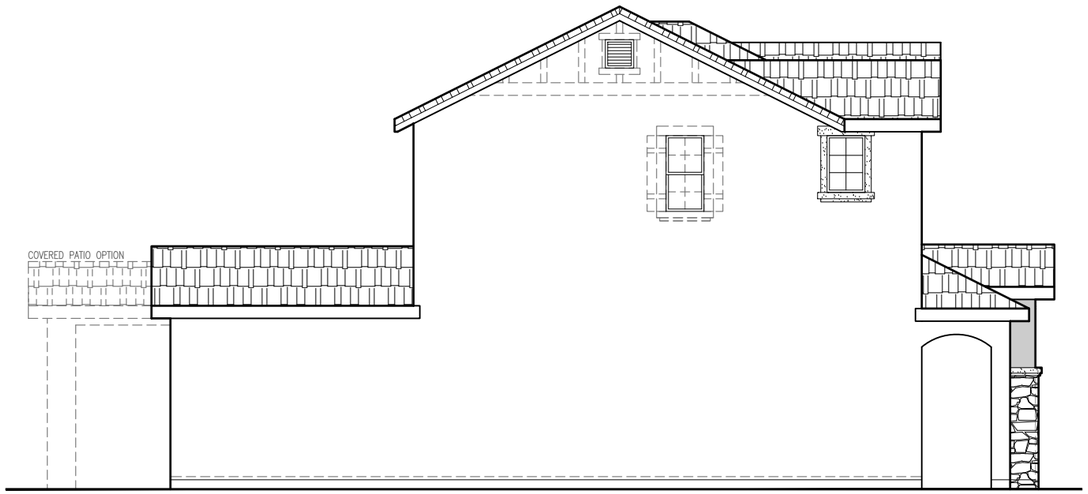
1790 'B' ELEVATIONS
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

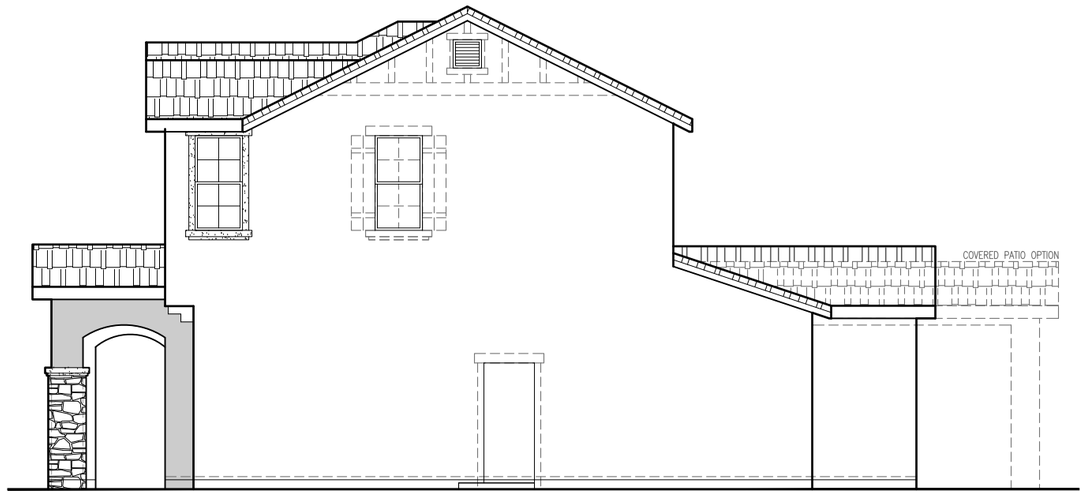
FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



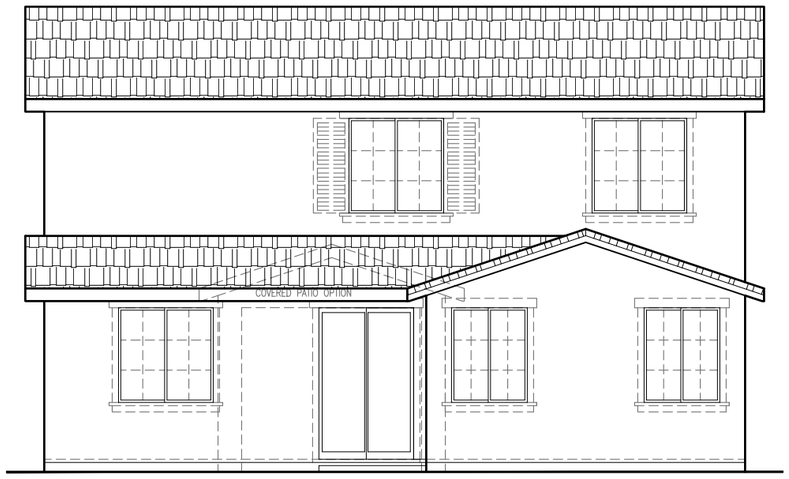
RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

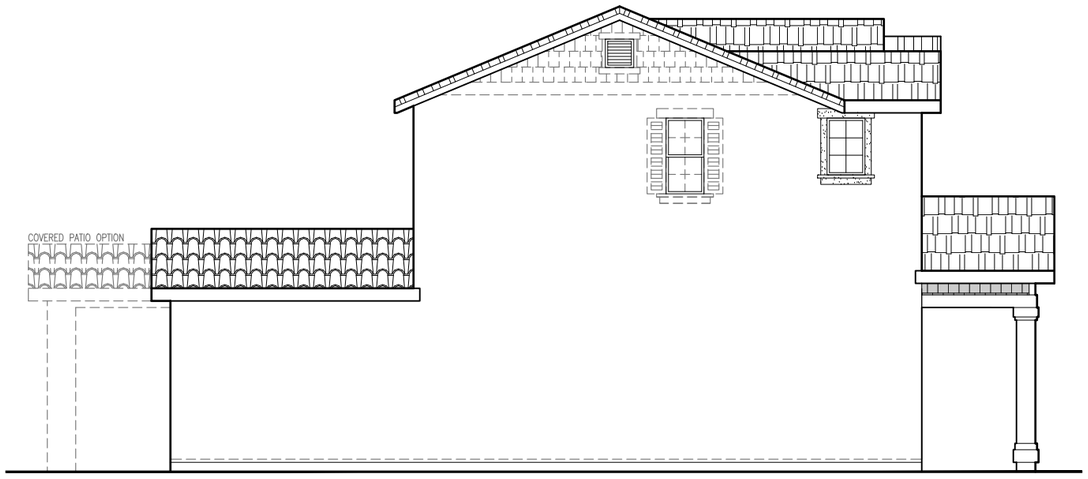
1790 'C' ELEVATIONS
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

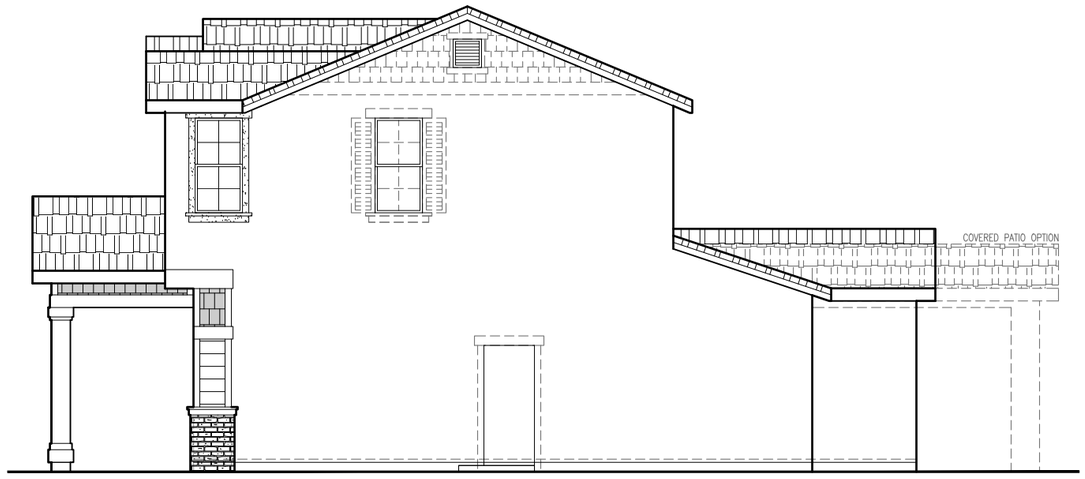
FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

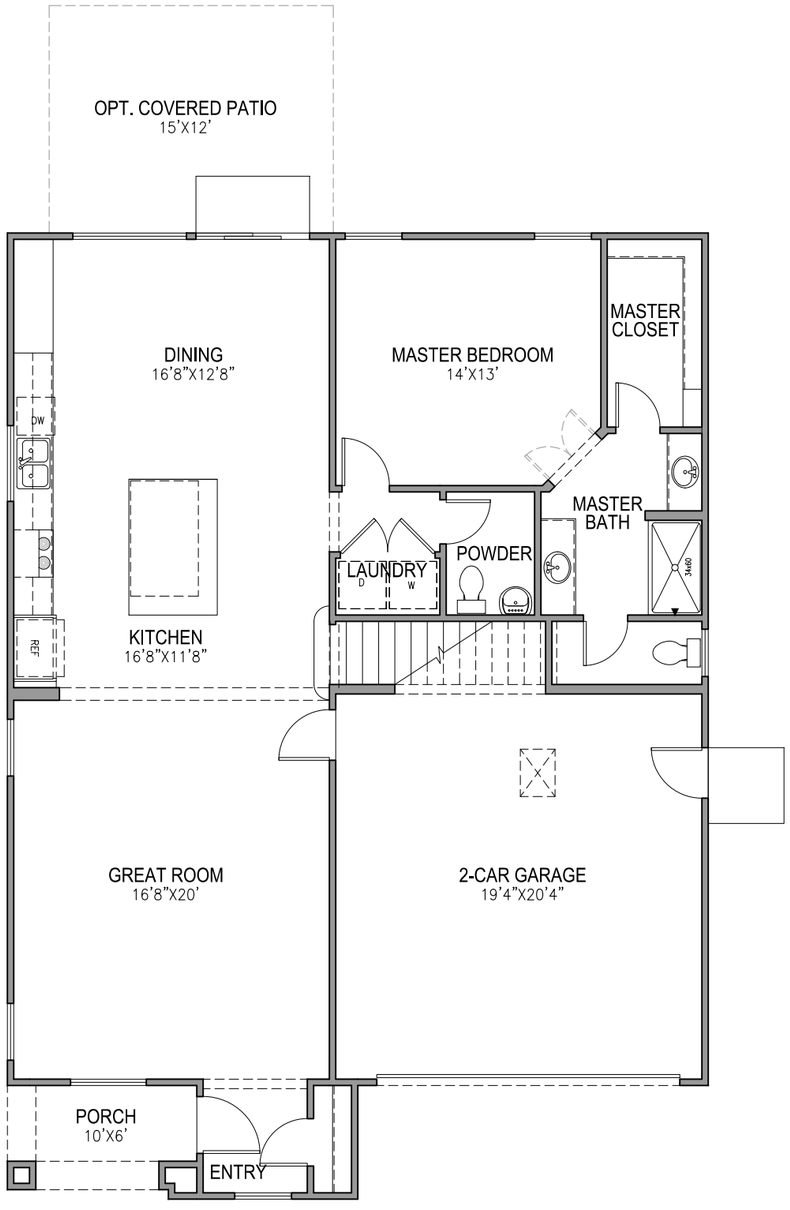


RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

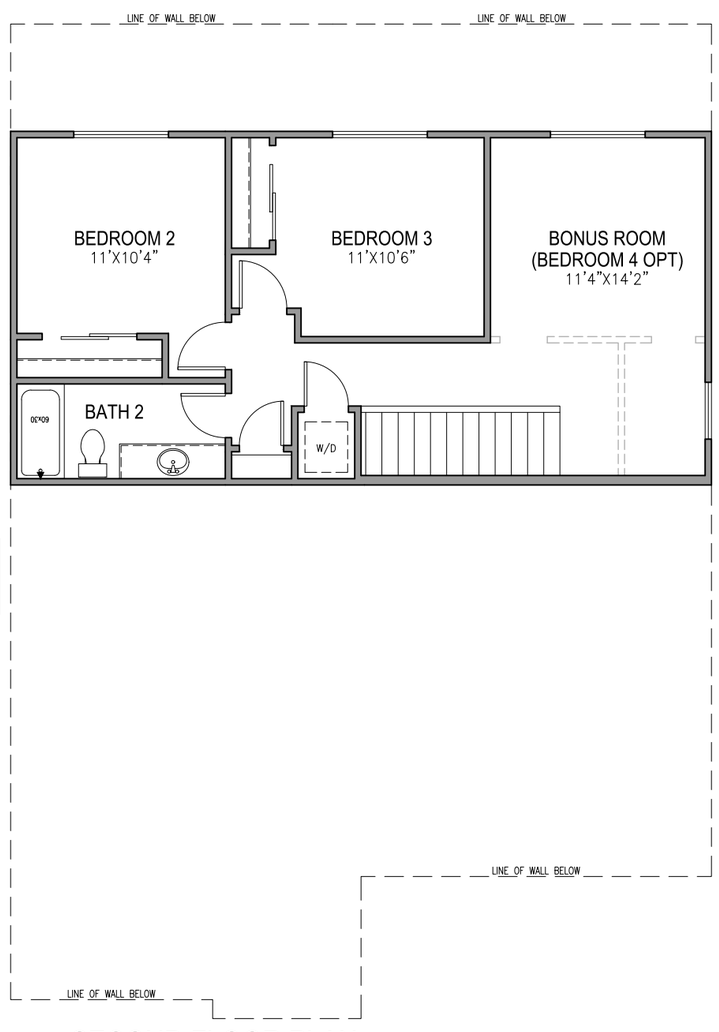
SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

1790 'D' ELEVATIONS
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California



