AGENDA

February 23, 2017

PLANNING COMMISSION MEETING
7:00 p.m.
City Council Chambers
311 Vernon Street
Roseville, California

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. ORAL COMMUNICATIONS

4. CONSENT CALENDAR

4.1. MINUTES OF FEBRUARY 9, 2017

4.2. SIXTH (6TH) DEVELOPMENT AGREEMENT AMENDMENT QIP - HP CAMPUS OAKS - 9100 FOOTHILLS BL. - FILE # PL16-0443.

The applicant requests approval of a Development Agreement Amendment (DAA) to vest development rights, clarify development obligations, and extend the term for the Quality investment Properties (QIP) within the Hewlett Packard (HP) campus. Applicant: Mark Perlberger, Halbear Enterprises. Property Owner: Quality Investment Properties Roseville, LLC. (McColl)

5. NEW BUSINESS

5.1. STONERIDGE PCL-15 - SAINT ANNA GREEK ORTHODOX CHURCH SANCTUARY BULDING - 1001 STONE CANYON DR. - FILE # PL16-0366.

The applicant requests approval of a Design Review Permit Modification (DRPMOD) to construct a ±7,500 square foot sanctuary and associated site improvements and approval of a Tree Permit to authorize removal of one (1) native oak tree from the site. The Design Committee previously approved a Design Review Permit and Tree Permit for construction of three buildings on the church site in 2004. This request is for construction of the second building (church sanctuary) on the site, with minor site plan and building orientation changes from the 2004 approval. Applicant: Nick Docous, Lionakis. Property Owner: Christy Moustris, Saint Anna Greek Orthodox Church. (Miller)

6. REPORTS: COMMISSION/STAFF

7. ADJOURNMENT

PLANNING COMMISSION

Title: MINUTES OF FEBRUARY 9, 2017

Meeting Date: 2/23/2017
Item #: 4.1.

ATTACHMENTS:

Description

Minutes of February 9, 2017 - Draft

Planning Commission Meeting
February 9, 2017 – 7:00 p.m.
Draft Minutes

I. ROLL CALL

Planning Commissioners Present
Krista Bernasconi, Chair
Bruce Houdesheldt, Vice-Chair
Erich Brashears
Charles Krafka
Tracy Mendonsa

Staff Present
Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Gina McColl, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, Recording Secretary

Planning Commissioners Absent
Justin Caporusso, *Excused*
Joseph McCaslin, *Excused*

II. PLEDGE OF ALLEGIANCE

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

III. ORAL COMMUNICATION

Chair Bernasconi opened the Oral Communication.

Hearing none, Chair Bernasconi closed the Oral Communication.

IV. CONSENT CALENDAR

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

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

A. MINUTES OF JANUARY 26, 2017

MOTION
Commissioner Houdesheldt made the motion, which was seconded by Commissioner Mendonsa, to approve the Consent Calendar item.

The motion passed with the following vote:
Ayes: Houdesheldt, Krafka, Mendonsa, Bernasconi
Noes: None
Abstain: Brashears

V. NEW BUSINESS

A. NCRSP PCL 40C LAZY DOG RESTAURANT (HIGHLAND VILLAGE) MAJOR PROJECT PERMIT (MPP) STAGE 1 MODIFICATION AND MPP STAGE 2 – 238 GIBSON DR – FILE # PL 16-0383.

Associate Planner, Gina McColl, presented the staff report and responded to questions.

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

Mr. Taylor, representative for Lazy Dog, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Commission Discussion:

- What is the notice procedure?
- How many residents are in the 300 ft radius?
- Will there be music in the courtyard?

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

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Krafka, to

A. Adopt the two (2) findings of fact for the MPP Stage1 Modification;
B. Approve the MPP Stage 1 Modification subject to three (3) condition of approvals;
C. Adopt the two (2) findings of fact for the MPP Stage 2; and,
D. Approve the MPP Stage 2 subject to sixty-seven (67) conditions of approval.

The motion passed with the following vote:
Ayes: Brashears, Houdesheldt, Krafka, Mendonsa, Bernasconi
Noes: None
Abstain: None

B. NIPA PCL CO-23 CAMPUS OAKS APARTMENTS PHASE 1 – MAJOR PROJECT PERMIT (MPP) STAGE 1 MODIFICATION, MPP STAGE 2, AND ADMINISTRATIVE PERMIT – 4101 HP WAY – FILE # PL16-0331.

Associate Planner, Gina McColl, presented the staff report and responded to questions.

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

Applicants, Scott Canel and Jonathan Canel, addressed the Commission and responded to questions. They stated they had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comment:

- Amad Thomas – How much is the rent for affordable housing apartments? Applicant Jonathan Canel supplied the answer.

Commission Discussion:

- Will the Design Guidelines be heard by the Planning Commission soon?
- Were the draft Design Guidelines shared with the applicant?
- Are there other developments within the City of Roseville that look like the proposed project?
- Appreciation was shared with the applicant for their candor, tackling the challenge to provide affordable housing units, investment in the community and understanding the importance of this piece of property.
- Good project.
- Requirements for affordable housing.

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

MOTION

Commissioner Krafka made the motion, which was seconded by Commissioner Mendonsa, to

A. Adopt the two (2) findings of fact for the MPP Stage 1 Modification;
B. Approve the MPP Stage 1 Modification subject to the one (1) condition of approval;
C. Adopt the two (2) findings of fact for the MPP Stage 2;
D. Approve the MPP Stage 2 subject to ninety-four (94) conditions of approval with the revision to condition #4 (*The Development Agreement requires ~~87~~ **42** units to be affordable to very low income households, consistent with the proposed project)*;
E. Adopt the three (3) findings of fact for the Administrative Permit; and,
F. Approve the Administrative Permit subject to two (2) conditions of approval.

The motion passed with the following vote:
Ayes: Brashears, Houdesheldt, Krafka, Mendonsa, Bernasconi
Noes: None
Abstain: None

VI. REPORTS: COMMISSION/STAFF

Staff Reports

- Staff will be bringing items to the February 23, March 9 and March 23 Planning Commission meetings.

Commissioner Reports

- Chair Bernasconi expressed her appreciation to the students in attendance.

- A welcome was extended to Erich Brashears, the newest Planning Commissioner.

VII. ADJOURNMENT

Commissioner Bernasconi asked for a motion to adjourn the meeting.

MOTION

Commissioner Houdesheldt made the motion, which was seconded by, Commissioner Mendonsa to adjourn to the meeting.

The motion passed unanimously at 7:40 p.m.

PLANNING COMMISSION

Title:	SIXTH (6TH) DEVELOPMENT AGREEMENT AMENDMENT QIP - HP CAMPUS OAKS - 9100 FOOTHILLS BL. - FILE # PL16-0443.

Meeting Date: 2/23/2017
Item #: 4.2.

ATTACHMENTS:

Description

PL16-0443_QIP 6th DAA_staffreport

PL16-0443_QIP 6th DAA_Exhibit A_ Final

Planning Division Staff Report
Planning Commission Meeting February 23, 2017

Prepared by: Gina McColl, Associate Planner

ITEM IV-B: DEVELOPMENT AGREEMENT AMENDMENT – 9100 FOOTHILLS BL. – HEWLETT PACKARD DEVELOPMENT AGREEMENT AMENDMENT (SIXTH AMENDMENT FOR QIP) – FILE # PL16-0443

REQUEST

The applicant requests approval of a Development Agreement Amendment (DAA) to vest development rights, clarify development obligations, and extend the term for the property owned by Quality Investment Properties (QIP), within the Hewlett Packard (HP) campus. This DAA will be the 6th amendment to the HP Development Agreement.

Applicant - Mark Perlberger, Halbear Enterprises
Property Owner – Quality Investment Properties Roseville, LLC.

SUMMARY RECOMMENDATION

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

A. Recommend that the City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment for Quality Investment Properties (Sixth Amendment).

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

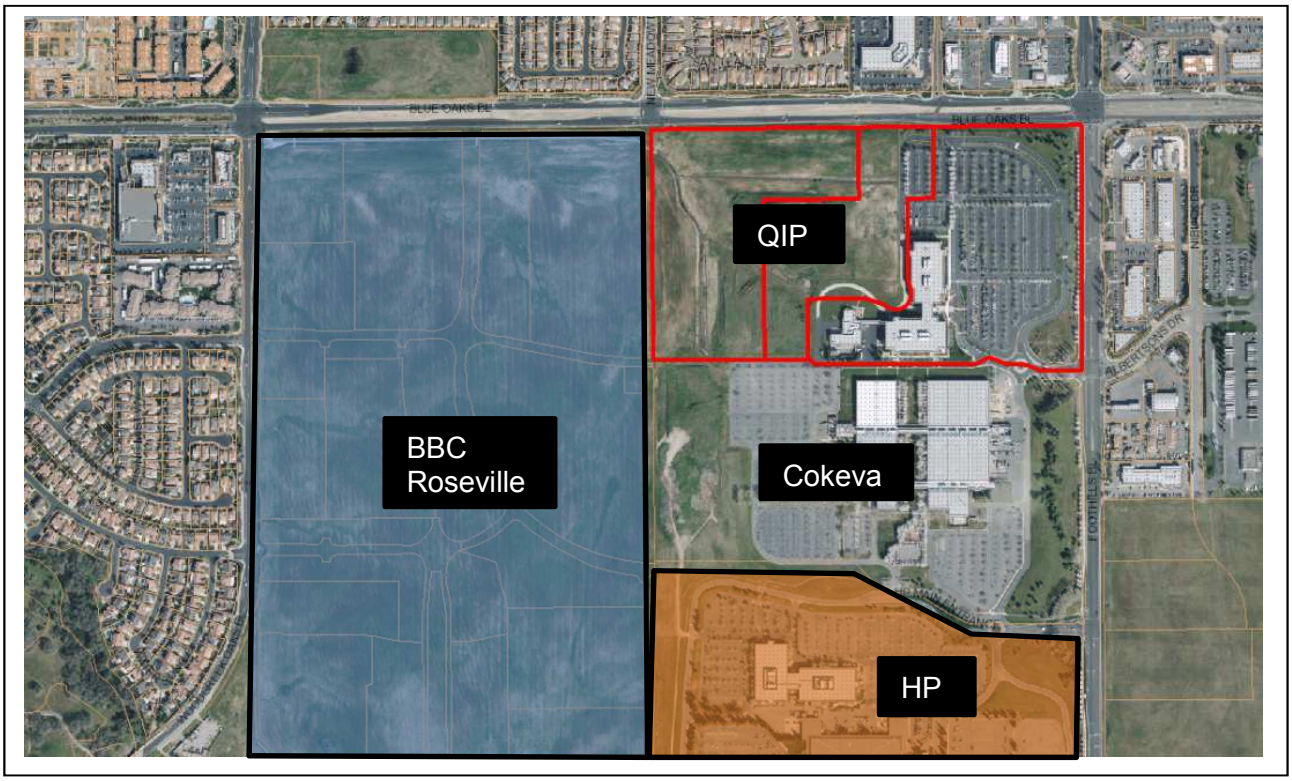
BACKGROUND

The project site is located at 9100 Foothills Boulevard, within the North Industrial Planning Area (NIPA) of the City, at the northeast portion of the original Hewlett Packard (HP) Campus (see Figure 1). The approximately ±500 acre HP Campus has since been subdivided and is currently owned by four separate property owners (BBC Roseville, HP, R10 Foothill, LLC (Cokeva) and Quality Investment Properties (QIP)). The QIP property is identified as Parcel 3 and includes three lots for a total area of approximately 59.2 acres.

Development of the HP Campus was anticipated with the HP Master Plan. The HP Master Plan identified land uses, permitted uses, and infrastructure demands based on the permitted development thresholds for the campus. The original HP Campus property was also governed by a Development Agreement (DA) (1996 and 1st Amendment in 2001) that included the vested development capacities (e.g. intensity thresholds) identified in the HP Master Plan and rights and obligations for the entire property. With the sale of the HP Campus properties, private "side-agreements" divided the vested development capacities between the individual properties. In 2015, the HP and Campus Oaks properties amended the original HP DA (2nd Amendment; File #PL14-0374) to recognize the subdivision of the HP Campus and divest the two properties from the original DA. At the same time, HP (3rd Amendment) and BBC Roseville (4th Amendment) each processed individual DAA's to address specific development rights and obligations for their properties (File#PL14-0373). With the 3rd and 4th DAA, the City formalized the individual development capacities for the BBC Roseville and HP properties. In 2016, BBC Roseville processed the 5th Amendment (File#PL16-0153) for the purpose of changing the 4th DAA to address obligations associated with land use modifications.

The purpose of this request (6th DAA) is to formalize the development capacities and clarify obligations specific to the QIP property, similar to the previous amendments to the HP DA. QIP is also processing this DAA to fulfill conditions of a settlement agreement between BBC Roseville and QIP. Development of the QIP property is not proposed at this time. With review of a development application on the property, a subsequent DAA may be necessary.

Figure 1 – Project Location



EVALUATION

As discussed above, in 1996, the City entered into a Development Agreement with Hewlett Packard to guide development of the entire site as a single owner and operator. Since then the original campus has been subdivided and has multiple property owners. In an effort to recognize these individual development interests, property owner specific amendments to the HP DA have been processed. The DAA's define development capacities for the participating properties consistent with the approved Master Plan. These allocations are reflective of existing private side agreements that were transferred with the individual parcels. If approved, this DAA will allow QIP to develop independently of the other parcels within the Master Plan, provided any development shall not alter or negatively impact any of the rights or the other property owners. Approval of this DAA will also allow QIP to have their individual development rights defined. This will allow QIP better flexibility when developing or expanding their sites in the future. Items that are not addressed in this amendment are subject to the original DA. The key elements addressed in the proposed DAA include:

- **Extension of Term** – The term of the agreement is extended to December 31, 2047 (30 years).

- **Independent Ownership –** Acknowledges QIP as the property owner of Parcel 3 and allows QIP to process agreements/amendments on their parcels without approval of other HP Campus property owners as long as the modifications do not negatively affect or impose obligations on other parcels.

- **Vested Entitlements** – Identifies the intensity thresholds for Water, Sewer, Electric and Traffic for the QIP property, as follows:

QIP Development Capacities

Property	Acreage	Gross Sq. Ft.	Average FAR	Water *(Max Daily Demand)*	Sewer *(Max Daily Flow)*	Electric *(Peak Annual Demand)*(1)	Traffic *(PM Peak Hour Trips)*
QIP/Parcel 3 Light Industrial	59.2	900,000	0.35	0.35 mgd	0.24 mgd	6.06 MW	1,025

1. Electric Demand is based on gross square foot allocations. Actual demand may increase with infrastructure improvements.

- **Sewer Improvements** – Divides development obligations for sewer lines within Painted Dessert Drive, Woodcreek Oaks Boulevard, and Blue Oaks Boulevard between BBC Roseville and QIP as outlined in the settlement agreement.

- **Detention Basins** – Deletion of references to detention basins that are not on the QIP property and therefore not applicable.

- **Blue Oaks Boulevard** – Divides development obligations for Blue Oaks Boulevard including separated sidewalk, landscaping, irrigation, medians, and bus turnout, bus shelter, and shelter pad between BBC Roseville and QIP as outlined in the settlement agreement.

- **Legal Action** – Landowner waives all claims for monetary damages against City and agrees to hold the City harmless from any liability.

The DAA acknowledges QIP as the property owner of Parcel 3. The DAA does not amend any previous development obligations. The amendment also does not alter the original total allocated development capacities for the HP Campus, it simply assigns an allocation directly to QIP. As with the previous BBC Roseville and HP DAA's, the assignment of allocated capacity is based on individual private "side-agreements" that were entered into at the sale of the individual properties. These allocations are consistent with the original DA and HP Master Plan. In summary, City staff has found the proposed DAA to be consistent with the existing Master Plan. Therefore, it is considered to be in substantial conformance with the Master Plan.

Chapter 19.84 of the Zoning Ordinance requires the Planning Commission to make a recommendation to City Council on the DAA following consideration of five findings. The required findings are listed in the Recommendation section below. As discussed, staff finds that all five findings can be met and supports approval of the DAA.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review pursuant to Section 15061(b)(3) (General Rule) of the California Environmental Quality Act (CEQA) and Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

A. Recommend that the City Council adopt the five findings of fact and approve the **DEVELOPMENT AGREEMENT AMENDMENT – 9100 FOOTHILLS BL. – 6th DAA QIP – FILE# PL16-0443** as provided in Exhibit A.

1. *The Development Agreement Amendment is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan and the Hewlett Packard Roseville Campus Master Plan.*

2. *The Development Agreement Amendment is consistent with the City of Roseville Zoning Ordinance.*

3. *The Development Agreement Amendment is in conformance with the public health, safety and welfare.*

4. *The Development Agreement Amendment will not adversely affect the orderly development of the property or the preservation of property values.*

5. *The provisions of the Development Agreement Amendment will provide sufficient benefit to the City to justify entering into the Agreement.*

Exhibit

A. Sixth (6th) Amendment to the Hewlett Packard Development Agreement for Parcels 3 between the City of Roseville and Quality Investment Properties (QIP).

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.

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 6103

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)

SIXTH AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND QUALITY INVESTMENT PROPERTIES ROSEVILLE, LLC, QUALITY INVESTMENT PROPERTIES ROSEVILLE II, LLC, AND QUALITY INVESTMENT PROPERTIES ROSEVILLE LAND COMPANY, LLC RELATIVE TO THE ROSEVILLE MASTER PLAN FOR PARCEL 3

THIS SIXTH AMENDMENT OF THE DEVELOPMENT AGREEMENT FOR PARCEL 3 (the "Sixth Amendment") is entered into this _____day of _____,2017, by and between the CITY OF ROSEVILLE, a municipal corporation ("CITY"), and QUALITY INVESTMENT PROPERTIES ROSEVILLE, LLC, a Delaware limited liability company, QUALITY INVESTMENT PROPERTIES ROSEVILLE II, LLC, a Delaware limited liability company, and QUALITY INVESTMENT PROPERTIES ROSEVILLE LAND COMPANY, LLC, a Delaware limited liability company (collectively "LANDOWNER"), pursuant to the authority of Sections 65864 through 65869.5 of the Government Code of California.

WITNESSETH:

A. Property (Parcel 3). The subject of this Sixth Amendment is the development of a portion of the overall Master Plan property known as Parcel 3 and further subdivided on____. Parcel 3 consists of approximately 59.2 acres and is described in Revised Exhibit A and depicted in Revised Exhibit A-1 attached hereto. Quality Investment Properties Roseville, LLC – a Delaware limited liability company owns 27.5 acres; Quality Investment Properties Roseville II, LLC – a Delaware limited liability company owns 13.3 acres; Quality Investment Properties Roseville Land Company, LLC – a Delaware limited liability company owns 18.4 acres. LANDOWNER hereby represents that, as to Parcel 3, LANDOWNER owns such Property in fee and that all other persons holding legal or equitable interests in such Parcel shall be bound by this Sixth Amendment. As to this Sixth Amendment, "Property" shall mean Parcel 3 as described above.

B. Development Agreement. On August 1, 1996, the CITY and Hewlett-Packard entered into that certain agreement entitled "Development Agreement By and Between The City

of Roseville and Hewlett-Packard Company Relative to the Roseville Master Plan" (the "Original Development Agreement"). The Original Development Agreement was recorded in the Official Records of Placer County on August 16, 1996, as Instrument No. 96-0047544 and re-recorded on March 25, 1998 as Instrument No. 98-0019739.

C. First Amendment of Development Agreement. On May 23, 2001, the CITY and Hewlett-Packard entered into that certain agreement entitled "First Amendment of Development Agreement By and Between The City of Roseville and Hewlett-Packard Relative to the Roseville Master Plan" ("First Amendment"). The First Amendment was recorded in the Official Records of Placer County on June 7, 2001, as Instrument No. 2001-0056191. The Original Development Agreement, as amended by the First Amendment, shall be referred to herein as the "Development Agreement." Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement unless otherwise provided herein. All references to "Section" herein, unless otherwise noted, shall mean and refer to the corresponding Section of the Development Agreement.

D. Subdivision of Hewlett-Packard Property. Hewlett- Packard subdivided the Master Plan Property into four Parcels. Subsequent to that time, Hewlett-Packard transferred and/or sold parcels to other landowners. Other landowners with legal interest in the existing Development Agreement are as follows: Hewlett-Packard owns "Parcel 1;" R10 Foothill, LLC owns " Parcel 2;" and BBC Roseville Oaks, LLC, owns the majority of "Parcel 4."

E. Campus Oaks Master Plan. On August 5, 2015, the CITY approved the Hewlett-Packard Campus Oaks Master Plan Amendment that amended the Master Plan for Parcel 1 and Parcel 4. The Hewlett-Packard Campus Oaks Master Plan Amendment does not apply to Parcel 3.

F. Second Amendment of Development Agreement for Parcel 1 and 4. On August 19, 2015, the CITY approved entering into a Second Amendment to the Development Agreement for Parcel 1and Parcel 4 with Hewlett-Packard and BBC Roseville Oaks LLC. The Second Amendment is not applicable to Parcel 3

G. Third Amendment of Development Agreement for Parcel 1. On August 19, 2015, the CITY approved entering into a Third Amendment to the Development Agreement for Parcel 1 with Hewlett-Packard. The Third Amendment is not applicable to Parcel 3.

H. Fourth Amendment of Development Agreement for Parcel 4. On August 19, 2015, the CITY approved entering into a Fourth Amendment to the Development Agreement for Parcel 4 with BBC Roseville Oaks, LLC. The Fourth Amendment is not applicable to Parcel 3.

I. Fifth Amendment of Development Agreement for Parcel 4. On September 7, 2016, the CITY approved entering into a Fifth Amendment to the Development Agreement for Parcel 4 with BBC Roseville Oaks, LLC. The Fifth Amendment is not applicable to Parcel 3.

J. Purpose of Sixth Amendment. LANDOWNER and CITY desire to amend the Development Agreement to facilitate the development of the Property by clearly establishing and confirming the existing vested entitlements under the Development Agreement allocated to

Parcel 3. This Agreement amends and restates the specific vested rights pertaining to Parcel 3. This Sixth Amendment is not applicable to Parcels 1, 2, and 4. LANDOWNER and CITY also desire to extend the term of the Development Agreement, all in substantial conformance with the intent and basic provisions of the Hewlett-Packard Roseville Master Plan, as adopted by Resolution No. 96-203, amended by Resolution No. 01-97.

K. Authorization. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "Development Agreement Statute"), which authorizes the City of Roseville and an applicant for a development project to enter into a development agreement establishing certain development rights in and obligations with respect to Parcel 3 which is the subject of the development project application. In addition to this statutory authorization, Section 1.4 of the Development Agreement allows for the amendment of said Development Agreement.

L. Planning Commission Hearing. On _____, 2017, the City Planning Commission, designated by Roseville Ordinance No. 3014 as the planning agency for purposes of development agreement review pursuant to Government Code Section 65867, in a duly noticed public hearing, considered this Sixth Amendment to the Development Agreement and recommended that the City Council approve this Sixth Amendment.

M. Environmental Review. On June 5, 1996, the City Council, in Resolution 96-204 certified as adequate and complete, the Final EIR (the "Plan EIR") for the Hewlett-Packard Roseville Master Plan (the "Master Plan"). Feasible mitigation measures were identified in the Plan EIR and were adopted and incorporated into the Master Plan and made terms and conditions of the existing Development Agreement. On August 5, 2015, the City Council adopted an Addendum to the Plan EIR (the “Addendum”). On August 17, 2016, the City Council adopted a second Addendum to the Plan EIR (the “2nd Addendum”). On _____, 2017, the City Council, in Ordinance_____ found, based on substantial evidence, that this Sixth Amendment of the Development Agreement does not result in any changes to the Entitlements that would result in any physical changes to the environment or changes to environmental impacts from those previously considered in connection with the approval of the existing Development Agreement through the Fifth Amendment; therefore, no further environmental review relating to the adoption of this Sixth Amendment is required.

N. Development Agreement Ordinance. CITY and LANDOWNER have taken all actions mandated by and fulfilled all requirements set forth in the Development Agreement Ordinance of the City of Roseville, Chapter 19.84 of the Roseville Municipal Code. This Agreement, to the extent it amends and affects the terms of the Development Agreement for Parcel 3, is consistent with and authorized by the amendment provisions of Section 1.4 of the Development Agreement.

O. Consistency with General Plan and Master Plan. Having duly examined and considered this Agreement and having held properly noticed public hearings hereon, CITY finds and declares that this Agreement is consistent with the General Plan of the City of Roseville and with the Master Plan. In particular, the CITY finds that all amendments herein related to the

implementation of the Master Plan, including the allocation of Intensity Thresholds are consistent with the intent and basic provisions of the Master Plan.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. Amendment of Development Agreement. The following sections of the Development Agreement are hereby amended with respect to development of Parcel 3 as follows:

A. Revised Recitals (Property). The description of the "Property" which is the subject of the Sixth Amendment of the Development Agreement is hereby acknowledged to refer to Parcel 3 as depicted in **Revised Exhibit A-1** attached to this Sixth Amendment.

B. Extended Term. For purposes of Section 1.3, CITY and LANDOWNER hereby agree to extend the term of the Development Agreement to and through December 31, 2047, unless the Development Agreement is terminated, modified or extended by circumstances set forth in the Development Agreement, as amended, or by mutual consent of the parties hereto.

C. Revised Section 1.4 (Subsequent Amendments, New Development Agreements and/or Master Plan Amendments). Section 1.4 is hereby revised in its entirety to read as follows:

> "1.4 Subsequent Amendments, New Development Agreements and/or Master Plan Amendments. This Agreement and /or the Master Plan may be replaced and/or amended from time to time as to Parcel 3, or any such parcel or as to any portion thereof, by mutual consent of CITY and a Landowner, including any successor owner of any portion of Parcel 3 subject of such amendment, in accordance with the provisions of the Development Agreement Statute and City Ordinance and as provided for herein. If the proposed amendment or new agreement affects less than all of Parcel 3, then such amendment or new agreement need only be approved by the owner(s) in fee of the portion of such Parcel that is subject to or affected by such amendment or new agreement subject to provisions of this Agreement.
>
> "LANDOWNER may seek to amend this Agreement or adopt a new development agreement for the parcel owned thereby, including changes to the allowable land uses and other terms and provisions of the Master Plan vested hereby applicable to the development and use of such parcel, or any portion thereof, independent of and without the consent of the other Landowners subject to the Development Agreement. LANDOWNER, at its discretion may seek as part of any such amendment or new agreement to amend the Master Plan as applied to the parcel owned thereby or to create its own separate plan for development of its parcel, or any portion thereof, independent of and in place of the Master Plan. However, CITY hereby agrees that any such amendment or new agreement and/or amendment to the Master Plan by a Landowner with respect to the parcel owned thereby shall:

1. Not negatively affect or reduce the development rights allocated to and vested in the Development Agreement for any other Parcel, or any portion thereof, granted pursuant to the Development Agreement, as amended by the Second through Fifth Amendments and this Sixth Amendment, unless otherwise agreed to in writing by the Landowner of the other parcel or property whose allocated development rights are proposed to be affected or reduced thereby pursuant to a corresponding, concurrently approved amendment or new agreement and/or amendment to the Master Plan for such other affected parcel or property; and

2. Not impose any new obligations or conditions upon development of any other Parcel subject to the Development Agreement, or any portion thereof, to mitigate any impacts associated with the amendment, new agreement and/or amendment to the Master Plan for the parcel that is the subject of such amendment, or portion thereof, which impacts shall be fully addressed and/or mitigated through the terms of the amendment, new agreement and/or amendment of the Master Plan applicable to the amending parcel, or the amending portion thereof."

D. Revised Section 2.2 (Vested Entitlements). Section 2.2 is hereby revised in its entirety to read as follows:

"2.2 Vested Entitlements. Subject to the provisions and conditions of this Agreement, CITY agrees that CITY is granting and grants herewith, a fully vested entitlement and right to develop Parcel 3 in accordance with the terms and conditions of this Agreement and the Entitlements. CITY acknowledges that the Entitlements include the following land uses for Parcel 3:

Light Industrial: 59.2 acres

as depicted in Exhibit B. Such uses shall be developed in accordance with the Entitlements, as such Entitlements provide on the effective date of this Agreement, or as they may provide from time-to-time by amendment of the Master Plan by LANDOWNER as provided for herein. LANDOWNER's vested right to proceed with development of Parcel 3 shall be subject to the Intensity Thresholds defined in this section below. Such vested rights are also subject to subsequent approvals as defined and as provided for in the Master Plan, provided that any conditions, terms, restrictions, and requirements for such subsequent approvals shall not prevent development of Parcel 3 for the uses and density and intensity of development or rate of timing of development set forth in this Agreement so long as the limitations set forth in the Intensity Thresholds have not been reached for Parcel 3 as described below and further provided that LANDOWNER is not in default under this Agreement.