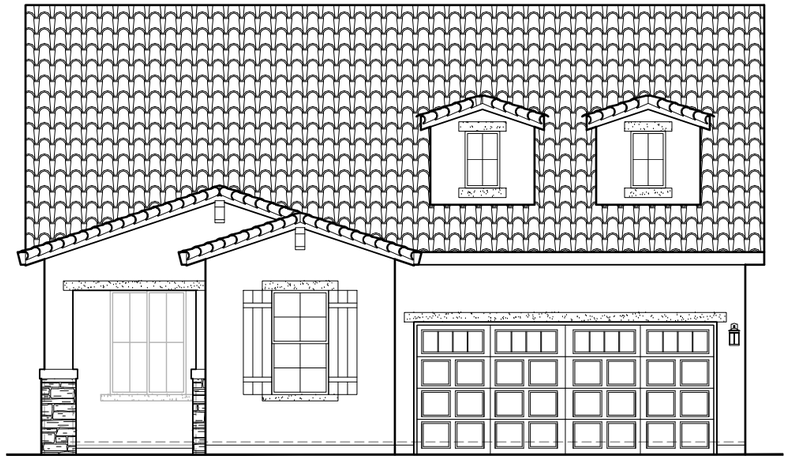
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



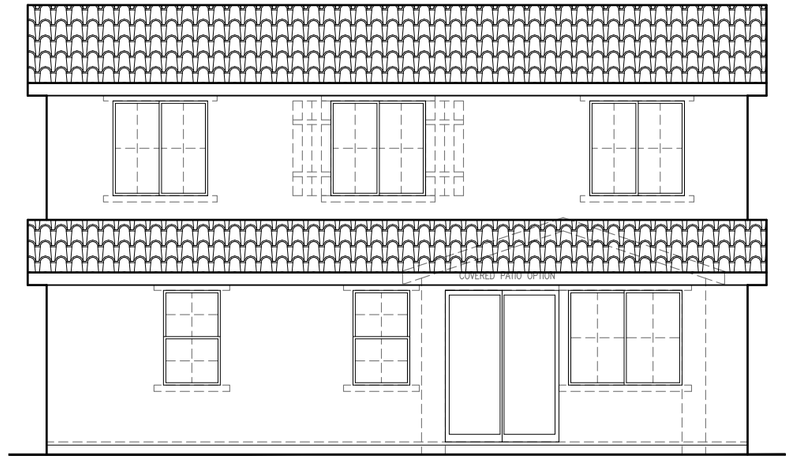
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

1964 FLOOR PLAN
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

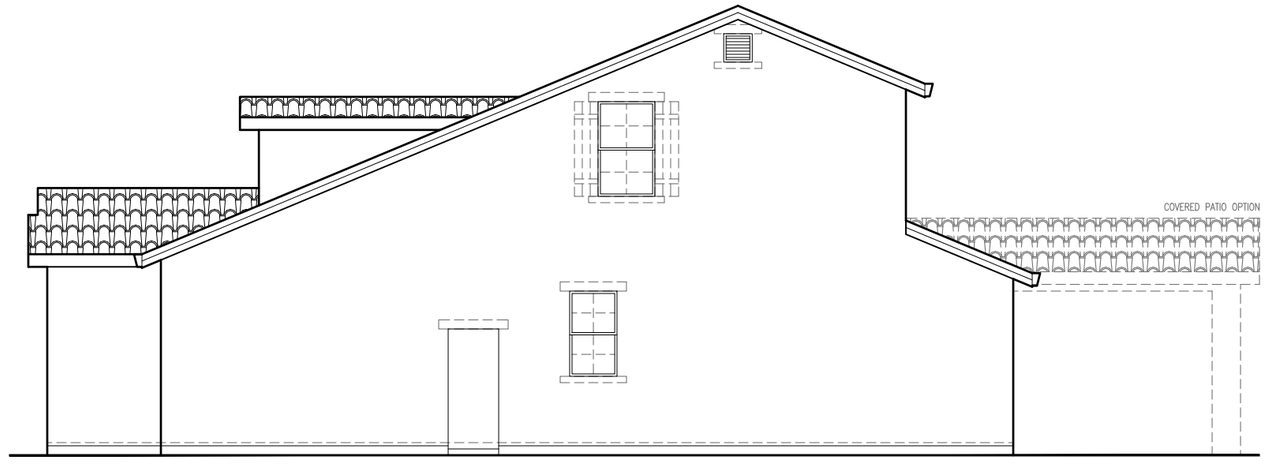


FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"

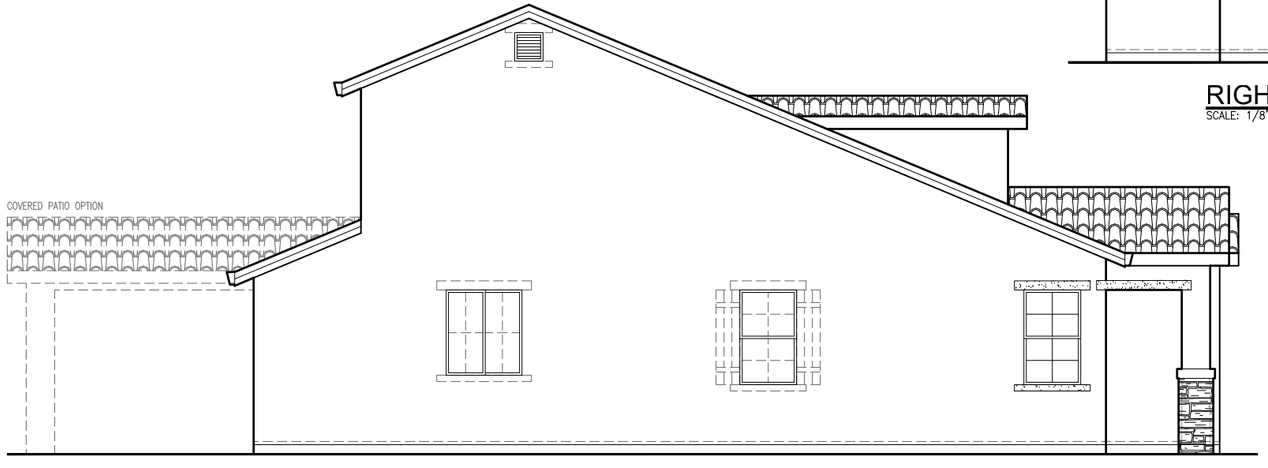


REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"



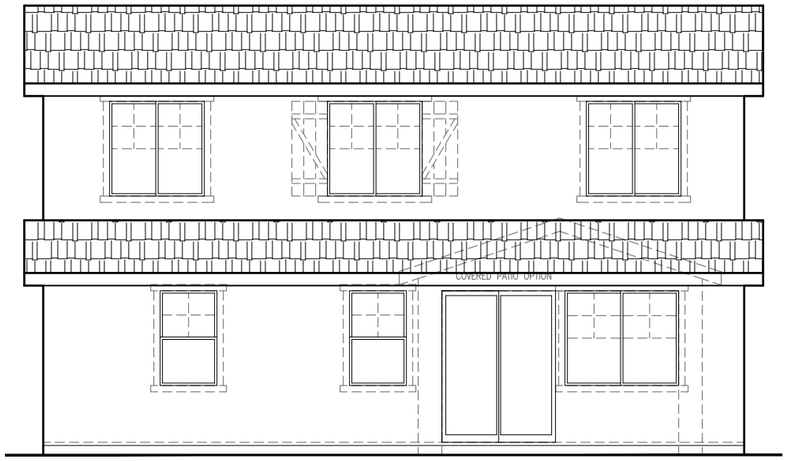
LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"

1964 'A' ELEVATIONS
SIERRA VISTA

JMC HOMES

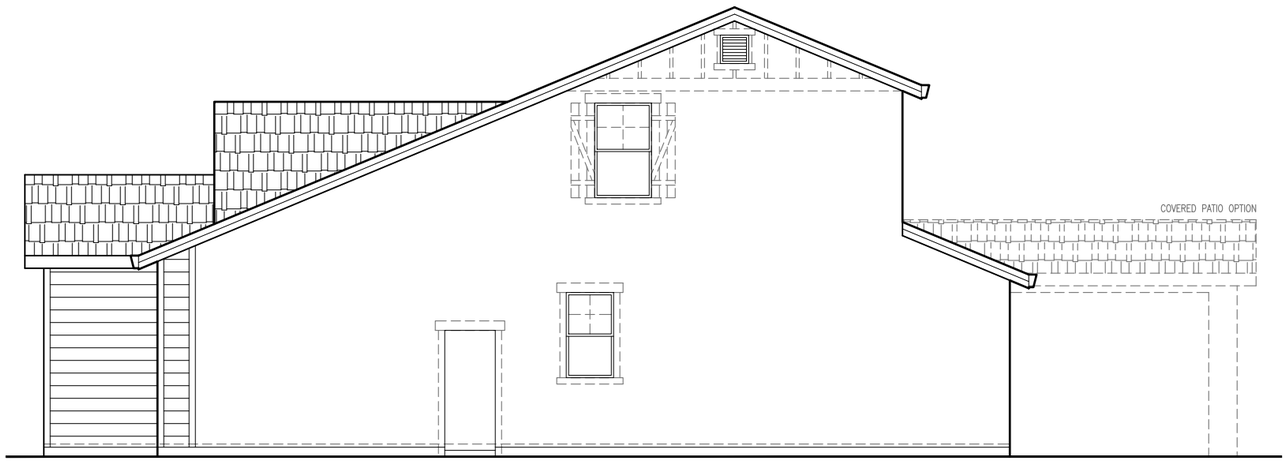
John Mourier Construction Inc.
Roseville, California

FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"

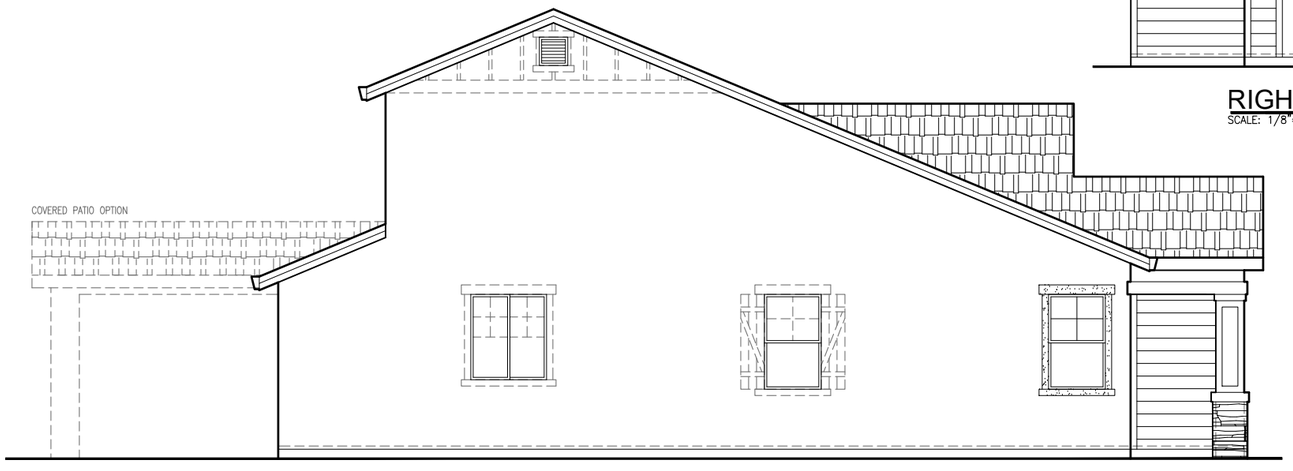


REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

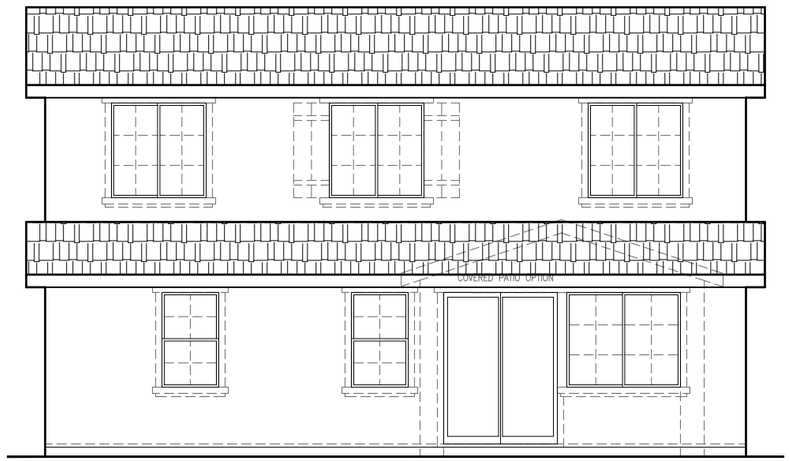


LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

1964 'B' ELEVATIONS
SIERRA VISTA

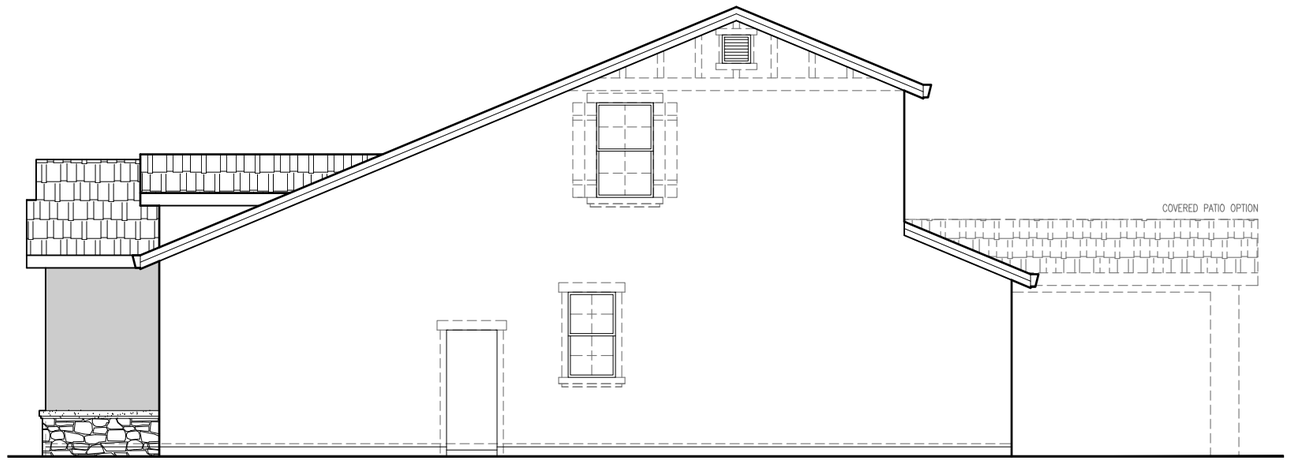
JMC HOMES
John Mourier Construction Inc.
Roseville, California

FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"

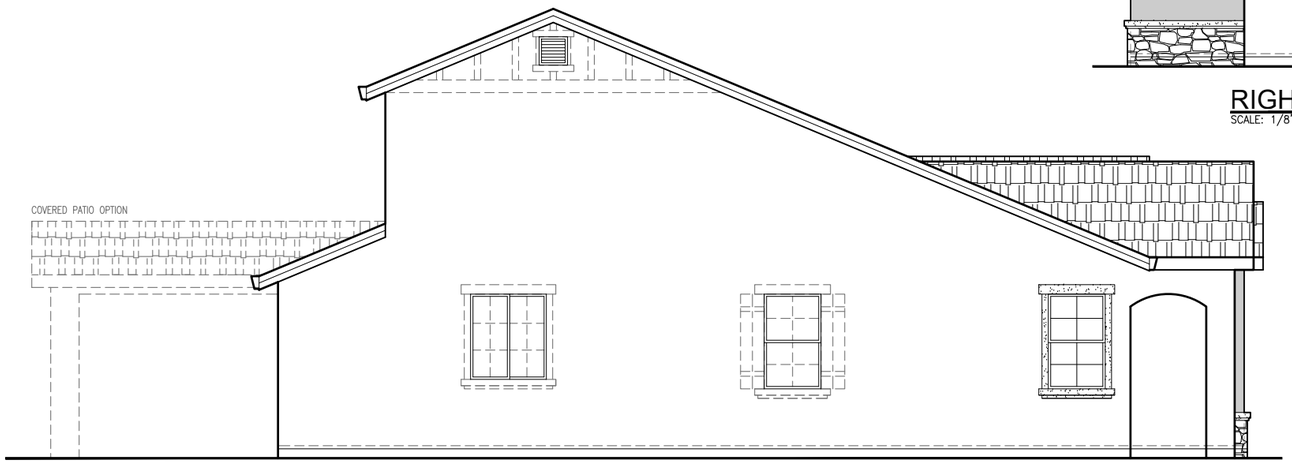


REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"



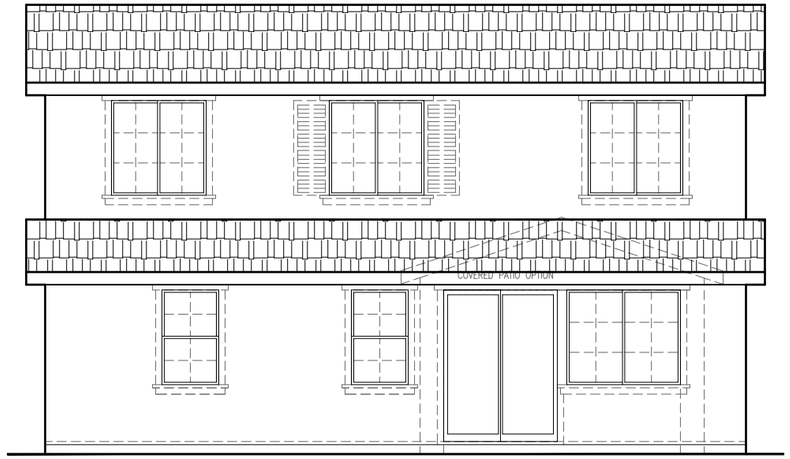
LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

1964 'C' ELEVATIONS
SIERRA VISTA

JMC HOMES

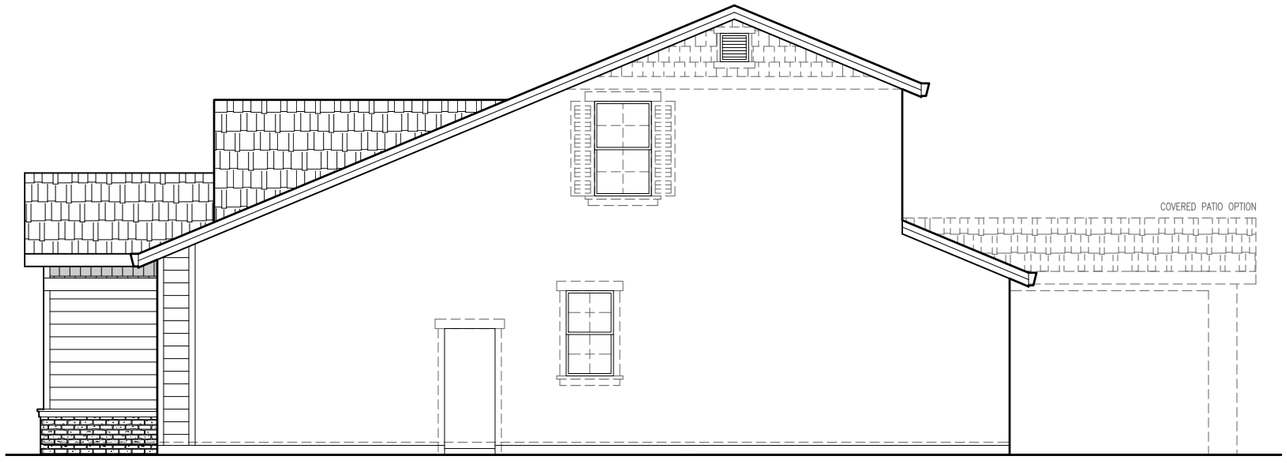
John Mourier Construction Inc.
Roseville, California

FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"

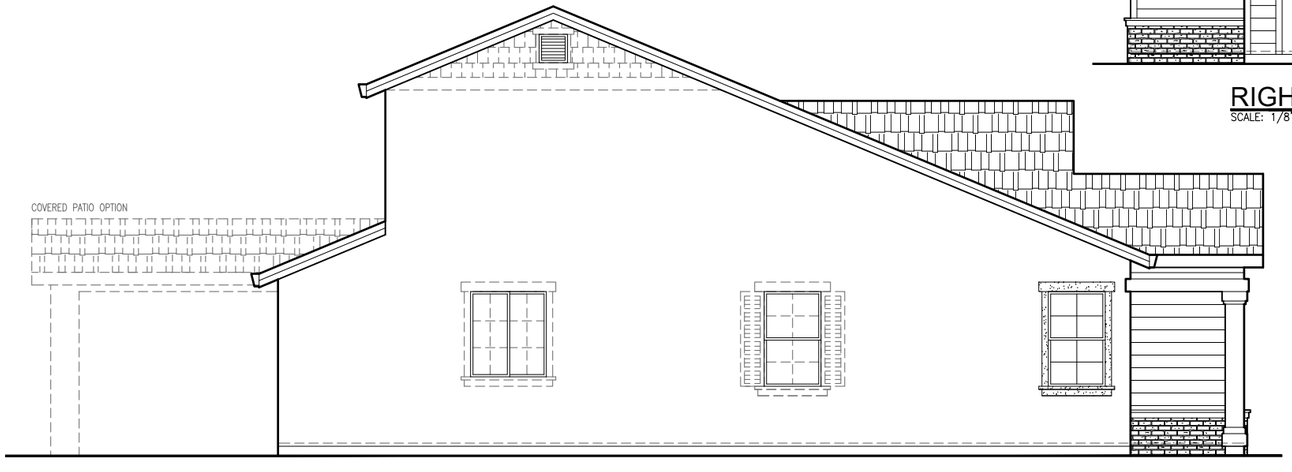


REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.



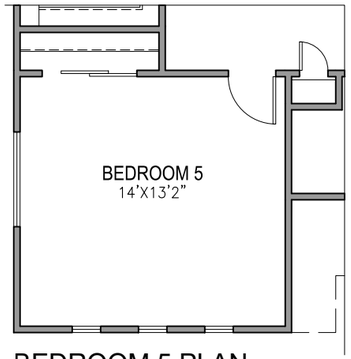
RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"



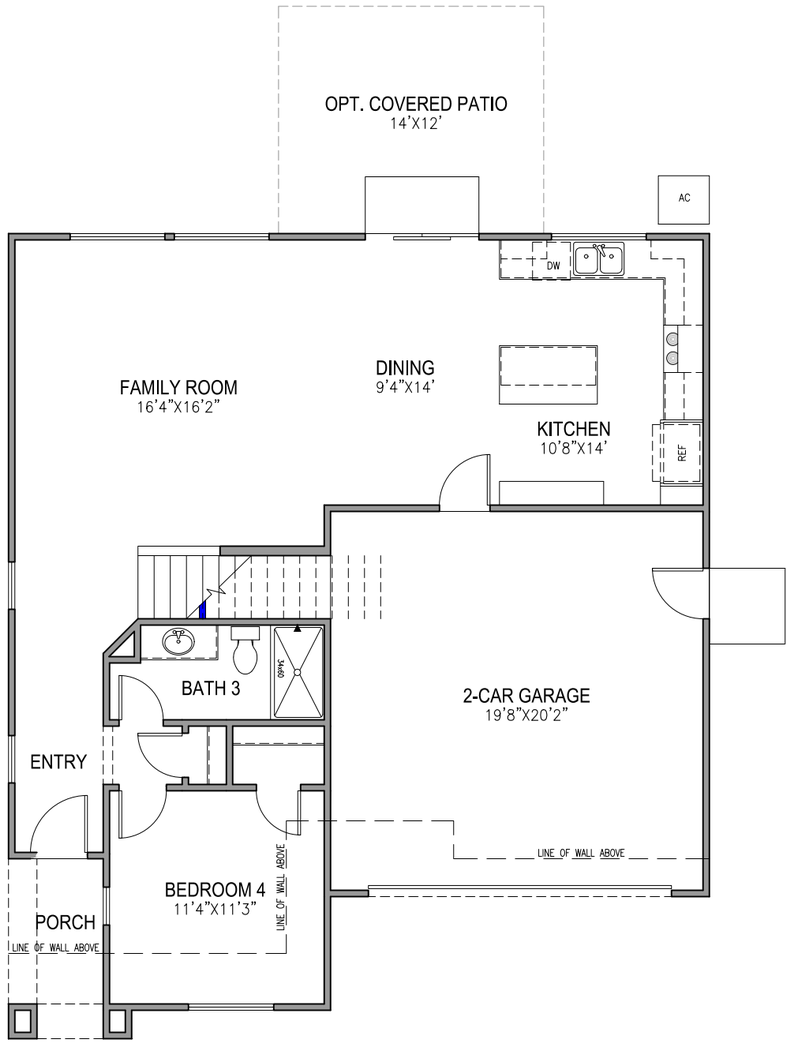
LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

1964 'D' ELEVATIONS
SIERRA VISTA

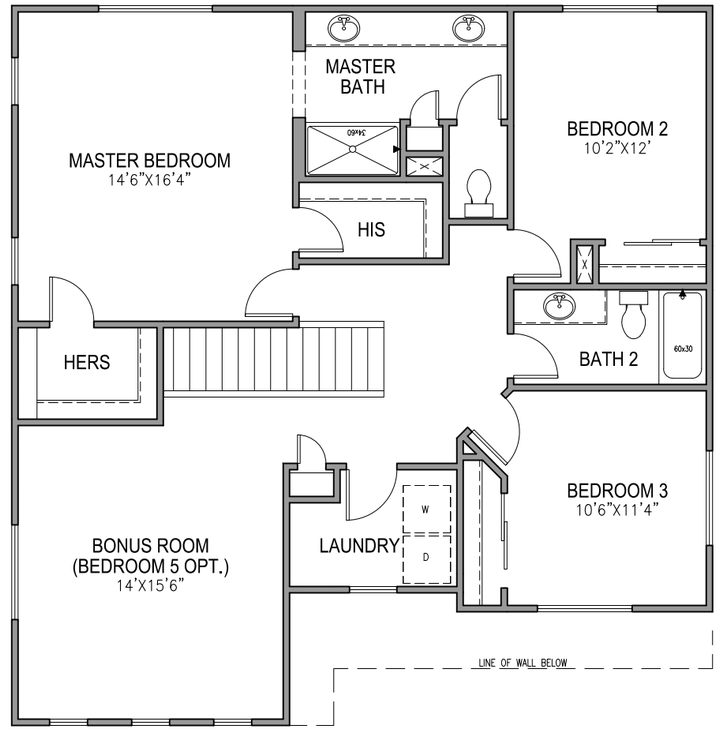
JMC HOMES
John Mourier Construction Inc.
Roseville, California



BEDROOM 5 PLAN
SCALE: 1/8"=1'-0"



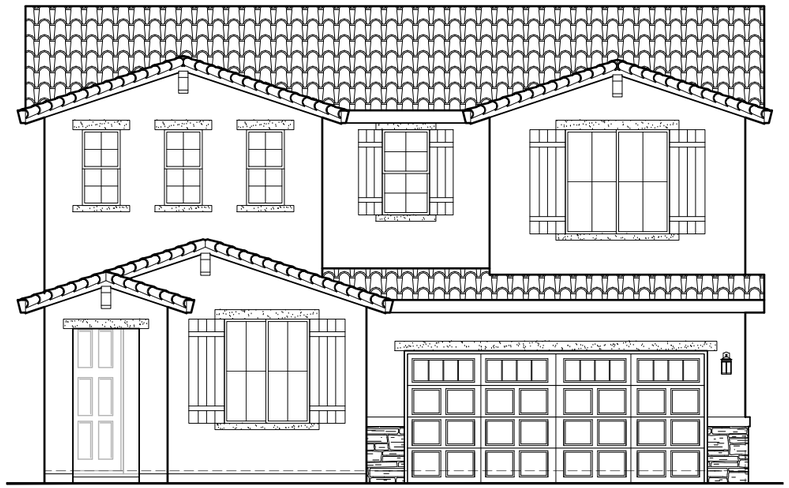
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



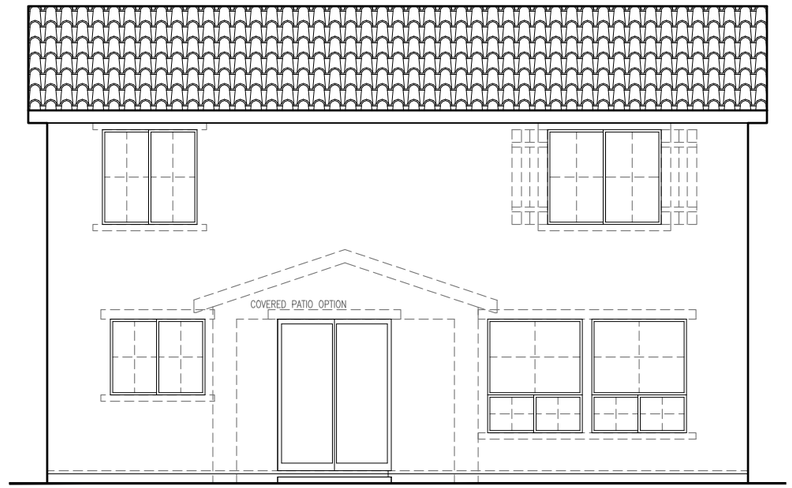
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