"For purposes of this Sixth Amendment and development of Parcel 3 pursuant to the Master Plan and all other entitlements that exist at the time this Agreement is executed, the CITY and LANDOWNER hereby agree that the Intensity Thresholds for uses described for Parcel 3 in the Master Plan are allocated to Parcel 3 as follows:

Property	**Acreage**	**Gross Sq. Ft.**	**Average FAR**	**Water** *(Max Daily Demand)*	**Sewer** *(Max Daily Flow)*	**Electric** *(Peak Annual Demand)1*	**Traffic** *(PM Peak Hour Trips)*
QIP/Parcel 3	59.2 Light Industrial	900,000	0.35	.35 mgd	.24 mgd	6.06 MW	1,025

1. Electric Demand is based on gross square foot allocations. Actual demand may increase with infrastructure improvements.

"As a result of these allocations of Intensity Thresholds to Parcel 3, the CITY acknowledges and agrees that the development rights allocated to and vested for such Parcel pursuant to this Section 2.2, shall not be affected or reduced by any action taken by the CITY. The CITY reserves the right to review each subsequent entitlement application for development of Parcel 3 to ensure that the thresholds are not exceeded in the future without appropriate mitigation by the owner of such Parcel and to ensure that the proposed development meets all other applicable design guidelines. So long as the development of the Parcel is consistent with the vested development rights allocated thereto under this Development Agreement, the obligations associated with that development shall be limited to the payment of all fees associated with such development and the installation of roadway and utility improvements described in the terms of this Development Agreement and the Master Plan."

E. Revised Section 3.6.2 (Sewer Improvements). For purposes of Section 3.6.2 of the Development Agreement, CITY hereby agrees that the planned construction of the sewer line within Painted Desert Drive by BBC Roseville Oaks, for which LANDOWNER has paid its fair share based upon the vested rights in Section 2.2 pursuant to a Settlement Agreement between CITY, BBC Roseville Oaks and LANDOWNER, is designed to sewer the existing and future development of Parcel 2 and Parcel 3 consistent with the vested Entitlements to connect to the existing sewer lines in Woodcreek Oaks Boulevard in place of the 12" sewer line along Blue Oaks Boulevard. LANDOWNER shall have no obligation or right to construct the additional 12" sewer line along Blue Oaks Boulevard to sewer development of the Property. LANDOWNER and CITY hereby agree that except to the extent clarified herein, all other terms and provisions of Section 3.6.2 shall remain in full force and effect."

F. Revised Section 3.4.4 (Detention Basins). All references within Section 3.4.4 to the "Northern Detention Basin" and the "Undeveloped Northern Watershed" are hereby deleted.

G. Revised Section 3.8.1 (Blue Oaks Boulevard). Section 3.8.1 is hereby revised in its entirety to read as follows:

"3.8.1. Blue Oaks Boulevard. Blue Oaks Boulevard frontage improvements for Parcel 3 will be completed pursuant to the Settlement Agreement between CITY, BBC Roseville Oaks and LANDOWNER. Accordingly, Landowner shall only be responsible for the finished grading of the landscaped corridor adjacent to Blue Oaks Boulevard, the construction of an eight foot wide (8') separated sidewalk for Blue Oaks Boulevard frontage from its intersection with Foothills Boulevard to its intersection with New Meadow Drive, as shown in cross-section in Exhibit C-1, construction of a bus turnout, shelter pad and bus shelter on Blue Oaks Boulevard east of New Meadow Drive, and the completed landscaping and landscape irrigation within the fifty-foot wide (50') landscape set back adjacent to Blue Oaks Boulevard. With the approval of future development plans for Parcel 3, LANDOWNER will be responsible for the installation of all standard improvements associated with access to and from public roads, as determined by CITY. When LANDOWNER constructs an intersection with Blue Oaks Boulevard or receives a building permit for a building located within three hundred feet (300') or less of the southerly boundary of the right of way for Blue Oaks Boulevard, LANDOWNER shall construct the sidewalk improvements from Foothills Boulevard to the western property boundary and the bus turnout, shelter pad and bus shelter. CITY may, at its sole discretion, allow for the construction of the sidewalk and landscaping to be phased. All improvements to be installed by LANDOWNER shall comply with CITY's then current standards.

The bus turnout, shelter and related improvements shall conform to CITY's then current standards. LANDOWNER and CITY may enter into a deferred improvement or other agreement based on a construction cost of ten thousand dollars ($10,000) per shelter for future construction of the bus shelter (#282) on Blue Oaks Boulevard east of New Meadow Drive. A separate easement shall be dedicated to CITY for the bus shelter pad. The easement shall be drafted for approval and acceptance by CITY and recorded at the Office of the Placer County Recorder."

H. Revised Section 5.4 (Legal Action). Section 5.4 is hereby revised in its entirety to read as follows:

"5.4 Legal Action. In addition to any other rights or remedies, any party may institute legal action to cure, correct or remedy any default, to enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation. Provided, however, that LANDOWNER, its successors and assigns hereby waive any and all claims for monetary damages against CITY arising out of this Agreement at any time. All legal actions shall be initiated in the Superior Court of the County of Placer, State of California, or the Federal District Court in the Eastern District of California."

I. Revised Section 6 (Hold Harmless). Section 6 is hereby revised in its entirety to read as follows:

" 6.0 Hold Harmless. LANDOWNER and its heirs, successors-in-interest and assigns, hereby agrees to, and shall defend and hold CITY, and its elective and appointive boards, commissions, officers, agents, employees, and volunteers harmless from any liability for damage or claims of damage for personal injury, or bodily injury

including death, as well as from claims for property damage which may arise from operation of LANDOWNER's, or LANDOWNER's contractors, or contractors' subcontractors, agents, or employees under this Agreement, whether such operations be by LANDOWNER, or by LANDOWNER's contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for LANDOWNER of any of LANDOWNER's contractors or subcontractors unless such damage or claim arises from negligence or willful misconduct of CITY. The foregoing indemnity obligation shall not apply to any liability for damage or claims for damage with respect to any damage to or use of any public improvements after the completion and acceptance thereof by CITY."

J. Revised Section 10 (Notices). The notice addresses for the CITY and LANDOWNER in Section 10 are hereby revised to read as follows:

Development Services Director
City of Roseville
311 Vernon Street
Roseville, CA 95678

with copy to:
City Attorney
City of Roseville
311 Vernon Street
Roseville, CA 95678

Notice required to be given to LANDOWNER shall be addressed as follows:

QUALITY INVESTMENT PROPERTIES ROSEVILLE, LLC, QUALITY INVESTMENT PROPERTIES ROSEVILLE II, LLC, and QUALITY INVESTMENT PROPERTIES ROSEVILLE LAND COMPANY, LLC:

12851 Foster Street
Overland Park, KS 66213
Attn: Chad Williams

with copy to:
HalBear Enterprises
5716 Callister Ave
Sacramento CA 95819
Attn: Mark A. Perlberger

Taylor & Wiley
500 Capital Mall, Suite 1150

Sacramento, CA 95814
Attn: James B Wiley, Esq.

2. Exhibits. The following New Exhibit and Revised Exhibits are attached hereto and incorporated herein by reference and hereby replace and supersede the respective Exhibits previously attached to the Development Agreement. Accordingly, all references to the applicable Exhibits in the Development Agreement, as amended hereby, shall mean and refer to the corresponding New and Revised Exhibits below:

New Exhibit A	Legal Descriptions of Parcel 3
Revised Exhibit A-1	Revised Diagram of the Property
Revised Exhibit B	Land Use Map of the Property
Revised Exhibit C-1	Blue Oaks Boulevard Cross Section.

3. Consistency with General Plan. The CITY hereby finds and determines that execution of this Sixth Amendment is in the best interest of the public health, safety and general welfare and is consistent with the General Plan.

4. Amendment; Balance of Development Agreement Remains In Full Force. This Sixth Amendment amends, but does not replace or supersede, the Development Agreement. In the event of any conflict, the language of this Sixth Amendment shall be controlling in all events or circumstances. Except as modified hereby, all other terms and provisions of the Development Agreement shall remain in full force and effect.

5. Form of Amendment; Execution in Counterparts. This Sixth Amendment is executed in duplicated originals, each of which is deemed to be an original, and may be executed in counterparts.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Amendment in duplicate by its City Manager and the attestation to this Amendment by its City Clerk under the authority of Ordinance No. ___, adopted by the Council of the City of Roseville on the ___day of _____, 2017, and LANDOWNER have caused this Amendment to be executed.

CITY:

CITY OF ROSEVILLE,
a municipal corporation

By:_____
Rob Jensen, City Manager

ATTEST:

LANDOWNER:

QUALITY INVESTMENT PROPERTIES ROSEVILLE, LLC, a Delaware limited liability company

By:_____
Name:_____
Title:_____

_____
Sonia Orozco, City Clerk

APPROVED AS TO FORM:

_____
Robert R. Schmitt, City Attorney

APPROVED AS TO SUBSTANCE:

_____
Kevin Payne
Development Services Director

QUALITY INVESTMENT PROPERTIES ROSEVILLE II, LLC, a Delaware limited liability company

By:_____
Name:_____
Title:_____

QUALITY INVESTMENT PROPERTIES ROSEVILLE LAND COMPANY, LLC, a Delaware limited liability company

By:_____
Name:_____
Title:_____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____
County of _____

On _____, 2017, before me, _____
(Here insert Name and Title of Officer)

personally appeared _____,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC SEAL

Revised Exhibit A

Legal Description of Property

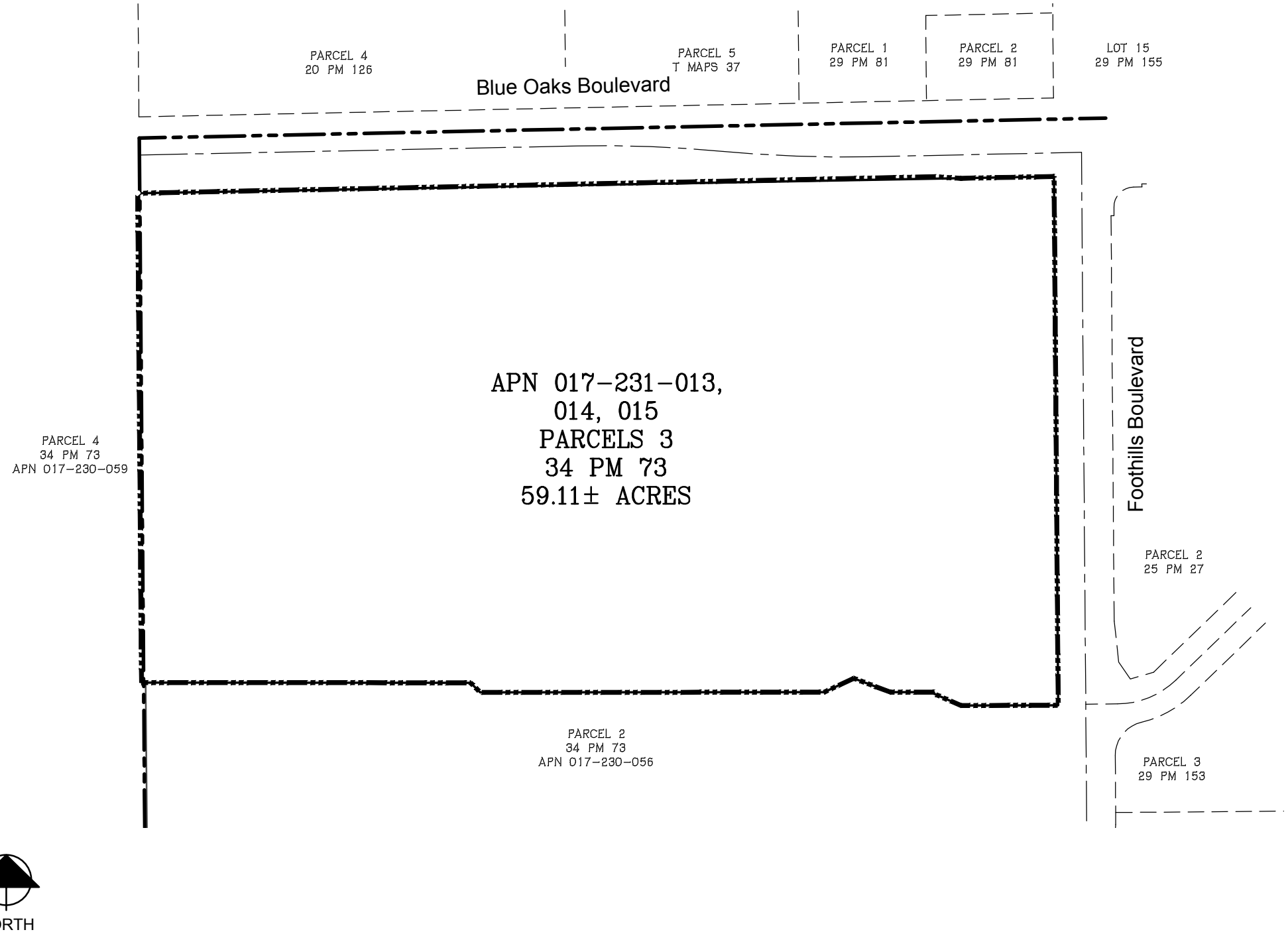
Parcel 3

The land referred to herein is situated in the State of California, County of Placer, City of Roseville, and is described as follows:

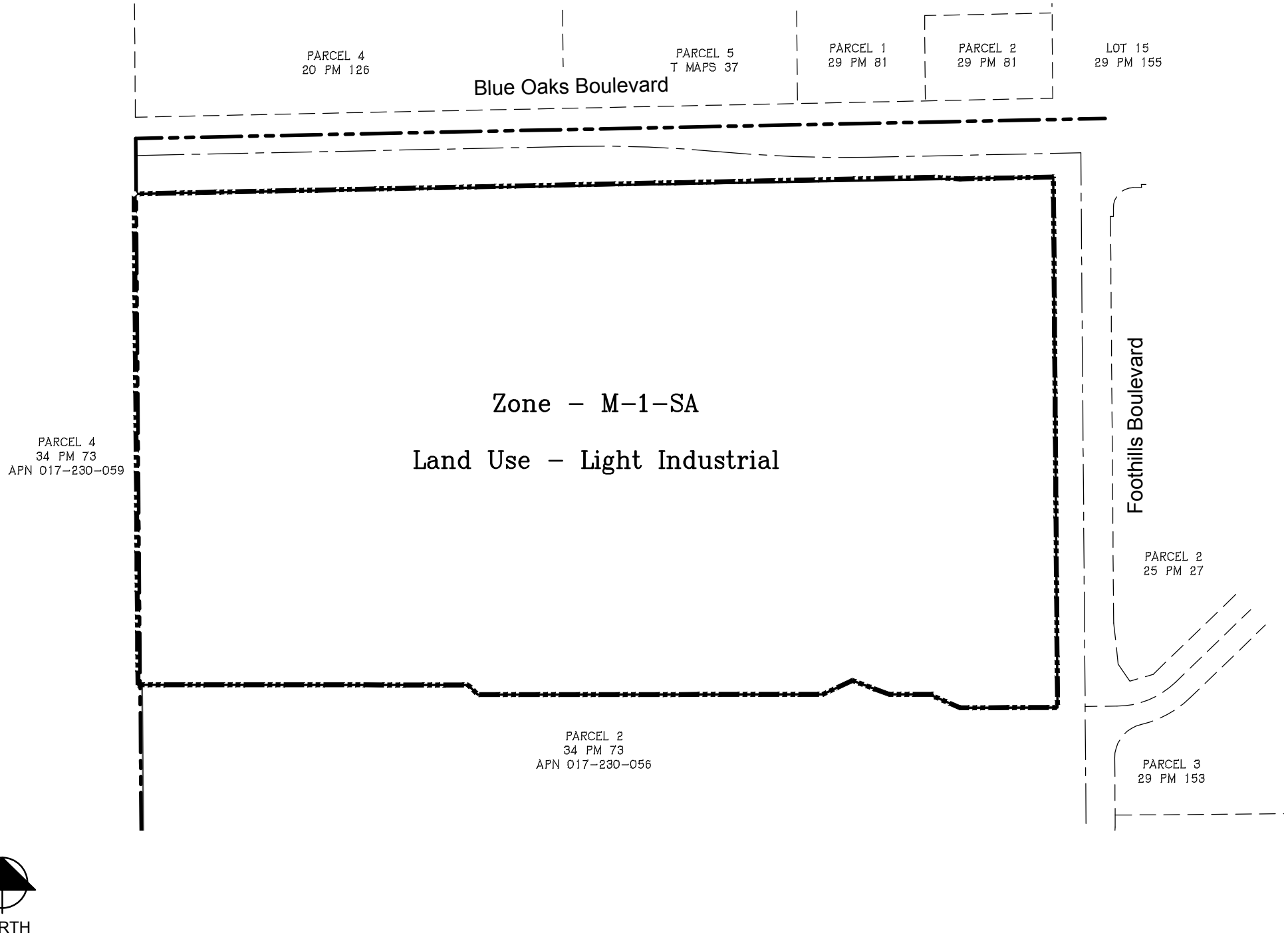
> Parcel 3, as shown on that certain Parcel Map of Hewlett-Packard Subdivision No. Sub-000105, recorded on June 4, 2008, in the Office of the Recorder for the County of Placer, State of California, in Book 34 of Parcel Maps, at Page 73.

APN: 017-230-057

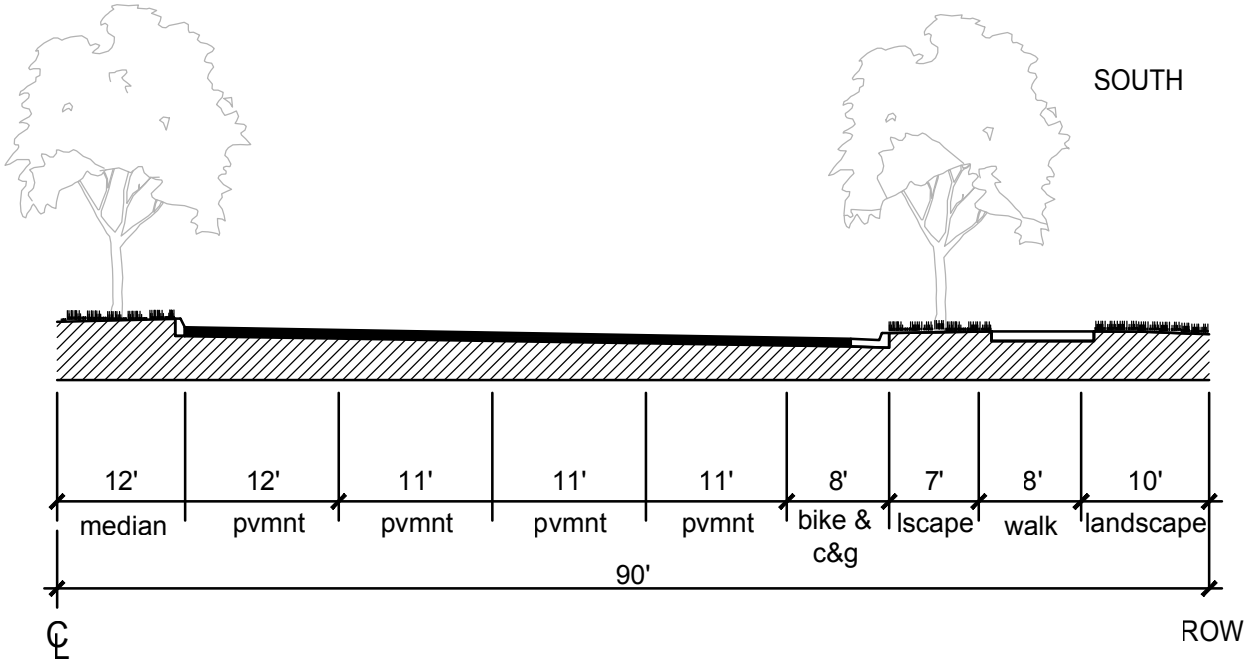
Revised Exhibit A-1 : Revised Diagram of the Property



Revised Exhibit B : Land Use Map of the Property



Revised Exhibit C-1 :Blue Oaks Boulevard Cross Section



Blue Oaks Boulevard

PLANNING COMMISSION

Title:	STONERIDGE PCL-15 - SAINT ANNA GREEK ORTHODOX CHURCH SANCTUARY BULDING - 1001 STONE CANYON DR. - FILE # PL16-0366.

Meeting Date: 2/23/2017
Item #: 5.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1

Exhibit A - Site Plan

Exhibit B - Drainage Plan

Exhibit C - Preliminary Grading Plan

Exhibit D - Utility Plan

Exhibit E - Fire Access

Exhibit F - Building Cross Section

Exhibit G - Landscape Plan Sheet 1

Exhibit G - landscape Plan Sheet 2

Exhibit H - Irrigation Plan

Exhibit I - Elevations

Exhibit J - Arborist Report - Tree Impacts

Exhibit K - Arborist Letter

Binder 1

PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING FEBRUARY 23, 2017
Prepared by: Ron Miller, Associate Planner

ITEM V-A: DESIGN REVIEW PERMIT MODIFICATION & TREE PERMIT – 1001 STONE CANYON DRIVE – STONERIDGE PCL 15 – SAINT ANNA GREEK ORTHODOX CHURCH SANCTUARY BUILDING – FILE# PL16-0366

REQUEST

The applicant requests approval of a Design Review Permit Modification (DRPMOD) to construct a ±7,500 square foot sanctuary and associated site improvements. Additionally, the applicant requests approval of a Tree Permit to authorize removal of one (1) native oak tree from the site. The Design Committee previously approved a Design Review Permit and Tree Permit for construction of three buildings on the church site in 2004. This request is for construction of the second building (church sanctuary) on the site, with minor site plan and building orientation changes from the 2004 approval.

Applicant: Nick Docous, Lionakis
Owner: Christy Moustris, Saint Anna Greek Orthodox Church

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

A. Adopt the two findings of fact for the Design Review Permit Modification;
B. Approve the Design Review Permit Modification subject to seventy-five (75) conditions of approval;
C. Adopt the two findings of fact for the Tree Permit; and,
D. Approve the Tree Permit subject to twenty-one (21) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The ± 4.04-acre project site is located at the northwest corner of East Roseville Parkway and Stone Canyon Drive, at 1001 Stone Canyon Drive (see Figures 1 & 2 and Exhbit A). The site is within the Stoneridge Specific Plan (SRSP) area of the City of Roseville. The General Plan and NERSP land use designations for the site are Public/Quasi-Public (P/QP); a designation that includes Community Assembly as a permitted use. In April 2004, the City's Design Committee approved a Design Review Permit (DRP 03-79) and Tree Permit (TP 03-81) to construct three buildings in phases at the site. Building 1, an 8,500 square foot fellowship hall, office and classroom building (including landscaping, lighting and parking areas) was completed in 2007 (Phase 1). The fellowship hall has been used as worship space until Building 2 (±7,500 sq. ft. Sanctuary – the current request) is constructed. In addition to church services, Building 1 is also used on weekdays to provide pre-school and daycare.

Figure 1: Existing Church Campus – View from Stone Canyon Drive

Phase 3 of the project will include Building 3 (the Great Hall, 9,600 sq. ft.), which will include additional facilities, such as a gymnasium, large hall and kitchen, that would be used both by the Church and possibly a private K-5th grade school. A private elementary school in the Public/Quasi-Public zone will require a Conditional Use Permit.

The current request is for a DRPMOD and Tree Permit to construct the Phase 2 Church Sanctuary building and related site improvements. The sanctuary building was approved in 2004 (DRP 03-79); however, the applicant proposes minor site plan and building modifications from the original approval.

Figure 2: Surrounding Zoning & Land Use

SITE INFORMATION

A. **Roseville Coalition Of Neighborhood Associations (RCONA)**: RCONA #34, East Roseville Parkway – The East Roseville Parkway Neighborhood Association is currently not active.

B. **Total Acreage**: ±4.04 acres

C. **Grading**: The church campus site is varying in grade elevation and slope. The site is elevated above surrounding streets and slopes generally from the northwest to the southeast. Elevation varies from ± 275 feet at the northwest portion of the property to ±234 feet at the southeast corner of the property near the intersection of East Roseville Parkway and Stone Canyon Drive.

The southern portion has previously been graded and slopes downward toward Stone Canyon Drive and Roseville Parkway (see Figure 1 & Exhibit C). Following approval of the multi-phased project in 2004, the entire project site was graded in preparation for construction of the existing building and associated site improvements. Since the site has been previously graded, only minimal grading will be required for construction of the Church Sanctuary. The existing slope at the southeast portion of the property will be modified to accommodate the raised foundation of the sanctuary. The finished floor elevation of the new sanctuary will be approximately 30 feet above the grade elevation at the street.

D. **Site Access:** The site is accessed via a driveway entrance off Stone Canyon Drive. The driveway will allow for full turning movements.

The proposed project is consistent with the land uses contemplated by the City's General Plan, Zoning Ordinance and Stoneridge Specific Plan (SRSP).

ZONING/SPECIFIC PLAN REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	None required	±50' along E. Roseville Pkwy ±25' at narrowest along Stone Canyon
Landscape Setbacks	50' along Roseville Parkway 25' along Stone Canyon	Min. 50' Min. 25'
Building Height Limit	None required	49 ft.
Building Coverage	No maximum per Zoning Ordinance	15%
Parking Spaces (Total)	116 spaces total 1:3 fixed seats, 320 seats = 107 & 1:classroom, 9 classrooms = 9	117
% of compact spaces	Up to 30% max. (38)	0
# of handicapped spaces	5	5
% of shaded parking	50% min.	53% (no change to existing)
Bicycle Spaces	6	9

EVALUATION

DESIGN REVIEW PERMIT MODIFICATION

The evaluation of the DRPMOD for the proposed project has been based on the Saint Anna Greek Orthodox Church project's original approval (DRP 03-79), applicable development standards within the City's Zoning Ordinance, and the design standards of both the City's Community Design Guidelines (CDG) and the Stoneridge Specific Plan (SRSP). Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the requirements and guidelines in each. The following discussion is provided as clarification on areas of interest.

As proposed and conditioned, the project complies with the applicable guidelines identified in the above listed documents. The remainder of the Design Review Permit evaluation section will focus on design guidelines that warrant additional review and consideration by the Planning Commission.

Building Siting/Modifications: The proposed site plan for the new sanctuary generally follows the plan approved in 2004. However, the Sanctuary building's orientation has been modified to better conform to the site and building requirements of the Greek Orthodox Archdiocese, as further discussed below.

The change in building orientation necessitates a modification to the covered walkway (referred to as the Arcade) that connects the New Sanctuary with Founders Hall (the existing building). The Arcade is an important programmatic component of the Church campus. The Arcade has its origins in the original campus plan approved in 2004, and has always been envisioned as a connecting element integral to the overall campus build-out. Its configuration is driven by the orientation of the New Sanctuary.

Figure 3 (from the approved 2004 site plan) depicts the Arcade (in red) connecting the New Sanctuary (labeled Phase II) to the Founders Hall (labeled Phase I). This site plan had the Sanctuary directly facing the Founders Hall, almost due north.

A central planning requirement of the Greek Orthodox Archdiocese of North and South America, however, is to have the entries of church buildings face directly east.

Figure 3:

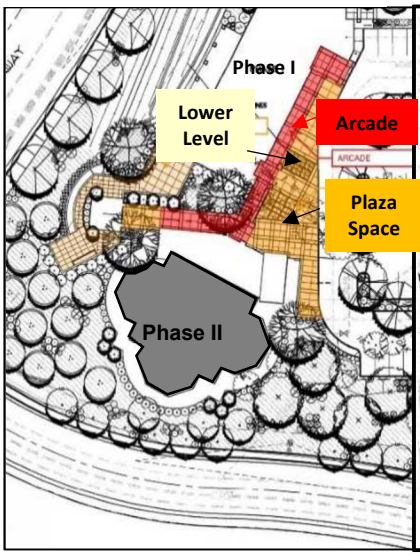
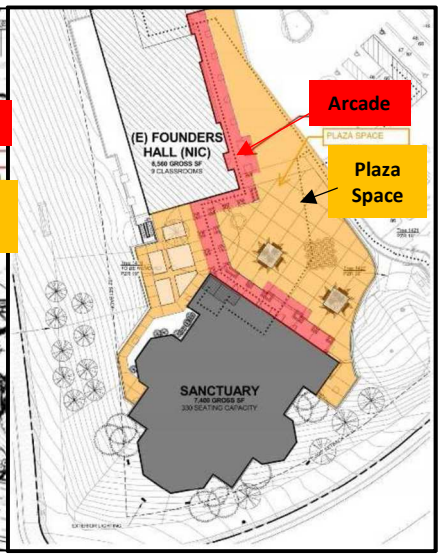


Figure 4:



However, for this church site, facing the entry directly east is precluded by site constraints. As such, the New Sanctuary has been rotated so that its entry faces toward the east to the greatest extent possible (see Figure 4).

Figure 5: Tree #1416 – Founders Hall

This change in orientation resulted in a modified alignment for the Arcade (Figures 3 & 4 – shown in red). The proposed layout of the Arcade will result in the unavoidable removal of the existing blue oak (Tree #1416) located at the south end of Founders Hall (see Figure 5). Alternatives, which routed the Arcade around the tree, were studied, but each of these options resulted in a layout for the plaza space that significantly limited its utility and functionality. It is important to note that the modified building siting and site plan will preserve four (4) native oaks (Trees 1421, 1422, 1428, and 1427) that were authorized for removal under the original plan approved in 2004. The landscape plans call for Date Palms (2) and a Crape Myrtle tree to be planted within the plaza space.

Two of the main design goals for the church project were to create a large and inviting plaza and connect the New Sanctuary with Founders Hall. The plaza will be the central organizing exterior space for the Parish, supporting both cultural and religious activities. The proposed modifications meet the intent of the SRSP and CDG; therefore, staff supports the proposed plaza and building siting modifications.

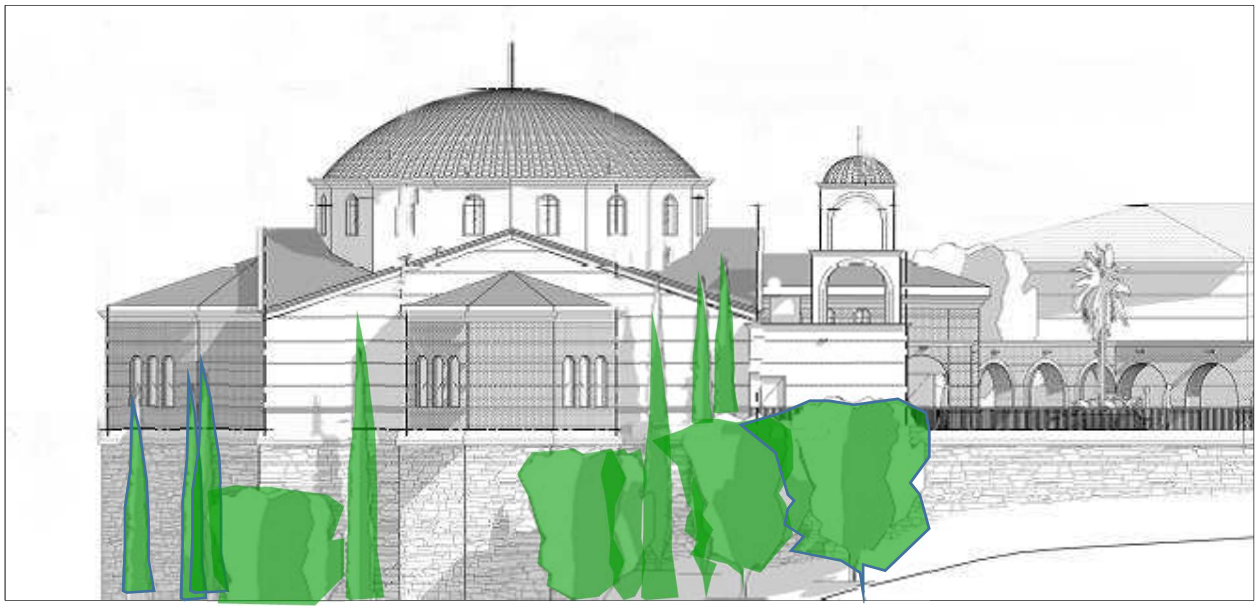
Site Design & Parking: The parking areas and drive aisles associated with project have been constructed. The site design and parking proposed for Church Sanctuary generally match the original site design approved by the Design Committee in April 2004. There are currently 120 parking spaces at the site. The revised site plan includes 117 spaces, which exceeds the parking requirement for the site by one (1) space. The three (3) spaces removed were done so to meet minimum Fire Department turning radius standards and to provide additional space for native oak tree plantings along the properties eastern border.

Architecture:

The New Sanctuary building is part of the church Master Plan, which was approved in 2004. Its design incorporates the materials, colors and elements of the Parish's first building; the Founders Hall, which was completed in 2007. Additionally, the Byzantine architectural style of the New Sanctuary follows both Greek Orthodox tradition and City design guidelines. Its clay tile roofing, plaster facades, and stone walls effectively integrate the building into the campus.

Specifically, the New Sanctuary's forms, such as shallow domes and brick archways, reflect the Greek Orthodox design influences (See Figure 5 & Exhibit I). This is an important design criteria for the project, but the architectural style of the building shares the forms and materials of adjacent buildings as well. The overall design goal is to integrate the New Sanctuary within the community and be respectful of its prominent hillside site.

Figure 5: New Sanctuary – View from E. Roseville Parkway & Stone Point Drive



The base of the sanctuary visible from East Roseville Parkway and Stone Point Drive will be clad in stone veneer to match Founders Hall. This foundation wall anchors the New Sanctuary at the most prominent location of the campus. Due to the extreme slope and change in grade, the foundation wall, at its tallest point, will be approximately 30' in height from the base of the wall to the floor level of the sanctuary (see Exhibit C). Several varieties of evergreen shrubbery will be planted along the base of the wall to reduce the visual impact of the foundation wall, and to add additional visual interest (see Figure 5).

A new plaza connects the New Sanctuary with the Founders Hall. A covered walkway with brick arches will connect these two buildings, serving to connect separate elements of the campus. The building's roof will be of clay tile, which is prevalent in the Byzantine style and throughout Greece. The roof material will match that of the existing building.

The proposed architecture provides varied materials, roof forms and visual interest, and therefore, meets the design intent of the CDG and SRSP. Given these facts, staff supports the design of the building's architecture.

Landscaping: Landscape plans for the church campus were originally approved in 2004, and modified in 2013 to provide more drought tolerant plant species, as well as a small vineyard. The landscape plan submitted with this application (see Exhibit G) includes fruiting trees and shrubs to promote the Church's goals of reducing their carbon footprint and increasing sustainability. The Church and its members utilize many of the existing plants on site in their services and for church functions. The proposed landscape plans meet the intent of the SRSP and Community Design Guidelines.

Landscape plans submitted as part of this project must comply with the City's Water Efficient Landscape Ordinance (see Condition 13).

DESIGN REVIEW PERMIT CONCLUSION

Section 19.78.060(B) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit. Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Design Review Permit. The two findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

TREE PERMIT

An Arborist Report and evaluation were prepared for the project (provided as Exhibits J & K), which include recommendations for tree preservation guidelines. The table below identifies impacts to the native oak trees within the project area.

TREE #	SPECIES	DBH	CONDITION	TYPE ENCROACHMENT/ REMOVAL	ARBORIST'S/STAFF RECOMMENDATION
1416	Quercus douglasii	16"	Fair	Requires removal for construction of covered walkway	Removal under arborist supervision
1421	Quercus douglasii	14"	Poor to Fair	No encroachment depicted	None at this time
1422	Quercus douglasii	15"	Fair	No encroachment depicted	None at this time
1427	Quercus douglasii	22"	Fair	Will sustain minor encroachment from excavation for retaining wall footings which fall approximately 20' west of the trunk	Excavation within the PZR should be monitored by the project arborist and any roots encountered should be properly root pruned and treated
1428	Quercus douglasii	17"	Fair	Will sustain minor encroachment from excavation for retaining wall footings which fall approximately 18' west of the trunk	Excavation within the PZR should be monitored by the project arborist and any roots encountered should be properly root pruned and treated
1441	Quercus douglasii	8"	Poor to Fair	No encroachment depicted	None at this time

As discussed under Building Siting, and as shown the above table, Tree #1416 is the only tree identified for removal, with a total mitigation requirement of 16 inches (16"). Mitigation will be accomplished through on-site replacement plantings.

As discussed above in the DRPMOD evaluation, the siting of the new sanctuary building and arcade walkway necessitates removal of Tree #1416. Staff has explored alternative layouts with the applicant regarding the Arcade layout, but the church has advised that the alternative layouts did not meet their operational goals. The modified building siting and Arcade layout does preserve four (4) native oaks (Trees 1421, 1422, 1428, and 1427) that were authorized for removal under the original plan approved in 2004.

The Tree Ordinance requires mitigation for the removal of native oak trees on an inch per inch basis with a minimum of 50% of the mitigation being provided as native trees. The landscape plan currently incorporates five (5) 24-inch box native oak trees (10 inches) and 23 non-native trees (15 gallon) into the planting plan (23 inches). The proposed plantings will complete the required mitigation for Tree #1416. As conditioned, the project meets the mitigation requirements of the Tree Ordinance.

Section 19.66.060 of the Zoning Ordinance identifies standard policies and procedures for approved work that is necessary to protect the health of protected trees. Subsection G requires the posting and maintenance of a minimum $10,000 deposit (or an amount deemed necessary by the approving authority) to insure the preservation of protected trees during construction. In accordance with the Zoning ordinance, (see Condition 5 - Tree Permit) has been added which requires a $10,000 deposit be submitted to the City in the form of a cash deposit or bond for the preservation of Trees 1421, 1422, 1427, 1428, & 1441.

The recommended conditions of approval require that the project arborist perform the recommended mitigation measures and that the arborist be present when work is occurring within the protected zones of trees to be preserved and that, if needed, additional recommended mitigation measures be implemented. These measures and the standard conditions of approval will adequately mitigate the potential construction impacts to oak trees resulting from the project.

ENVIRONMENTAL DETERMINATION

An Initial Study and Negative Declaration were prepared for the Design Review Permit for the Saint Anna Greek Orthodox Church, which was adopted by the Design Committee on April 5, 2004. The Planning Manager has determined that the proposed sanctuary building is within the scope of the previously approved project and will not result in any new environmental impacts. Therefore, no further environmental review is required.

RECOMMENDATION

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

A. Adopt the two (2) findings of fact as stated below for the a **DESIGN REVIEW PERMIT MODIFICATION – 1001 STONE CANYON DRIVE – STONERIDGE PCL 15 – SAINT ANNA GREEK ORTHODOX CHURCH SANCTUARY BUILDING – FILE# PL16-0366**:

   1. *The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development and improvement standards in effect as of the date of application for the modification.*

   2. *The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the Stoneridge Roseville Specific Plan Design Guidelines.*

B. Approve the **DESIGN REVIEW PERMIT MODIFICATION – 1001 STONE CANYON DRIVE – STONERIDGE PCL 15 – SAINT ANNA GREEK ORTHODOX CHURCH SANCTUARY BUILDING – FILE# PL16-0366** as shown in Exhibits A – K, subject to seventy-five (75) conditions of approval;

C. Adopt the findings of fact listed below for the **TREE PERMIT – 1001 STONE CANYON DRIVE – STONERIDGE PCL 15 – SAINT ANNA GREEK ORTHODOX CHURCH SANCTUARY BUILDING – FILE# PL16-0366;**

   1. *Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66 of the Zoning Ordinance; and*

2. *Measures have been incorporated into the project and the conditions of approval to provide replacement for the removal of trees and to mitigate impacts to and improve the health of the remaining trees.*

D. Approve the **TREE PERMIT – 1001 STONE CANYON DRIVE – STONERIDGE PCL 15 – SAINT ANNA GREEK ORTHODOX CHURCH SANCTUARY BUILDING – FILE# PL16-0366** as shown in Exhibits J & K, and subject to the twenty-one (21) conditions as listed below.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION – PL16-0366

1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **February 23, 2019**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **February 23, 2019**.

2. The project is approved as shown in Exhibits A – K, and as conditioned or modified below. (Planning)

3. The project shall comply with all required environmental mitigation identified in the Stoneridge SRSP Environmental Impact Report). (Planning)

4. The project shall be addressed as 1001 Stone Canyon Drive. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)

5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two months after end of warranty or Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

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

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

8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking stalls shall meet, or exceed, the following minimum standards:

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

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

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

i) Accessible 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 11B of the CBC.

iii) Accessible parking and exterior route of travel shall comply with CBC, Chapter 11B. (Building)

10. A Building Permit is required for the construction of the new Sanctuary building. (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 Department 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 preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)

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

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

d. The landscape plan shall comply with the Landscape Guidelines for the City of Roseville's Stoneridge Specific Plan and the City of Roseville Water Efficient Landscape Ordinance WELO. (Planning)

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

14. The Landscape Plan (Sheet L.1.1) shall replace the reference of Quercus ilex (Holly Oak) with Quercus wislizeni (Interior Live Oak), as Holly Oak is not considered a Native Oak Tree species within the Tree Preservation Ordinance (RMC 19.66). (Planning)

15. 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)

16. A separate 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)

17. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, 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 Department for applicable Code editions). (Building)

18. Parapet/cornice construction shall support the weight of a ladder leaning against the parapet 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). (CFC Chapter 1) (Fire)

19. Developer shall provide an approved building address number on the upper section of the building, as required by CFC Section 901.4.4 as amended by the City of Roseville. Landscape planting shall not obstruct the building address. (Fire)

20. 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.

21. If the project site has 50 or more employees, a Transportation Systems Management (TSM) Plan shall be required for approval by the Transportation Commission. (Alternative Transportation)

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

23. 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)

24. 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)*

25. A covered seating area shall be located at the handicapped parking area closet to the main entrance, visible from the drive aisle for dial-a-ride passenger drop-off and pick-up. Location and detail of this seating area shall be shown on building and/or improvement plans. (Alternative Transportation, Planning, 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. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the West Placer Storm Water 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)

28. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)

29. 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)

30. 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)

31. 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)

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

Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)

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

34. 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)"

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

36. 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 that would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' 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' below finished grade, unless authorized in these conditions of approval.

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

37. Water to supply the fountain shall be provided via irrigation water not the domestic water supply. (Environmental Utilities)

38. 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)

39. 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)

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

41. 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)

42. 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)

43. 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. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Plan Check Engineer, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)

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

45. 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)

46. All buildings with an Assembly Use type occupancy having an occupant load exceeding 1000 persons shall have a voice evacuation system installed throughout the entire structure in accordance with Section 907.1.3 of the California Building and Fire Code. Permit application for such system shall be submitted to the fire prevention division of the fire department for review and approval. (Fire)

47. 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 detailed 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)

48. All exterior structures shall be within 150 feet from an approved emergency vehicle access road without crossing property lines as per the Fire Code. All alternate means of access shall be approved by the Fire Department. (Fire)

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

    a. one (1) set of improvement plans
    b. load calculations
    c. electrical panel one-line drawings (Electric)

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)

50. 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)

51. 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:

52. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors 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 preventor 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)

53. 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)

54. 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 preventor.

    b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor 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)

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

56. 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)

57. 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)

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

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

60. 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)

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

62. 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)

63. 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.

64. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

65. 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:

66. 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)

67. 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)

68. 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)

69. 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)

70. 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)

71. 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)

72. 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)

73. 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)

74. 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)

75. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO 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 Occupancy. (Building)

TREE PERMIT CONDITIONS AND COMPLIANCE VERIFICATION/INSPECTION CHECKLISTCONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE		
1. All recommendations contained in the Arborist Report(s) (Exhibit A) shall be incorporated as part of these conditions except as modified herein. (Planning)		
2. **Tree #1416** is approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)		
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 16 inches (16”). Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)		
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of Tree(s) **1427 and 1428**, as shown in Exhibit C and described in the staff report is permitted. (Planning)		
5. A $10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Department) shall be posted to insure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)		
6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)		
7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveway, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Department prior to the placement of the protective fencing. (Planning)		
8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. The fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction		

activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DEPARTMENT". (Planning)		
9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Department to inspect and approve the temporary fencing before beginning any construction. (Planning)		
10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculturalists (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)		.
11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)		
12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Department and the Engineering Department to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Department and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)		For the initial Subdivision or Project Tree Permit but not needed for the TP's for individual lots
DURING CONSTRUCTION		
13. The following information must be located on-site during construction activities: Arborist Report; Approved site plan/improvement plans including fencing plan; and, Conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)		
14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)		
15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)		
16. Storage or parking of materials, equipment and vehicles is not permitted within the protected zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)		
17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split,		

cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)		
18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Department. In no event shall the fencing be removed before the written authorization is received from the Planning Department. (Planning)		
PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT		
19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Department. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)		
20. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Department. (Planning)		
21. The approval of this Tree Permit shall expire on the same date as the (insert the Project or Subdivision name if the TP is associated with one).		

ATTACHMENTS

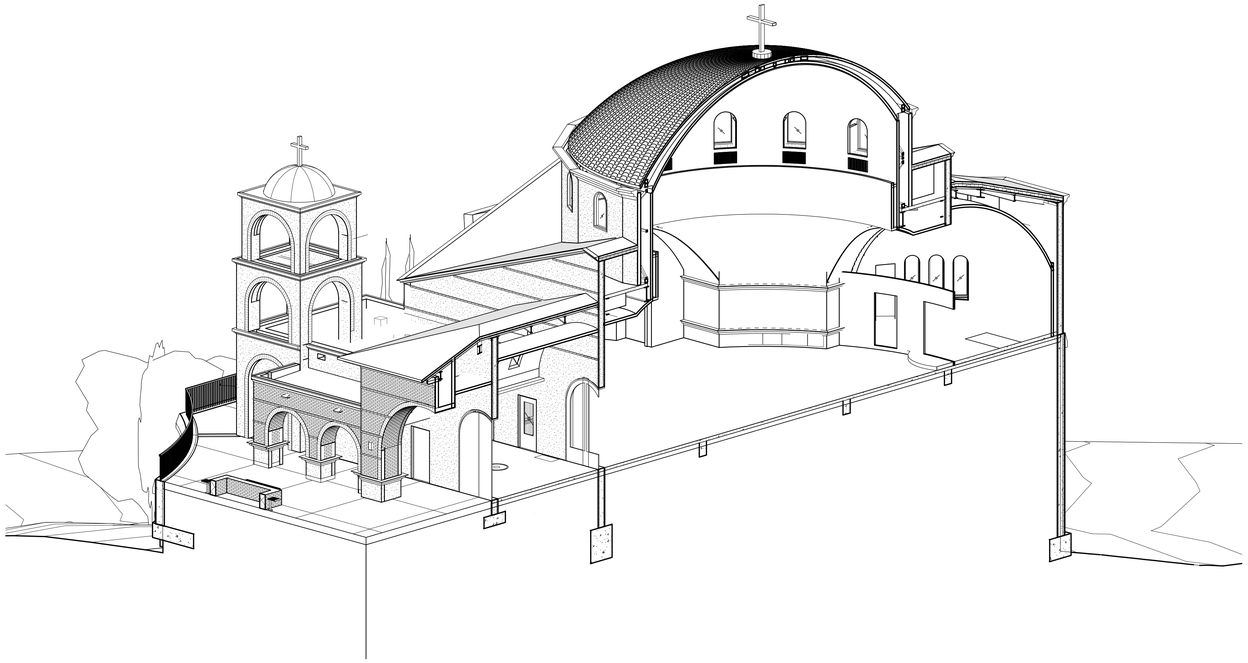
1. 3-Dimensional Cross Sections

EXHIBITS

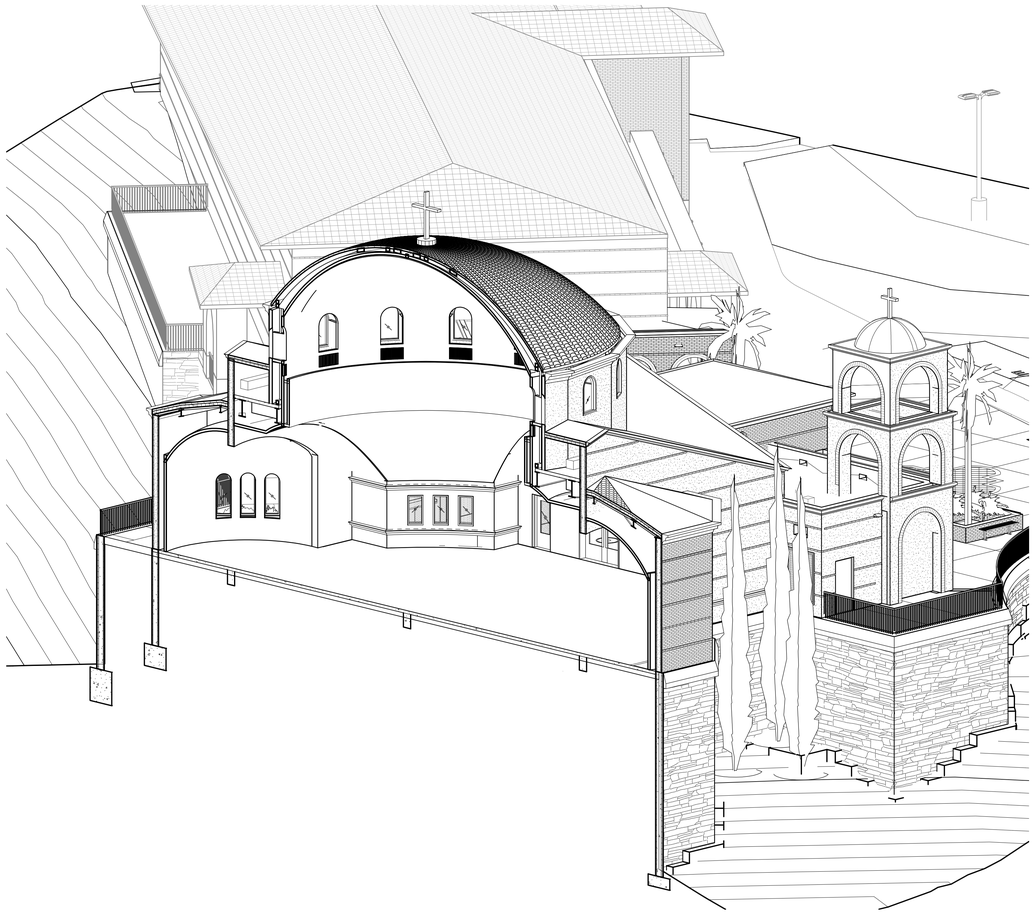
A. Site Plan & Project Data – 2 Sheets
B. Drainage Plan
C. Preliminary Grading Plan
D. Utility Plan
E. Fire Access Plan
F. Building Cross-Sections
G. Landscape Plans – 2 Sheets
H. Irrigation Plan
I. Elevations/Colors & Materials – 2 Sheets
J. Arborist Report/Tree Impacts
K. Arborist Letter, dated October 21, 2016

Note to Applicant and/or Developer: Please contact the Planning Department 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 Director at, or prior to, the public hearing.

Attachment 1



1 3D BUILDING SECTION - NORTH/SOUTH
SCALE



2 3D BUILDING SECTION - EAST/WEST
SCALE

IF THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

0 1/4" 1/2" 1"

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CONSULTANT

FOR REVIEW ONLY / NOT FOR CONSTRUCTION

THE CONSTRUCTION DOCUMENTS HAVE NOT BEEN APPROVED BY THE ENFORCEMENT AGENCY AND ARE NOT COMPLETE OR READY FOR CONSTRUCTION. ELEMENTS, MEMBERS, SYSTEMS AND ASSOCIATED DETAILS AND SPECIFICATIONS MAY NOT BE SHOWN OR FULLY DEVELOPED. FOR BIDDING/ESTIMATING PURPOSES, UTILIZE ADDITIONAL MATERIALS AND QUANTITIES TO ACCOUNT FOR THOSE ITEMS NOT SHOWN OR FULLY DEVELOPED.

SEAL

LICENSED ARCHITECT
NICHOLAS DOCOUD
C18997
REN. 02-28-17
STATE OF CALIFORNIA

PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION

MANAGEMENT

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CLIENT PROJECT NO:	700.00.007
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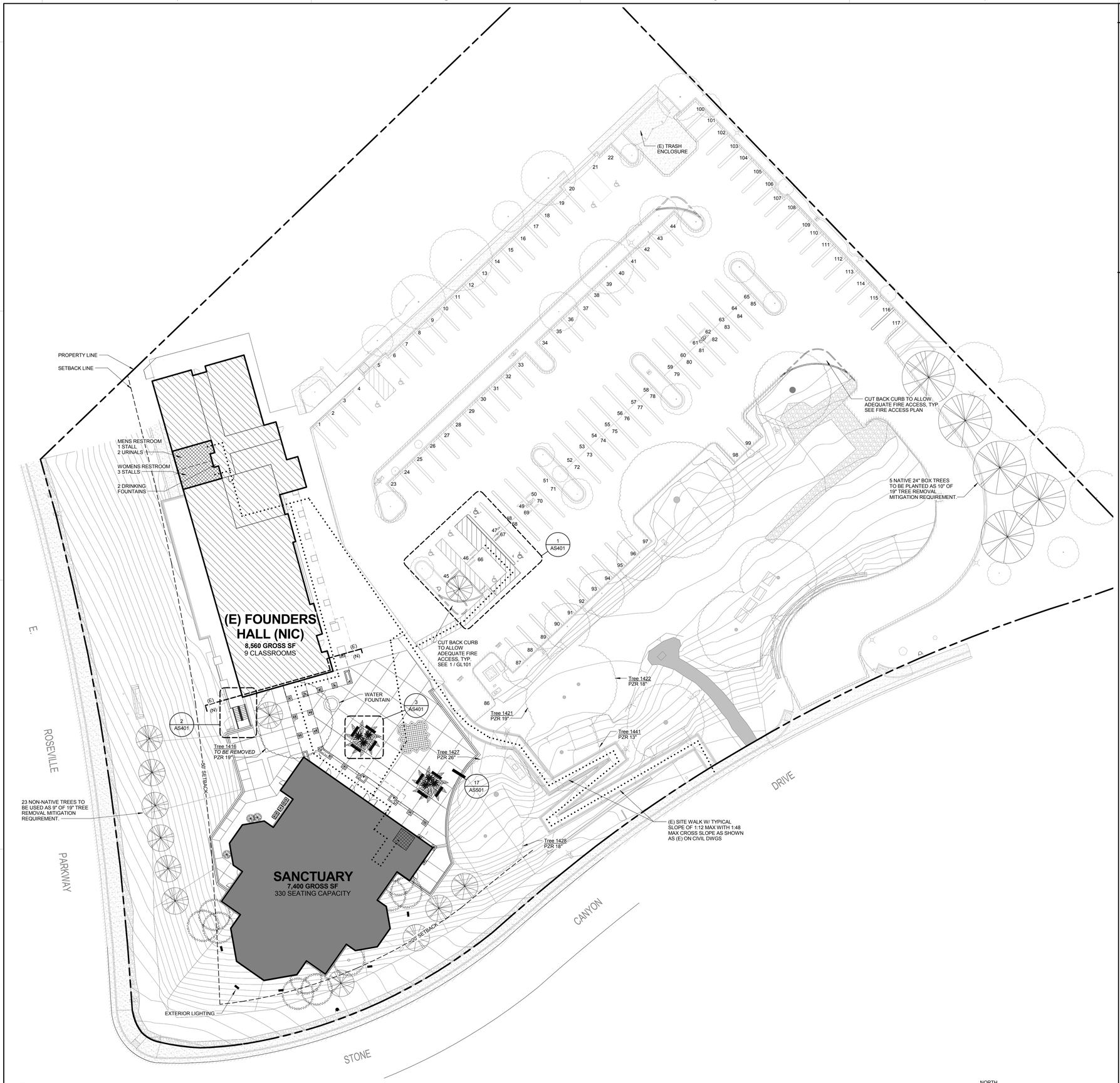
AGENCY

TITLE
SECTIONS - BUILDING - 3D

SHEET
A-312

Exhibit A



1 SITE PLAN
SCALE 1" = 20'-0"

LEGEND

	RESTROOM
	PROPERTY LINE
– — X'-X" SETBACK — –	SETBACK LINE
	OVERHEAD STRUCTURE
	ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPES DOES NOT EXCEED 1:48 AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 1:20, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTING FROM WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

LIONAKIS
1919 Nineteenth Street
Sacramento CA 95811
P 916.558.1900 F 916.558.1919
www.lionakis.com

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SEAL

LICENSED ARCHITECT
NICHOLAS DOCOUS
C18997
REN. 02-28-17
STATE OF CALIFORNIA

PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION
CITY OF ROSEVILLE	12/22/2016	AGENCY REVIEW

MANAGEMENT

LIONAKIS PROJECT NO:	016169
CLIENT PROJECT NO:	700.00.007
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AGENCY

TITLE
SITE PLAN

SHEET
AS101

IF THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT - SCALE ACCORDINGLY
0 1/4" 1/2" 1"
C:\Users\jake.elliott\Documents\016169_BIM_A-MASTER_R16_CENTRAL_Jake.Elliott.rvt
2/10/2017 2:04:58 PM

IF THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

0 1/4" 1/2" 1"

PROJECT DATA CHECKLIST

PROJECT NAME: ST. ANNA SANCTUARY

BUILDING ADDRESS: 1001 STONE CANYON DRIVE
ROSEVILLE, CA 95661

PARCEL #: 456-010-005-000

ZONING DISTRICT: P/QP PUBLIC/QUASI-PUBLIC

PROPOSED USAGE: PLACE OF WORSHIP

LOT AREA: 175982.4 SQ. FT (4.04 ACRES)
BUILDING LOT COVERAGE: 15%

LANDSCAPE AREA
LANDSCAPE AREA COVERAGE: 13,648 SF
PROPOSED LOT COVERAGE: 12%

BUILDING AREA

LEVEL 1: **7,400 SF**

GROSS BUILDING AREA: **7,400 SF**

PROPOSED HEIGHT: MAX: NA
PROPOSED: 64'-0" *(FROM GRADE PLANE)*

SETBACKS:

	MINIMUM REQUIRED	ACTUAL
FRONT:	50'-0"	+/- 50'-6"
SIDE:	20'-0"	+/- 20'-6"

CODE REQUIRED PARKING STALLS:

1 PER 3 OCCUPANTS (320 OCCUPANTS)	**107 STALLS**
1 PER CLASSROOM (9 CLASSROOMS)	**9 STALLS**
TOTAL PARKING REQUIRED :	**116 STALLS**
PROVIDED PARKING	
STANDARD PARKING SPACES (INCLUDES TANDEM PARKING SPACES, NO MORE THAN TWO VEHICLES SPACED ONE BEHIND THE OTHER, AS STATED IN SECTION 18.20.100)	112 STALLS
TOTAL PARKING FOR GUESTS AND EMPLOYEES COMPLY WITH CBC TABLE 11B-208.2	
REQUIRED ACCESSIBLE STALLS (CBC):	5 TOTAL (1 VAN, 4 STANDARD)
PROVIDED:	5 TOTAL (1 VAN, 4 STANDARD)
TOTAL PARKING PROVIDED:	**117 STALLS**

2

EMPLOYEE LONG-TERM BICYCLE PARKING:

1 PER 25 VEHICLE SPACES: 90/25

4 BICYCLE PARKING SPACES REQUIRED
9 BICYCLE PARKING SPACES PROVIDED
2'-0" WIDTH AND 6'-0" LENGTH
WITHIN A LOCKED ENCLOSURE

FIRE APPARATUS REQUIREMENTS:

FIRE TRUCK - 50'-0" OUTSIDE RADIUS
30'-0" INSIDE RADIUS
20'-0" MIN. FIRE LANE
13'-6" MIN. VERTICAL CLEARANCE
68,000 GROSS VEHICLE WEIGHT

PROJECT SCOPE:

THIS PROJECT IS TO ADD A SANCTUARY BUILDING TO THE EXISTING SAINT ANNA GREEK ORTHODOX CHURCH'S CAMPUS SITE. A TYPE II-B NEW CONSTRUCTION BUILDING WILL BE PLACED ADJACENT TO THE EXISTING FOUNDERS BUILDING THAT WAS BUILDING IN 2004-5, AND WILL CREATE MANY OF THE SAME SITE AND BUILDING FEATURES. THE NEW SANCTUARY BUILDING WILL BE ATTACHED TO THE EXISTING BUILDING AND WILL PROVIDE AN ACCESSIBLE, AND COVERED WALKWAY TO UTILIZE BOTH RESTROOM FACILITIES FOR USE IN SERVICES AND OTHER CAMPUS FUNCTIONS.

THE FACILITY WILL UTILIZE THE EXISTING PARKING FACILITIES, BUT WILL MODIFY A PORTION OF THE PLANTERS THROUGHOUT, TO ACCOMMODATE ADEQUATE FIRE ACCESS.

ADOPTED CODES:

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

STATE OF CALIFORNIA REGULATIONS (CCR) 2013 TITLE 24 CALIFORNIA BUILDING CODE
WITH APPLICABLE CITY OF ROSEVILLE BUILDING CODE AMENDMENTS

PART 1, 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC)
PART 2, 2013 CALIFORNIA BUILDING CODE (CBC)
PART 3, 2013 CALIFORNIA ELECTRICAL CODE (CEC)
PART 4, 2013 CALIFORNIA MECHANICAL CODE (CMC)
PART 5, 2013 CALIFORNIA PLUMBING CODE (CPC)
PART 6, 2013 CALIFORNIA ENERGY CODE (CEC)
PART 9, 2013 CALIFORNIA FIRE CODE (CFC)
PART 11, 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
DEPARTMENT OF JUSTICE 2010 ADA STANDARDS

THE CITY OF ROSEVILLE MUNICIPAL AND ZONING CODE

OCCUPANCY (CBC 303, 304, 508):
GROUP A-3 : PLACE OF WORSHIP
GROUP S-1 : STORAGE (ACCESSORY OCCUPANCY)

CONSTRUCTION TYPE (CBC 602 & TABLE 601):	**II-B**	NUMBER OF STORIES: 1	HEIGHT: 50'-0"
FIRE SPRINKLERS:	YES	FIRE SPRINKLER STANDPIPE:	YES

IF YES, FIRE SPRINKLERS INSTALLED FOR:

☐ LOCAL ORDINANCE ■ CBC 903.2.1.3 ☐ AREA INCREASE ■ HEIGHT/STORY INCREASE
☐ UNLIMITED AREA ☐ ONE HOUR FIRE RESISTIVE SUBSTITUTE ☐ (EXISTING)

BASIC ALLOWED AREA (CBC 503):

OCCUPANCY GROUP	SF PER FLOOR	MAX # OF STORIES	ALLOWABLE BUILDING HEIGHT
GROUP A-3 : SANCTUARY	9,500	2	55 FT

1

ACTUAL BUILDING AREA:	**GROUP A-3 : 7,400**
ACTUAL BUILDING AREA TOTAL:	**7,400 SF**
BUILDING AREA MODIFICATIONS (CBC 506.1):	NOT REQUIRED
BUILDING HEIGHT INCREASES (CBC 504.2):	MAXIMUM BUILDING HEIGHT (CBC 503) + 20'-0" = 75'-0"
ACTUAL BUILDING HEIGHT:	**64'-0"**

FIRE RESISTIVE REQUIREMENTS:

CBC TABLE 601		
	TYPE OF CONSTRUCTION	**II-B**
	STRUCTURAL FRAME	0 HOUR
	BEARING WALLS EXTERIOR	0 HOUR
	BEARING WALLS INTERIOR	0 HOUR
	NON BEARING WALLS & PARTITIONS - EXTERIOR	0 HOUR
	NON BEARING WALLS & PARTITIONS - INTERIOR	0 HOUR
	FLOOR CONSTRUCTION	0 HOUR
	ROOF CONSTRUCTION	0 HOUR
	SHAFT ENCLOSURES (CBC 713)	NOT APPLICABLE
	EXTERIOR DOORS AND WINDOWS (CBC TABLE 705.8)	NOT REQUIRED. *FIRE SEPARATION DISTANCE > 30'-0"*
	EGRESS BALCONIES (CBC 1019.2, EXCEPTION)	NOT APPLICABLE
	STAIRWAY CONSTRUCTION (CBC 1022)	NOT APPLICABLE
	CORRIDORS (CBC TABLE 1018.1)	0 HOUR

MULTI BUILDING AREA ANALYSIS ☐ YES ■ NO SPECIAL INSPECTIONS & TESTING ■ YES ☐ NO

FIRE SEPARATION DISTANCE (CBC TABLE 602): ■ NOT APPLICABLE

OCCUPANT LOADS (CBC 1002.1, TABLE 1004.1.2):	FIRST FLOOR 678 ROOF UN-OCCUPIED TOTAL **678 OCCUPANTS**
EXIT WIDTH: (CBC 1005.3.2 EXC 1)	.15" PER OCCUPANT AT DOOR, AND RAMPS. MIN CLEAR DOOR WIDTH = 32"
COMMON PATH OF EGRESS TRAVEL: (CBC 1014.3)	PORTION OF EXIT ACCESS WHERE OCCUPANTS TRAVEL BEFORE TWO SEPARATE AND DISTINCT PATHS OF EGRESS TRAVEL TO TWO EXITS AREA AVAILABLE TWO EXITS OR EXIT - ACCESS DOORWAYS FROM A SPACE SHALL BE PROVIDED WHERE THE COMMON PATH OF TRAVEL NOT TO EXCEED 75 FEET.
EXIT ACCESS TRAVEL DISTANCE: (CBC 1016, TABLE 1016.2)	250'-0" MAX
PEDESTRIAN WALKWAYS AND TUNNELS: (CBC 3104)	SEPARATE STRUCTURES - CONNECTED BUILDINGS SHALL BE CONSIDERED TO BE SEPARATE BUILDINGS CONSTRUCTION - THE PEDESTRIAN WALKWAY SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION FIRE BARRIERS BETWEEN PEDESTRIAN WALKWAYS AND BUILDINGS - THE PEDESTRIAN WALKWAY AND CONNECTED BUILDINGS ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CBC 903.3.1.1

1

PLUMBING FIXTURES
NOTE:
TOTAL OCCUPANT LOAD FOR TYPE OF OCC PER 2013 CPC TABLE 422.1:
TOTAL OCC LOAD A-3: 247*

*OCCUPANT LOAD FACTOR BASED FROM 2013 CPC TABLE A

■ YES, EXISTING ☐ YES, ALTERED/ADDED ☐ NO

	MIN	PROVIDED		MIN	PROVIDED		MIN	PROVIDED
WATER CLOSET UNISEX	-	**1**	-	-	-	LAVATORY UNISEX	1	**1**
WATER CLOSET MEN	2	***1**	URINAL MEN	2	-	LAVATORY MEN	1	***2**
WATER CLOSET WOMEN	4	***3**	-	-	-	LAVATORY WOMEN	2	***2**
DRINKING FOUNTAINS	2	**1 + *2**						

NOTE:
THE SANCTUARY PROVIDES AN ACCESSIBLE, AND COVERED PEDESTRIAN WALKWAY TO THE ADJACENT BUILDING TO UTILIZE THE EXISTING RESTROOM FACILITIES, SEE AS-101

* FACILITY PROVIDED IN ADJACENT BUILDING

1

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SEAL

LICENSED ARCHITECT
NICHOLAS DOCOSS
C18997
SEN. 02-28-17
STATE OF CALIFORNIA

PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION
CITY OF ROSEVILLE	12/22/2016	AGENCY REVIEW
1	3/15/2017	PLAN CHECK RESPONSE
2	3/15/2017	DESIGN QC

MANAGEMENT

LIONAKIS PROJECT NO:	016169
CLIENT PROJECT NO:	700.00.007
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AGENCY

TITLE
PROJECT DATA

SHEET
G-002

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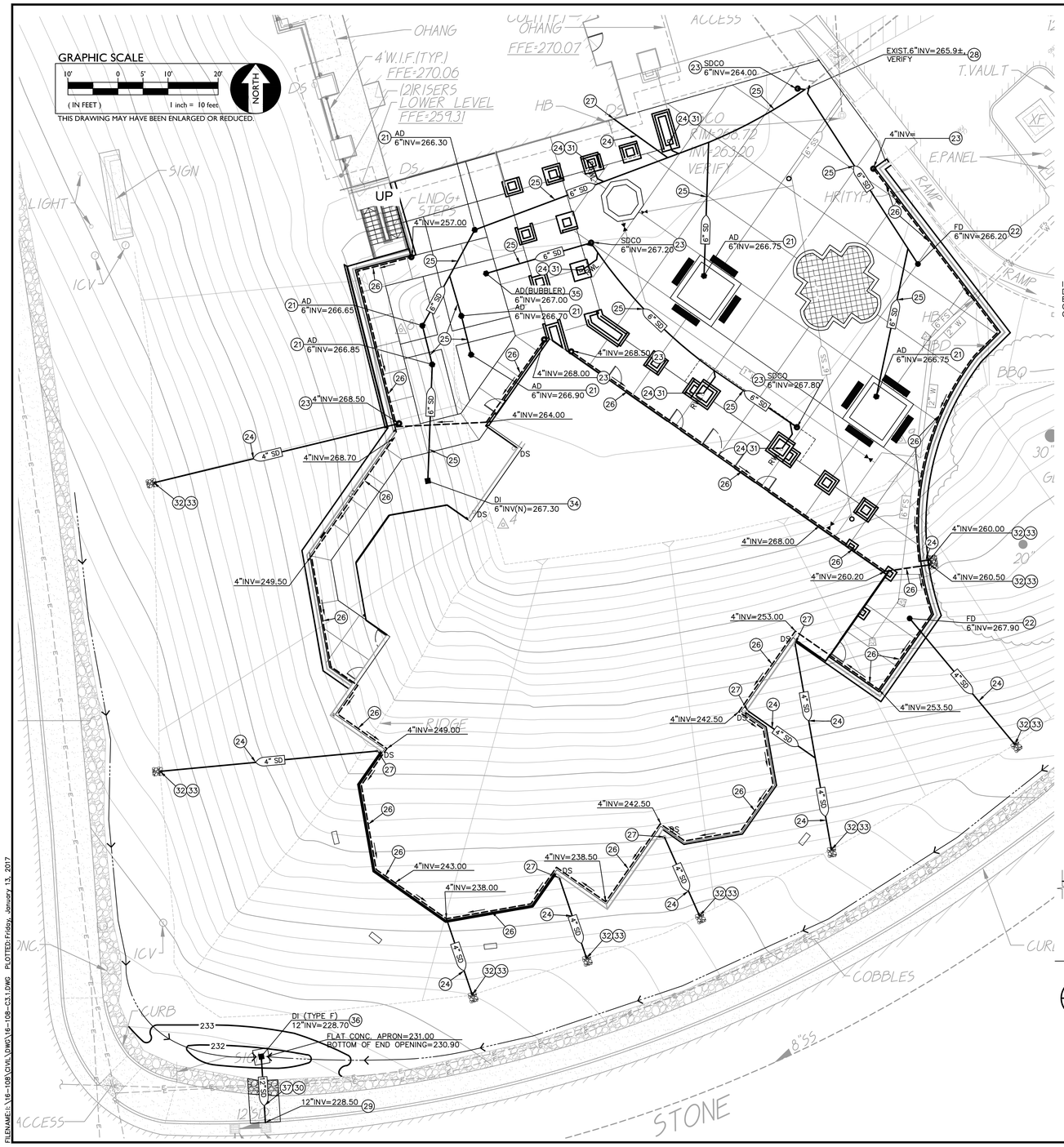
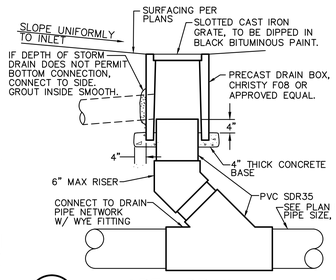
2/10/2017 2:04:59 PM