2184 FLOOR PLAN
SIERRA VISTA

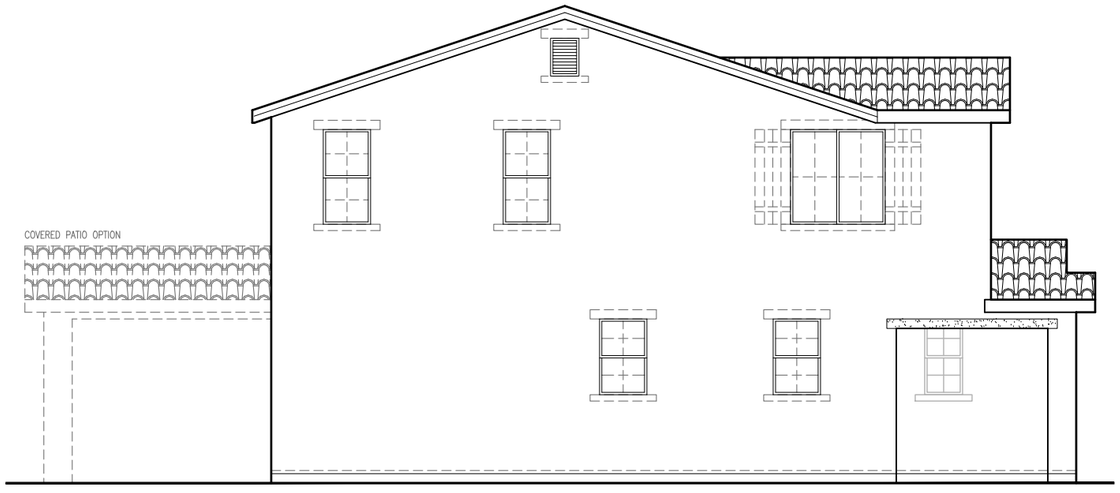
JMC HOMES
John Mourier Construction Inc.
Roseville, California



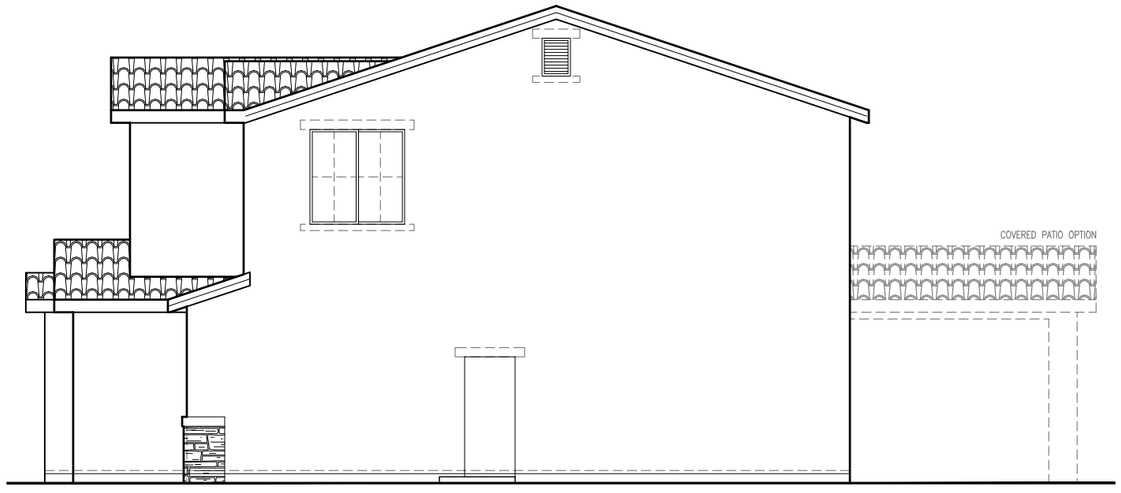
FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"



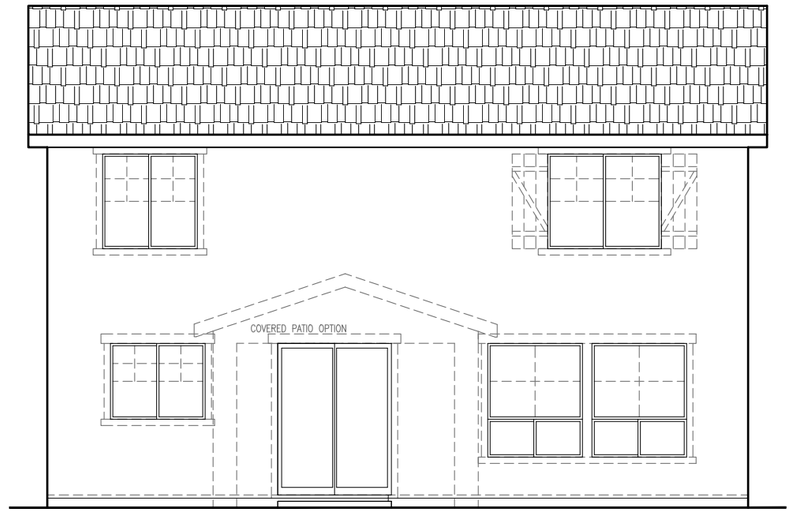
RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

2184 'A' ELEVATIONS
SIERRA VISTA

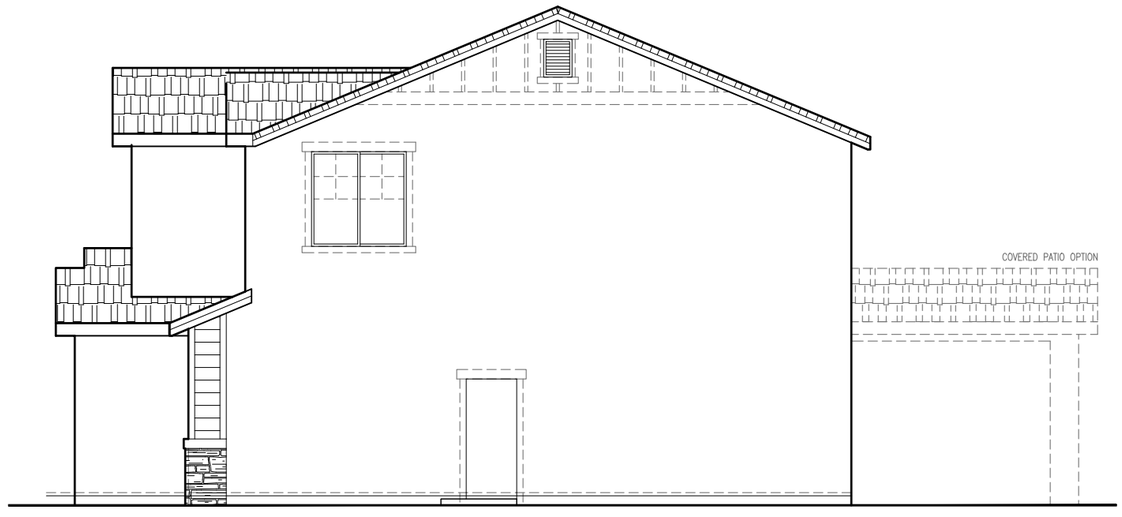
JMC HOMES
John Mourier Construction Inc.
Roseville, California

FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"

LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"



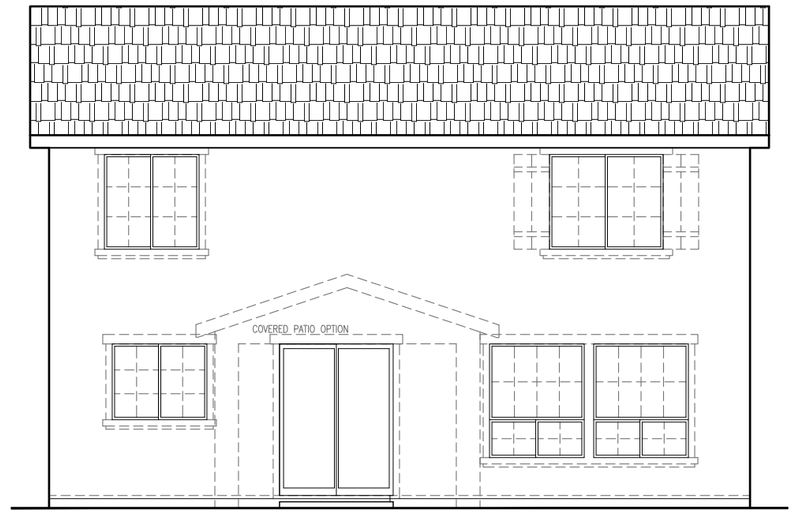
RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

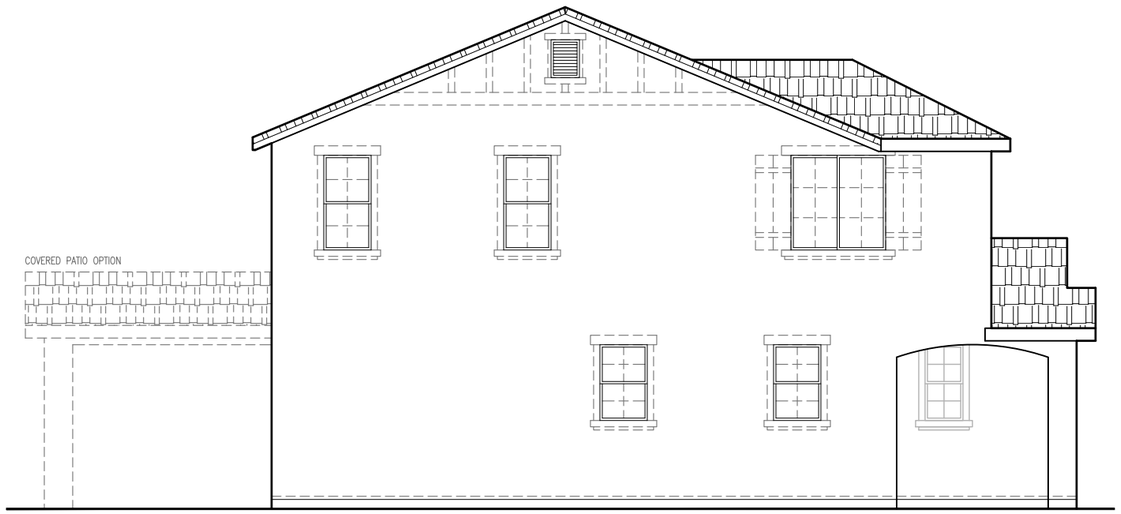
2184 'B' ELEVATIONS
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

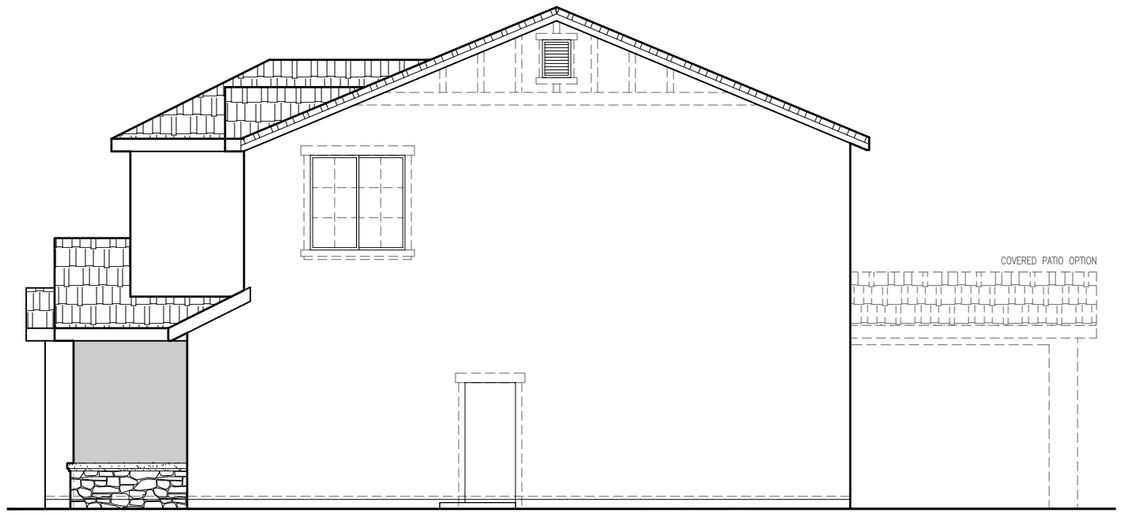
FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



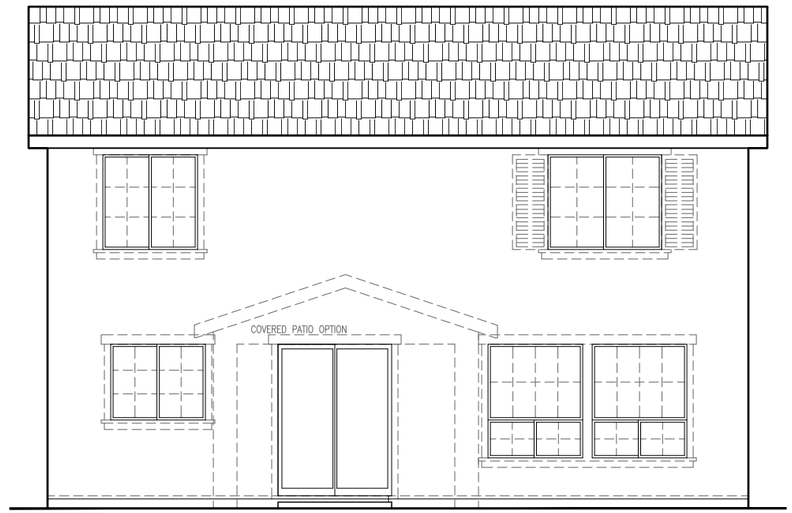
RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

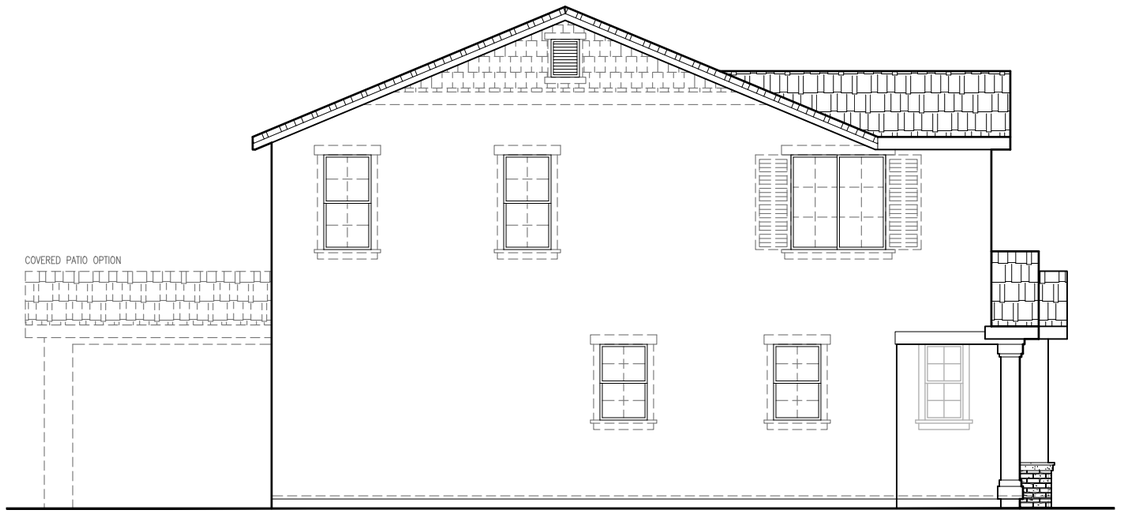
2184 'C' ELEVATIONS
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

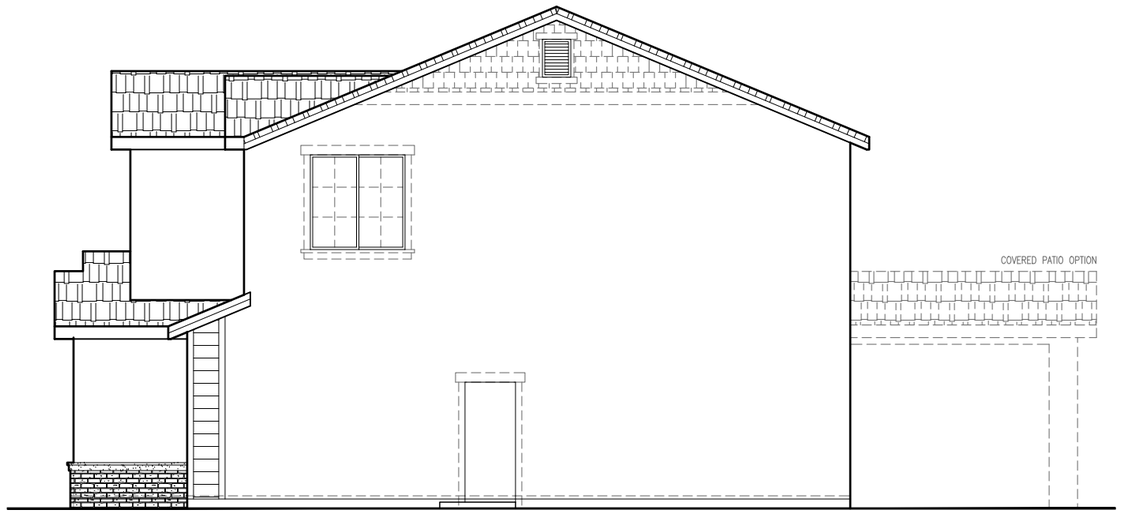
FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

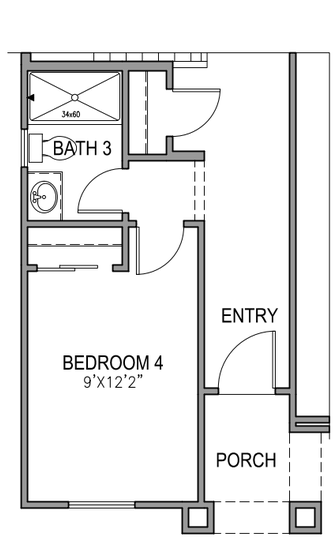


RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

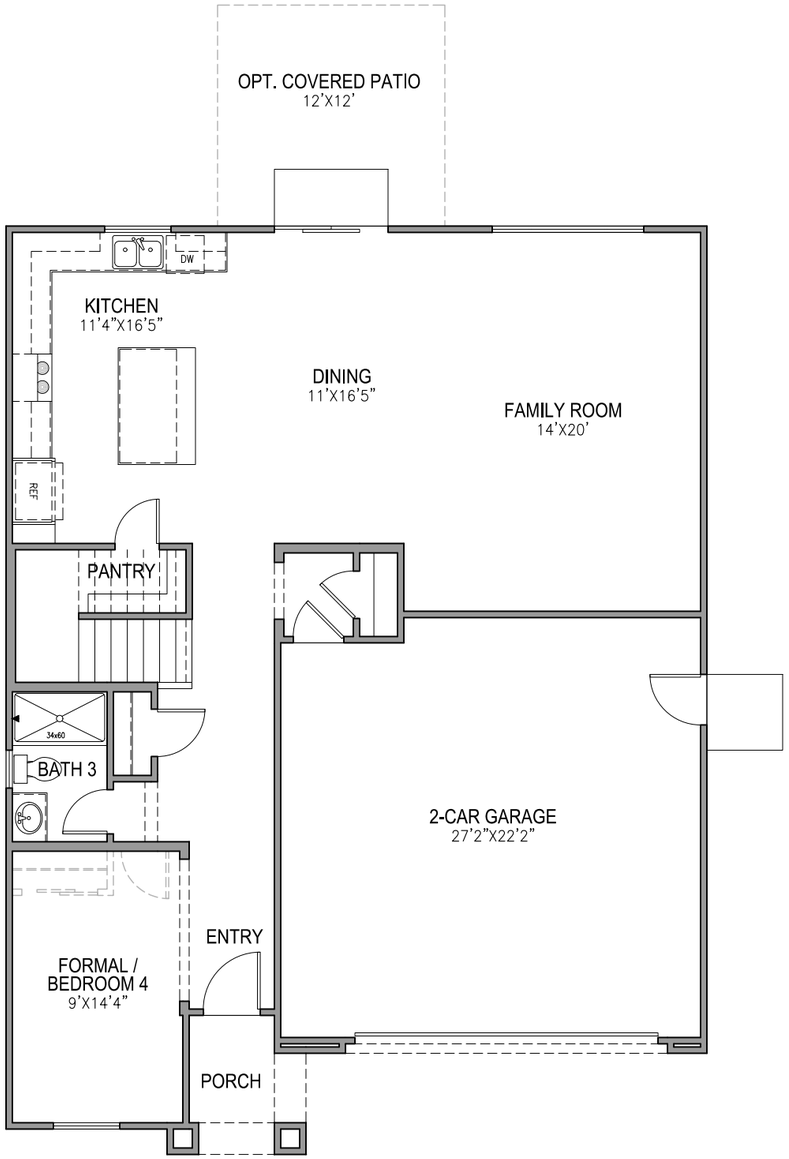
SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

2184 'D' ELEVATIONS
SIERRA VISTA

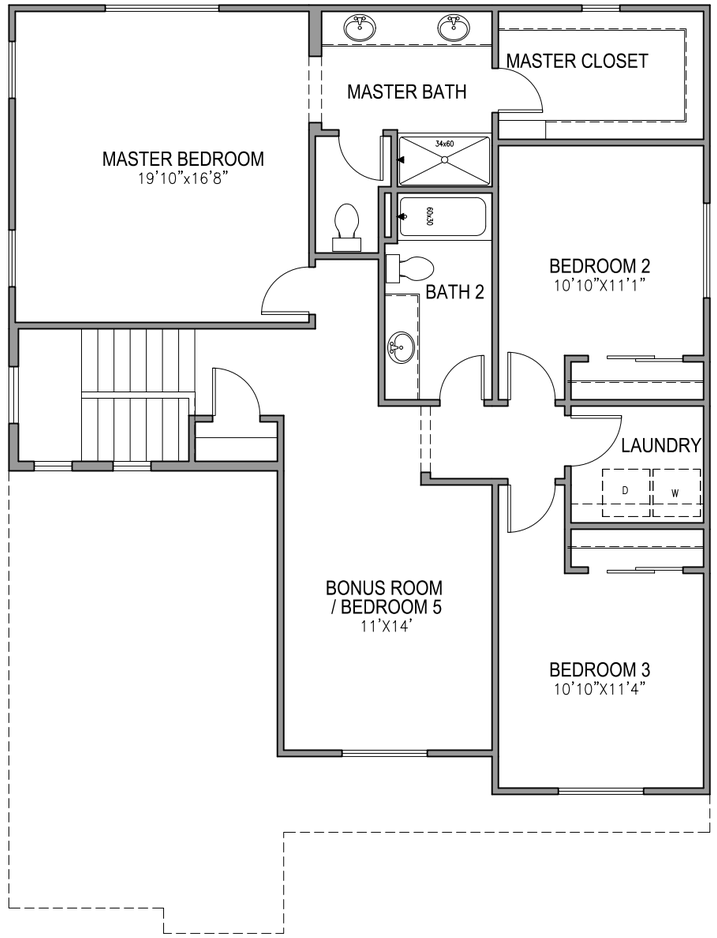
JMC HOMES
John Mourier Construction Inc.
Roseville, California



BEDROOM 4 PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

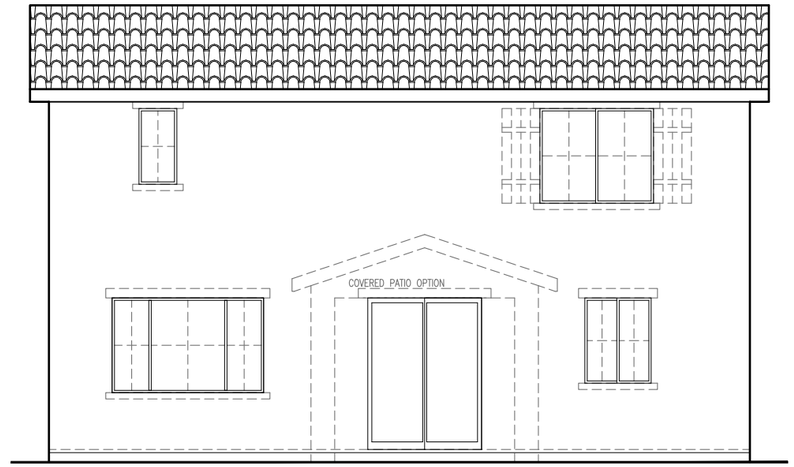


SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

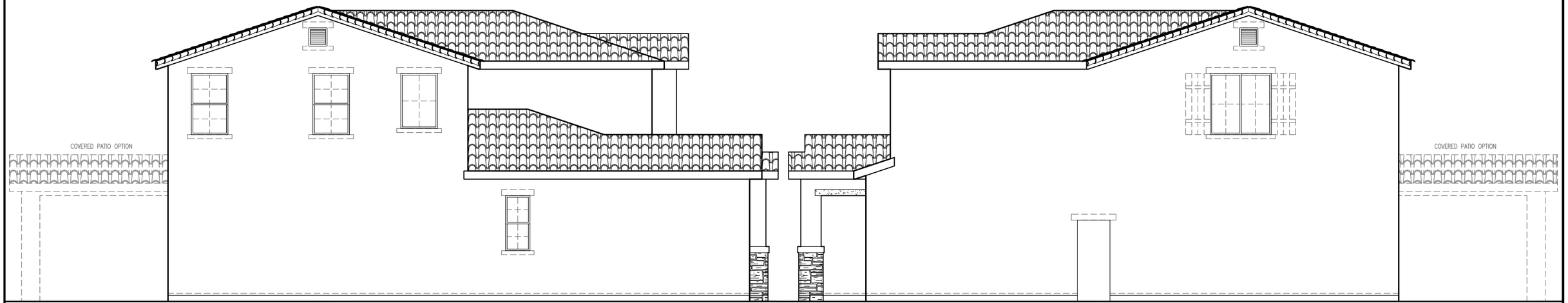
2341 FLOOR PLAN
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"

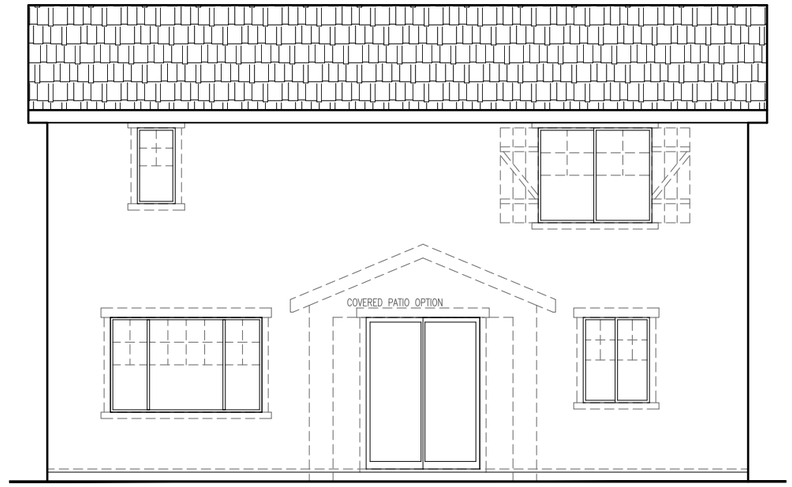
RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

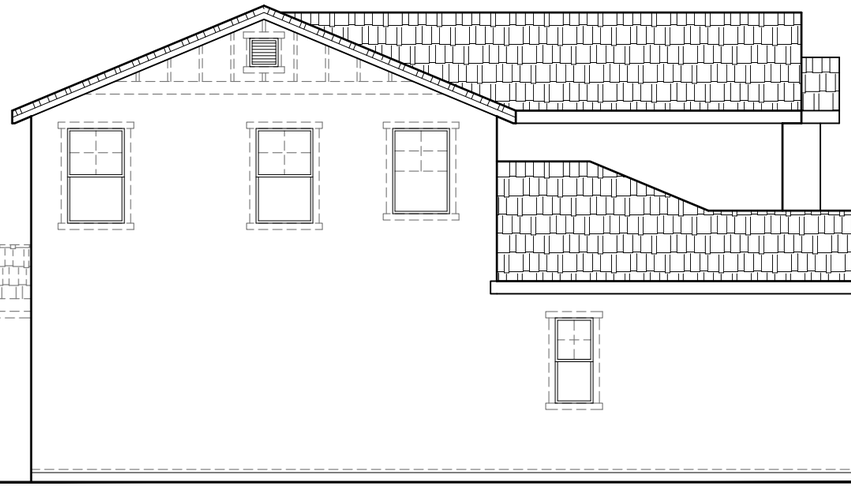
2341 'A' ELEVATIONS
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

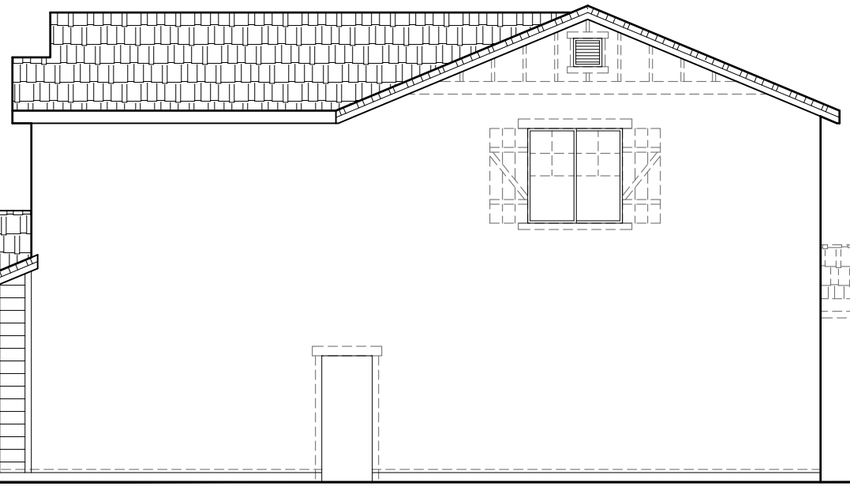
FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

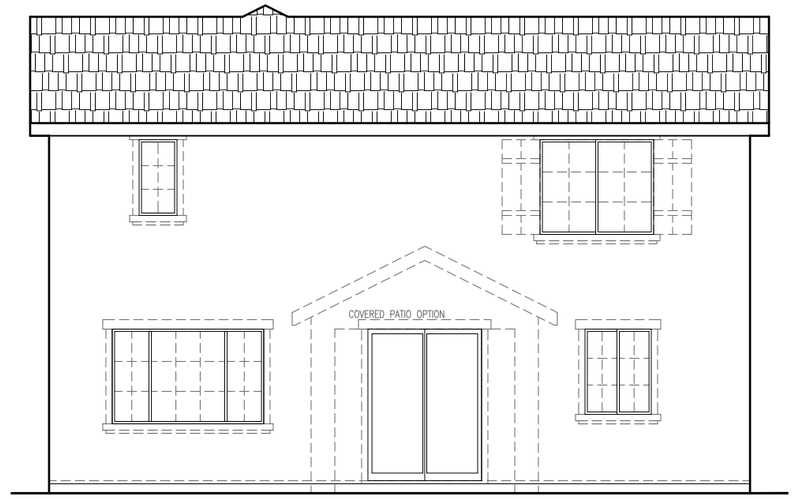
SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

2341 'B' ELEVATIONS
SIERRA VISTA

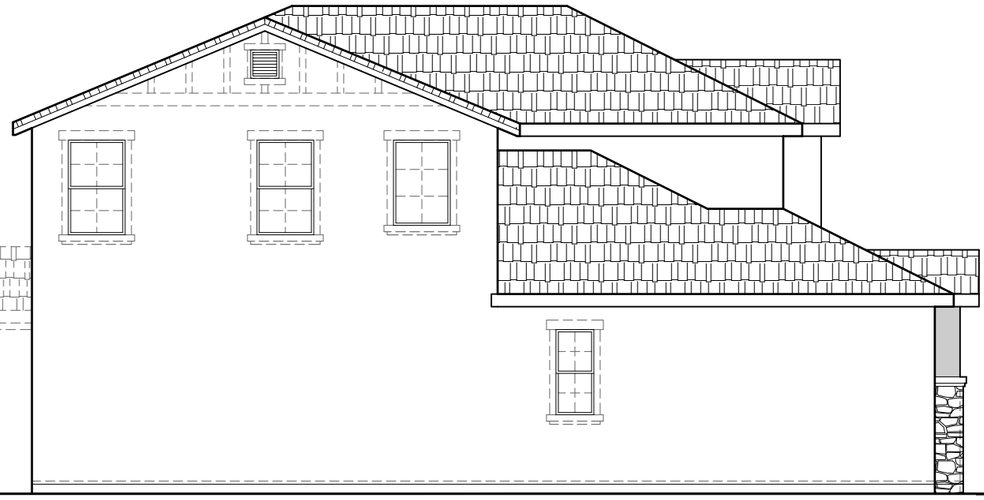
JMC HOMES

John Mourier Construction Inc.
Roseville, California

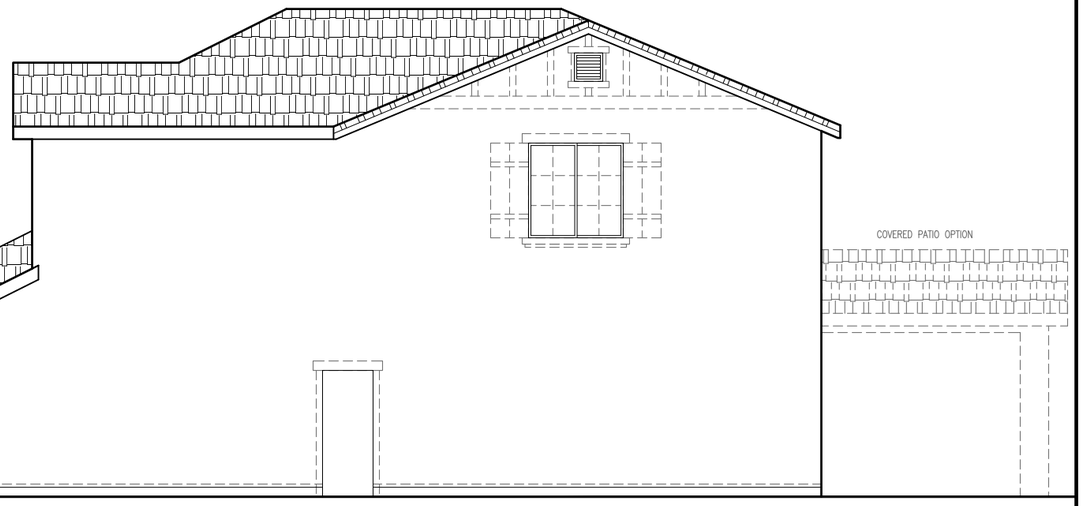
FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

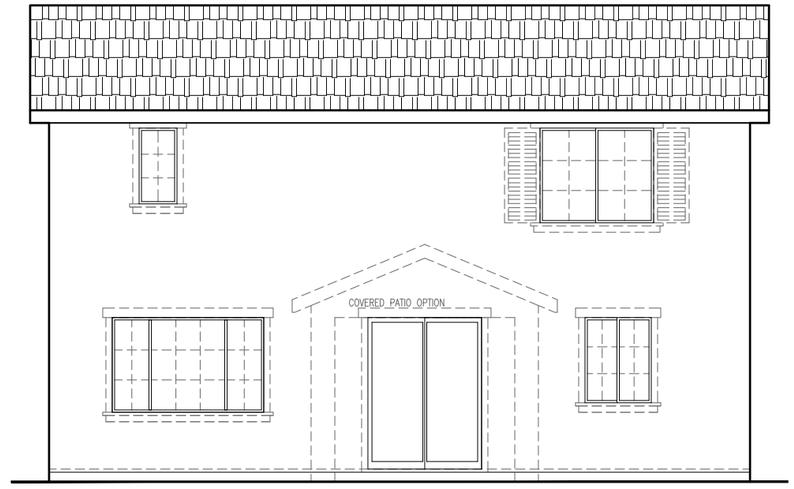
SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

2341 'C' ELEVATIONS
SIERRA VISTA

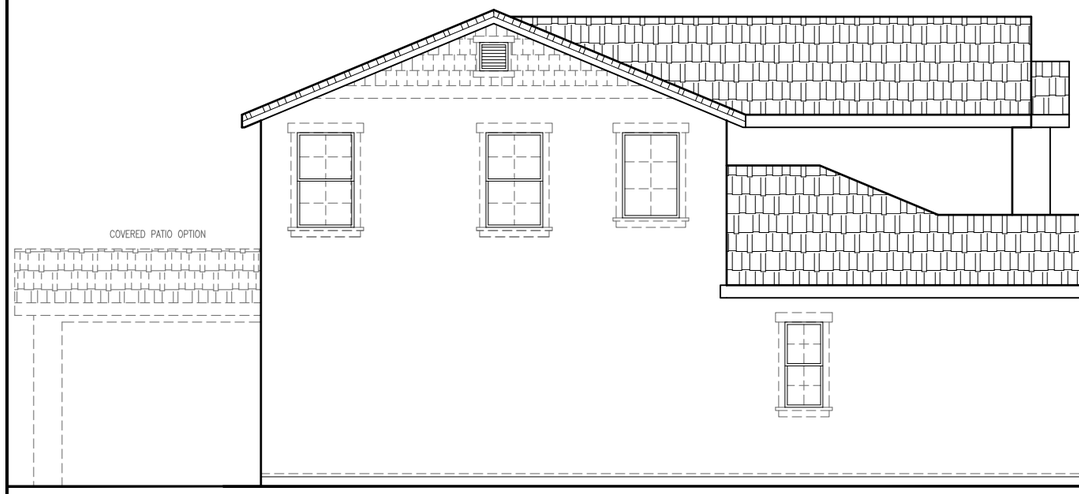
JMC HOMES

John Mourier Construction Inc.
Roseville, California

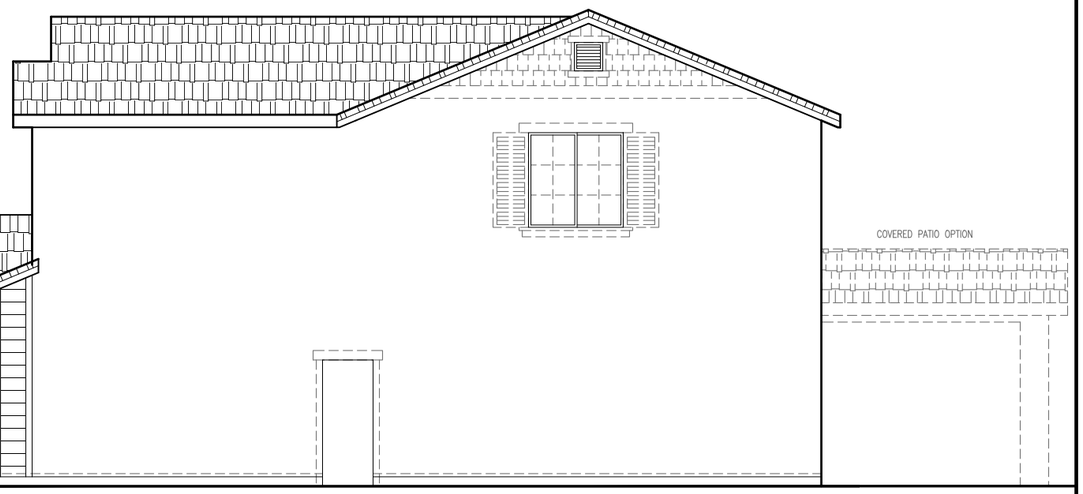
FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

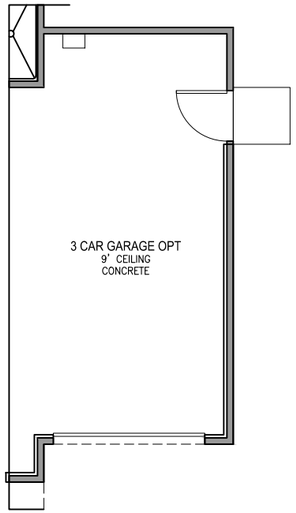


RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

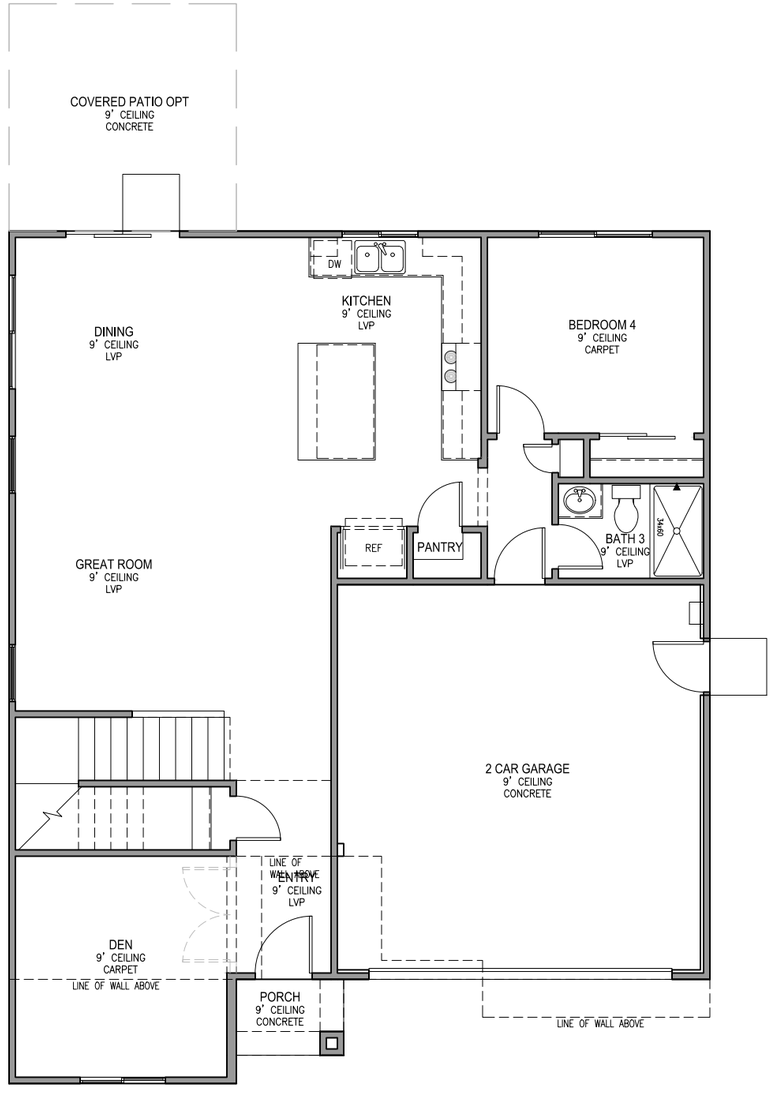
SIDE AND REAR ELEVATION ENHANCEMENTS TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

2341 'D' ELEVATIONS
SIERRA VISTA

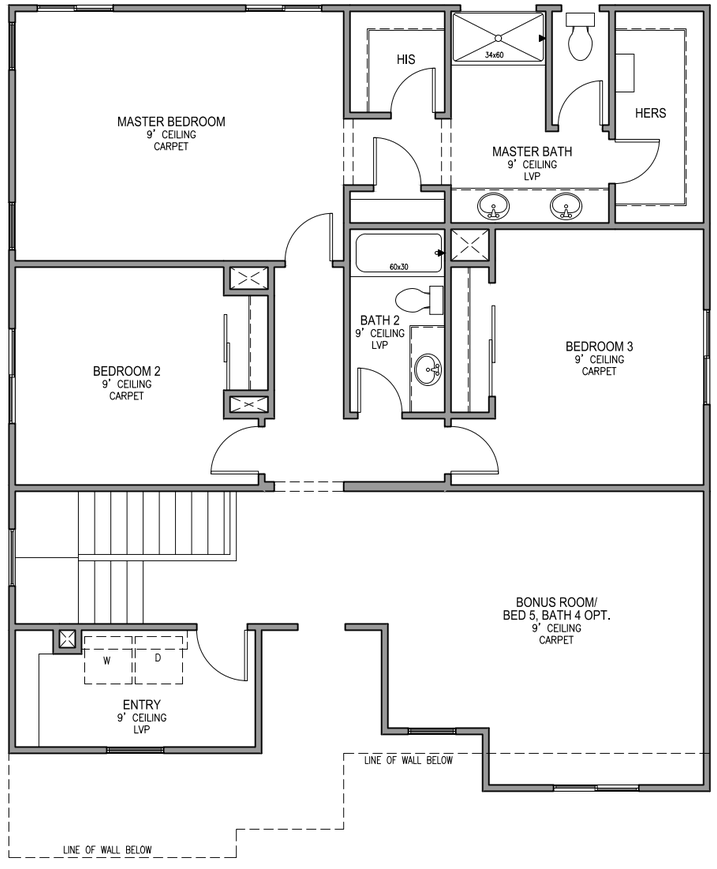
JMC HOMES
John Mourier Construction Inc.
Roseville, California



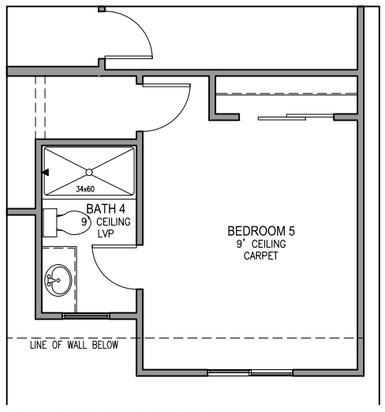
3 CAR GARAGE PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



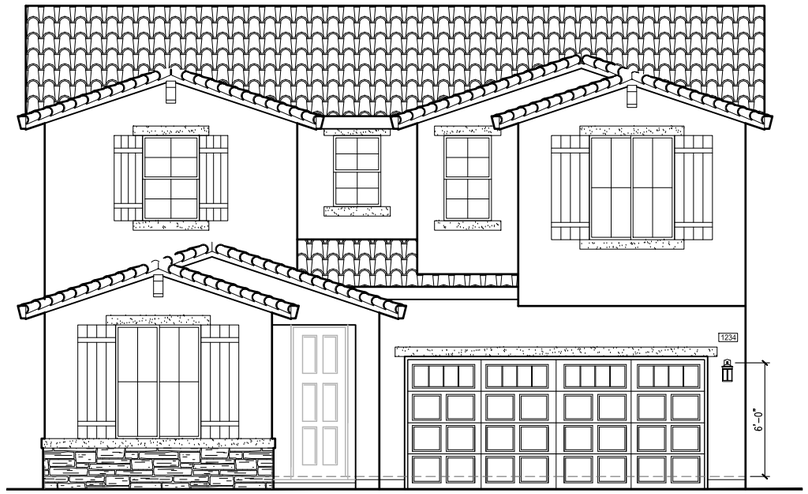
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



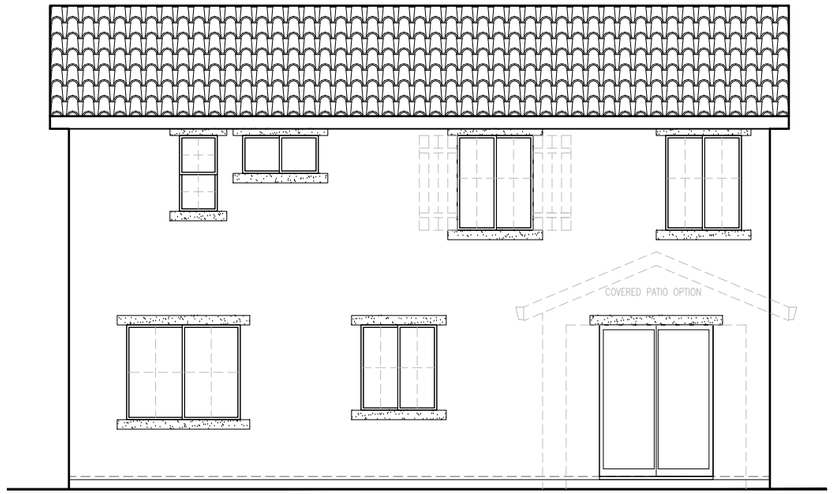
BEDROOM 5 PLAN
SCALE: 1/8"=1'-0"

2492 FLOOR PLAN
SIERRA VISTA

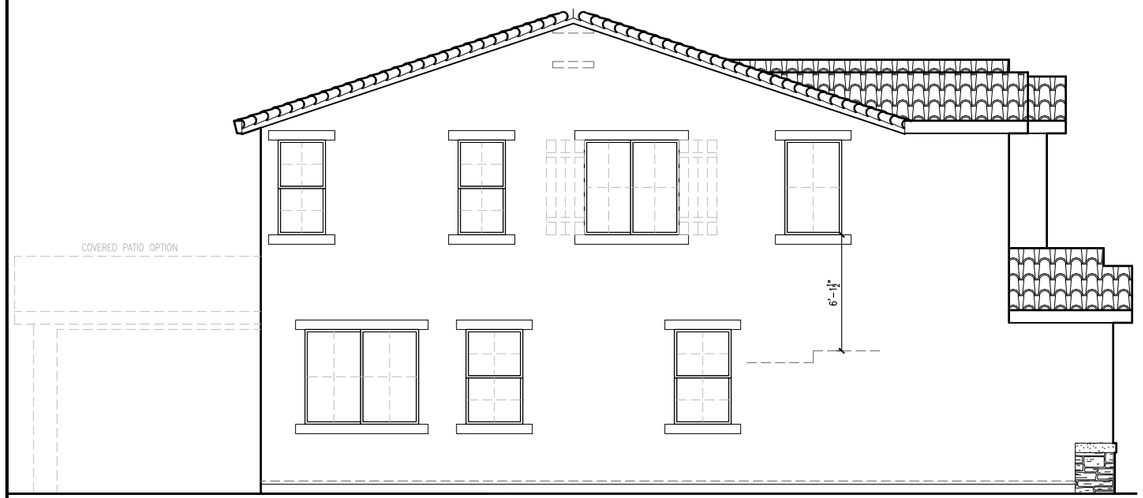
JMC HOMES
John Mourier Construction Inc.
Roseville, California



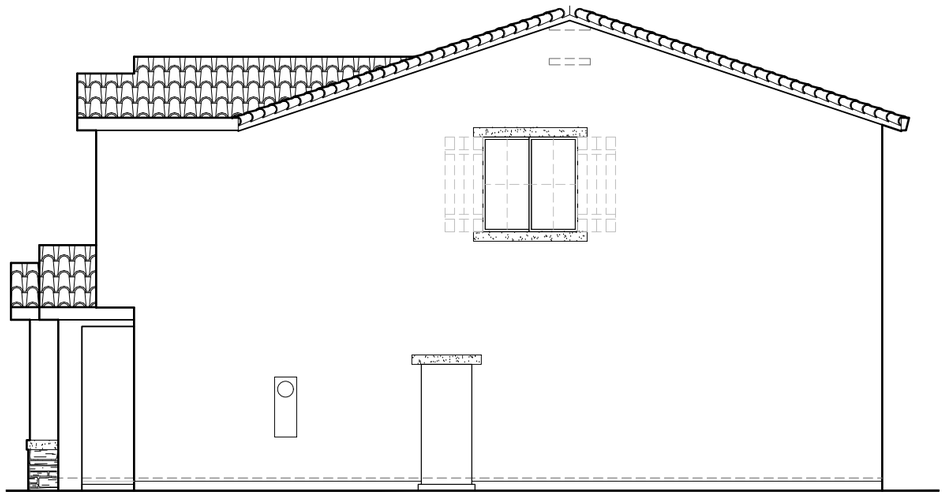
FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

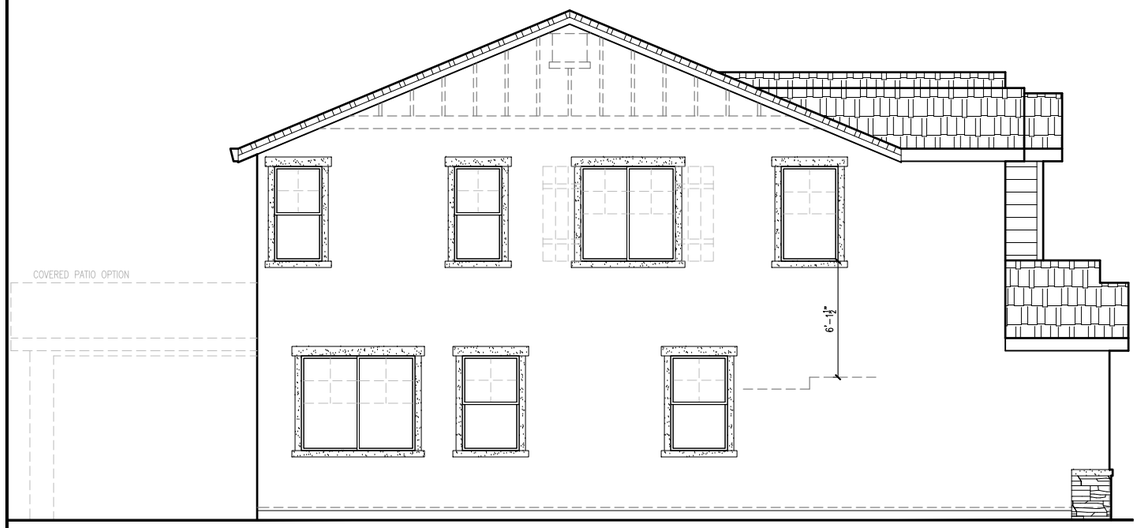
SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

2492 'A' ELEVATIONS
SIERRA VISTA

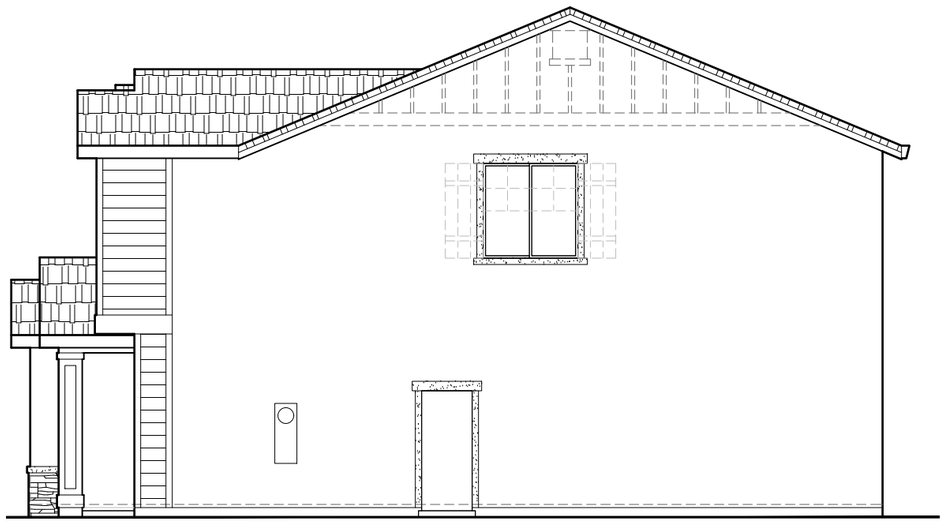
JMC HOMES
John Mourier Construction Inc.
Roseville, California

FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"

REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

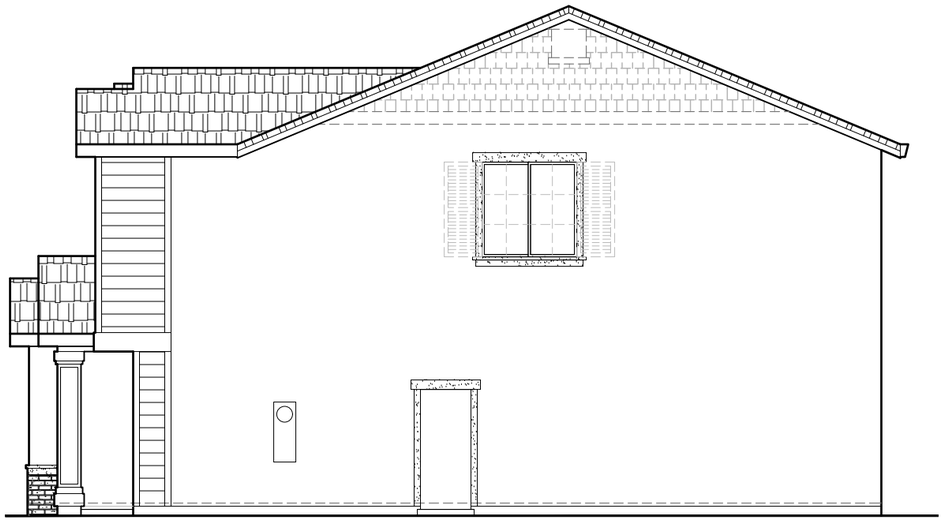
2492 'B' ELEVATIONS
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"

REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



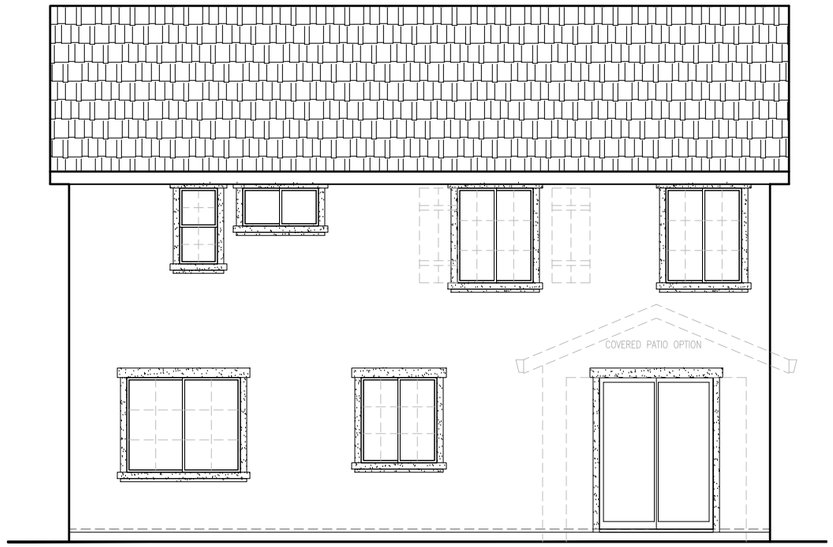
RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

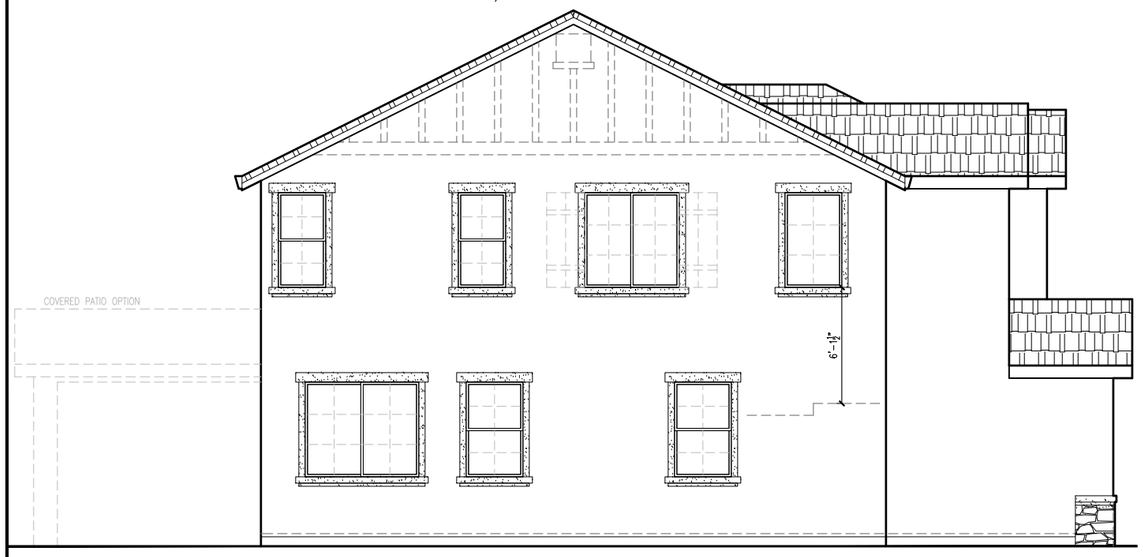
2492 'C' ELEVATIONS
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

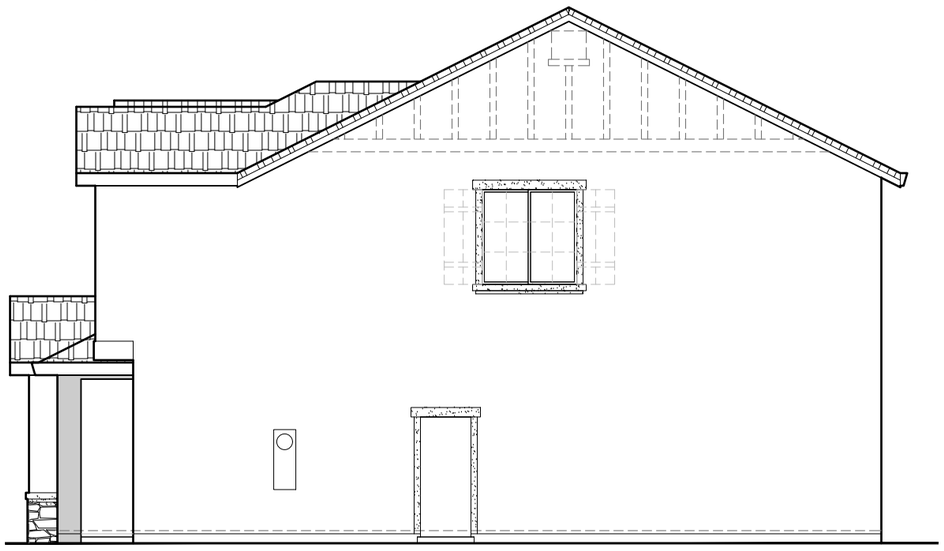
FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS (DASHED LINES) TO BE SELECTED WHENEVER SIDE IS ADJACENT TO A STREET, OPEN SPACE, OR OTHER PUBLIC LOCATION.

2492 'D' ELEVATIONS
SIERRA VISTA

JMC HOMES
John Mourier Construction Inc.
Roseville, California

SIERRA VISTA
ENHANCED FRONT YARD LANDSCAPING STREET SCAPE

ENHANCED LANDSCAPE:

SHRUBS: (11) 1 GALLON MEDIUM SHRUBS; (3) 5 GALLON LARGE SHRUBS

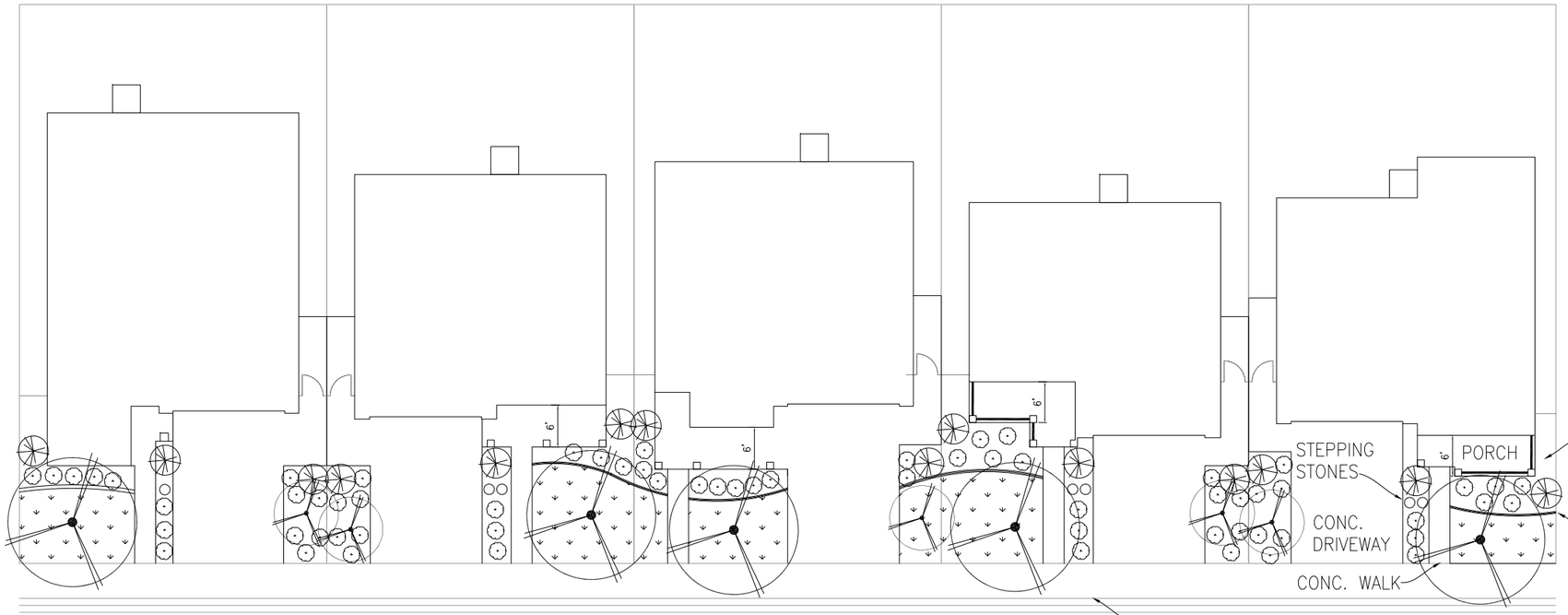
TREES: (1) 15 GALLON STREET TREE
(1) 15 GALLON ACCENT TREE

WHEN TWO DRIVEWAYS ARE ADJACENT, OMIT LAWN BETWEEN DRIVEWAYS AND ADD 3 ADDITIONAL 1 GALLON SHRUBS.

±15' CONCRETE CURBING MIN. CONCRETE CURBING TO TIE INTO CONCRETE CURBING ON ADJOINING LOT(S)

CONCRETE WALKWAY FROM FRONT DOOR TO SIDEWALK WITH STEPPING STONE(S) TO CONNECT DRIVEWAY TO WALK OR PORCH.

TURF QUANTITY IS SUBJECT TO WELO REQUIREMENTS. TURF MUST EQUAL 42% OR LESS OF LANDSCAPABLE AREA.



ENHANCED LANDSCAPING

LEGEND

	SOD
	CONCRETE
	CONCRETE CURBING
	WOOD FENCE
○	18" STEPPING STONE
⊙	1 GALLON MED. SHRUB
⊛	5 GALLON LARGE SHRUB
	15 GALLON ACCENT TREE
	15 GALLON STREET TREE

PARK

Plant Pallet A:

SHRUBS: 1 GALLON MEDIUM
DIETES 'BICOLOR' (AFRICAN IRIS)
COLEONEMA 'COMPACTA' (BREATH OF HEAVEN)
5 GALLON LARGE
RHAPHIOLEPIS 'SPRINGTIME' (INDIAN HAWTHORN)

TREES: 15 GALLON ACCENT
PHOTINIA FRASERI (RED TIP)
15 GALLON STREET
QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)

Plant Pallet B:

SHRUBS: 1 GALLON MEDIUM
AGAPANTHUS AFRICANUS 'QUEEN ANNE'
NANDINA DOMESTICA 'FIREPOWER' (HEAVENLY BAMBOO)
5 GALLON LARGE
PHORMIUM 'EVENING GLOW' (FLAX BUSH)

TREES: 15 GALLON ACCENT
LAGERSTROEMIA 'INDICA' (CREPE MRYTLE)
15 GALLON STREET
MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)

Plant Pallet C:

SHRUBS: 1 GALLON MEDIUM
JUNIPERUS PROCUMBENS 'GREENMOUND'
TULBAGIA VIOLACEA (SOCIETY GARLIC)
5 GALLON LARGE
PITTOSPORUM 'TOBRIA'

TREES: 15 GALLON ACCENT
PYRUS CALLERYANA (ORNAMENTAL PEAR)
15 GALLON STREET
QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)

SCALE: 1"=20'-0"
5/28/13

JMC HOMES

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SIERRA VISTA
CORNER LOT LANDSCAPING

QUANTITIES BELOW ARE IN ADDITION TO THE STANDARD FRONT YARD LANDSCAPING TO BE APPLIED TO THE SIDE YARD OF CORNER LOTS.

SEE ENHANCED FRONT YARD LANDSCAPING EXHIBITS FOR PLANT PALLET.

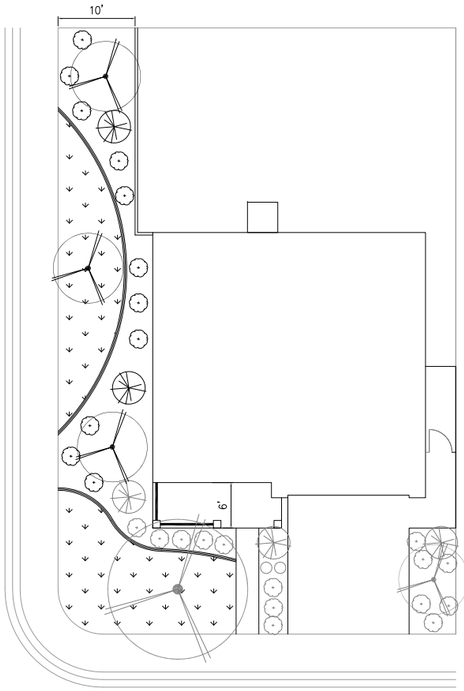
CORNER LANDSCAPE:

SHRUBS: (11) 1 GALLON MEDIUM SHRUBS; (2) 5 GALLON LARGE SHRUBS

TREES: (3) 15 GALLON ACCENT TREES

±45' CONCRETE CURBING MIN. CONCRETE CURBING.

TURF QUANTITY IS SUBJECT TO WELO REQUIREMENTS. TURF MUST EQUAL 42% OR LESS OF LANDSCAPABLE AREA.



ENHANCED LANDSCAPING

LEGEND	
	SOD
	CONCRETE
	CONCRETE CURBING
	WOOD FENCE
	18" STEPPING STONE
	1 GALLON MED. SHRUB
	5 GALLON LARGE SHRUB
	15 GALLON ACCENT TREE
	15 GALLON STREET TREE

SCALE: 1"=20'-0"

5/28/13

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