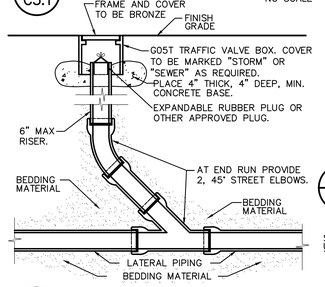
DRAINAGE NOTES

21. PROVIDE AREA DRAIN PER (1 / C3.1)
22. PROVIDE FLOOR DRAIN PER (2 / C3.1)
23. PROVIDE CLEANOUT PER (3 / C3.1)
24. PROVIDE 4" STORM DRAIN SLOPE VARIES, S=0.01 MIN.
25. PROVIDE 6" STORM DRAIN, SLOPE VARIES, S=0.01 MIN.
26. PROVIDE 4" SUBDRAIN LOCATE AND DETAIL PER STRUCTURAL PLANS.
27. PROVIDE DOWNSPOUT CONNECTION PER (5 / C3.1)
28. CONNECT TO EXISTING STORM DRAIN. VERIFY LOCATION AND DEPTH. PROVIDE FITTINGS AS NEEDED TO MAKE CONNECTION.
29. CONNECT TO EXISTING CURB INLET.
30. POTHOLE EXISTING UTILITY. VERIFY LOCATION AND DEPTH.
31. CONNECT TO RAIN WATER LEADER. VERIFY LOCATION AND DEPTH. PROVIDE FITTINGS AS NEEDED FOR CONNECTION.
32. PROVIDE 2' WIDE X 3' LONG X 12" DEEP RIP-RAP OUTFALL.
33. DAYLIGHT 4" STORM DRAIN AT TOE OF FILL.
34. PROVIDE DROP INLET PER (6 / C3.1)
35. PROVIDE AREA DRAIN BUBBLER PER (7 / C3.1)
36. PROVIDE CITY OF ROSEVILLE TYPE F INLET. PROVIDE WITH TWO END SECTION OPENINGS 6"X24" PER CITY OF ROSEVILLE DETAIL DR-3. PROVIDE W/12" WIDE CONCRETE APRON.
37. PROVIDE 12" STORM DRAIN PER RCP CLASS IV (4 / C3.1)

Citywide Job No. #_____ Engineering File No. #_____



1 / C3.1 AREA DRAIN
NO SCALE



3 / C3.1 CLEANOUT
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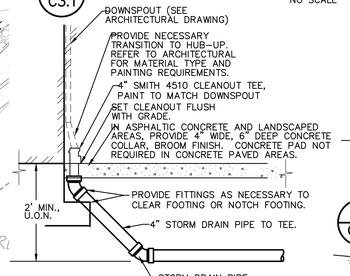
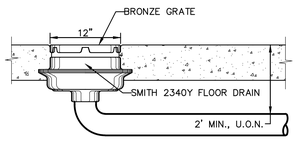
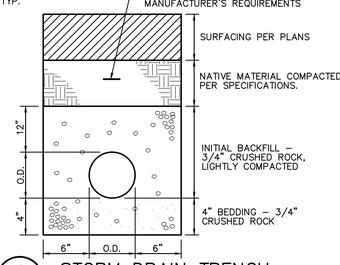


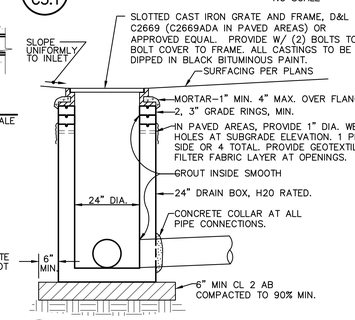
5 / C3.1 DOWNSPOUT CONNECTION
NO SCALE



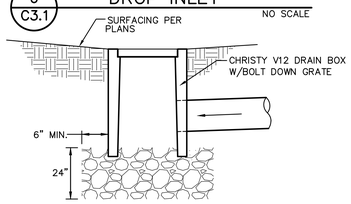
2 / C3.1 FLOOR DRAIN
NO SCALE



4 / C3.1 STORM DRAIN TRENCH
NO SCALE



6 / C3.1 DROP INLET
NO SCALE



7 / C3.1 AREA DRAIN – BUBBLER
NO SCALE

A.P.N.	BENCHMARK NO.	CITY BM 102 ELEV. 231.82
456-010-005		3 ¼" BRASS DISK STAMPED MAY 2001 LS 5834 AT NORTH END OF HEADWALL AT NORTHWEST CORNER OF ROSEVILLE PARKWAY BRIDGE OVER FALSE RAVINE.

HORIZONTAL SCALE: AS NOTED
VERTICAL SCALE: AS NOTED
JOB NO.: 16-108C

AGENCY APPROVAL			
BY	DATE		

REVISIONS:			
NO.	DESCRIPTION	DATE	BY

DESIGNED: GW
DRAWN: ML
CHECKED: GW
DATE: 12-21-16

REGISTERED PROFESSIONAL ENGINEER THOMAS E. FASSBENDER NO. C48254 CIVIL STATE OF CALIFORNIA 1/13/2017

WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 | (916) 985-1870

TITLE: DRAINAGE PLAN
PROJECT: ST ANNA SANCTUARY
1001 STONE CANYON DR,
ROSEVILLE, CA 95661
CLIENT
ST. ANNA GREEK ORTHODOX CHURCH
1001 STONE CANYON DR,
COUNTY OF PLACER CALIFORNIA

SHEET NO.
C3.1

FILENAME: I:\16-108\CIVIL\DWG\16-108-C3.1.DWG

Attachment B

LIONAKIS

CHOOSE CORRECT OFFICE ADDRESS FROM TYPE PROPERTIES

CONSULTANT

WCE
WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 | (916) 985-1870

SEAL

REGISTERED PROFESSIONAL ENGINEER THOMAS E. FASSBENDER NO. C48254 CIVIL STATE OF CALIFORNIA

PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION

MANAGEMENT

LIONAKIS PROJECT NO:	016169
CLIENT PROJECT NO:	700.00.00?
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AGENCY

TITLE

DRAINAGE PLAN

SHEET

C3.1

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FILENAME: I:\16-108\CIVIL\DWG\16-108-C3.1.DWG PLOTTED: Friday, January 13, 2017

FILENAME: I:\16-108\CIVIL\DWG\16-108-C3.1.DWG

Exhibit C

LIONAKIS

CHOOSE CORRECT OFFICE
ADDRESS FROM TYPE
PROPERTIES

CONSULTANT

WCE

WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 | (916) 985-1870

SEAL

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. FASSBENDER
NO. C48234
CIVIL
STATE OF CALIFORNIA

PROJECT

ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT

ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION

MANAGEMENT

LIONAKIS PROJECT NO:	016169
CLIENT PROJECT NO:	700.00.007
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AGENCY

TITLE

PRELIMINARY
GRADING PLAN

SHEET

C2.1

IF THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

0 1/4" 1/2" 1" 2"

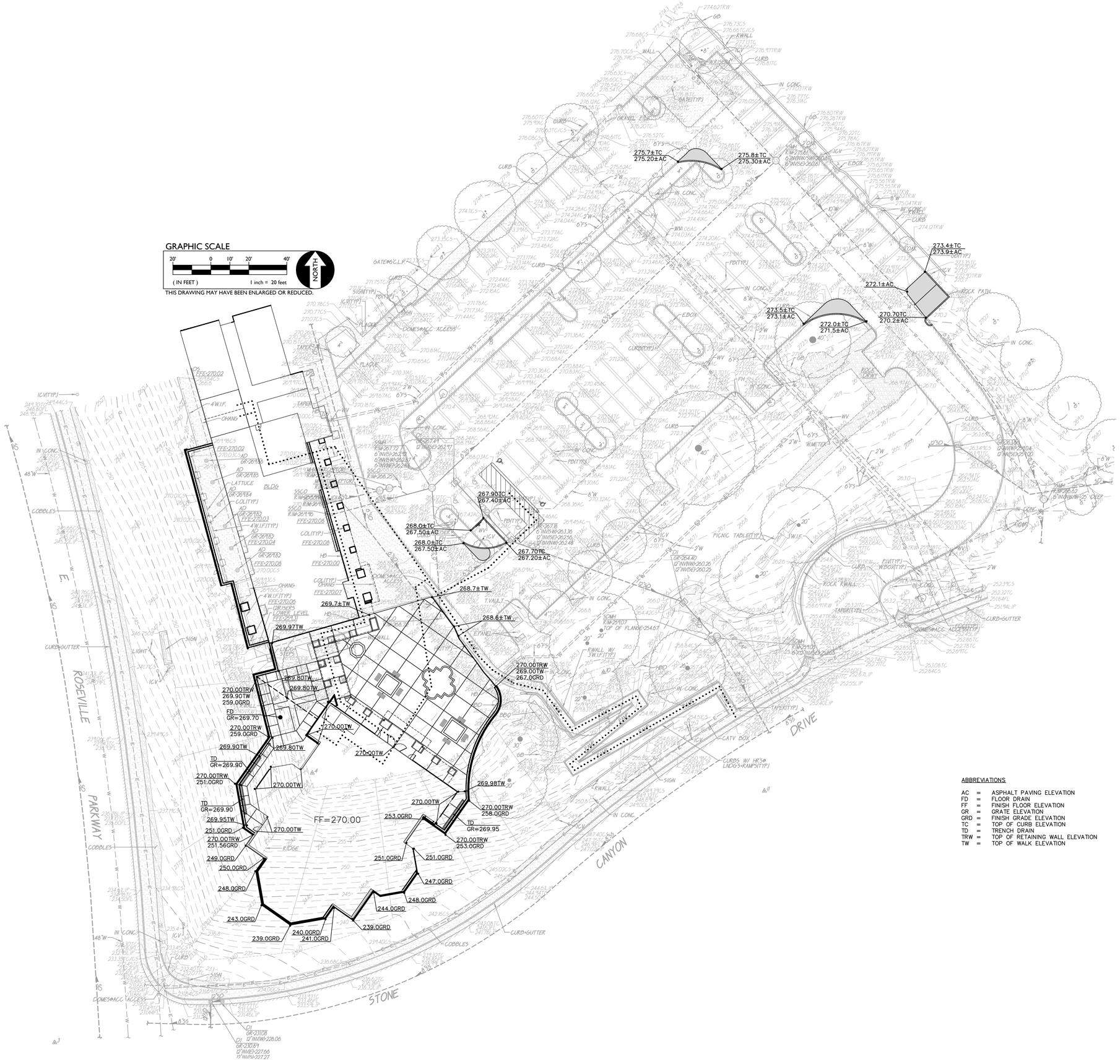
GRAPHIC SCALE

20' 0 10' 20' 40'

(IN FEET) 1 inch = 20 feet

NORTH

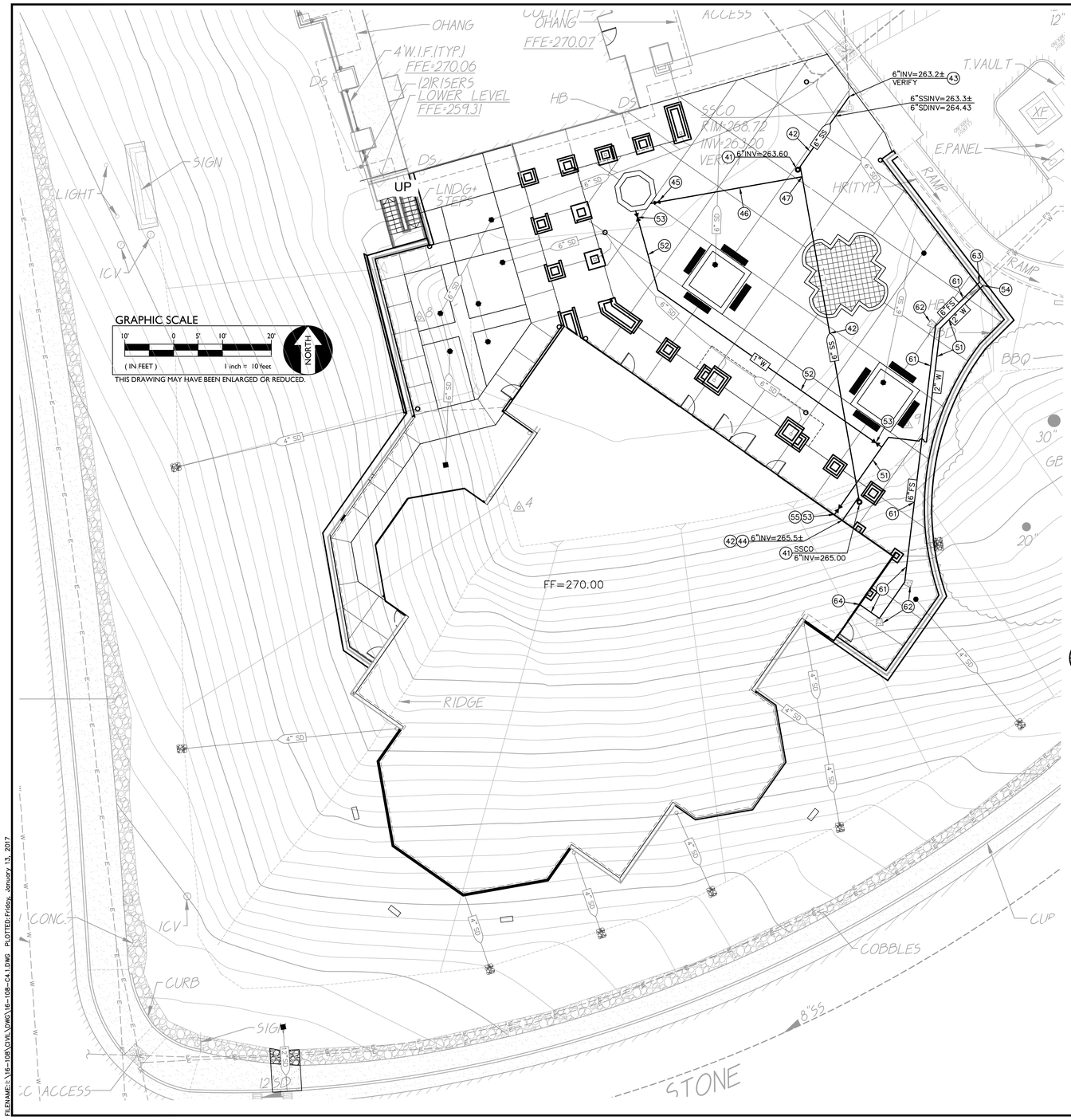
THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED.



ABBREVIATIONS

AC = ASPHALT PAVING ELEVATION
FD = FLOOR DRAIN
FF = FINISH FLOOR ELEVATION
GR = GRATE ELEVATION
GRD = FINISH GRADE ELEVATION
TC = TOP OF CURB ELEVATION
TD = TRENCH DRAIN
TRW = TOP OF RETAINING WALL ELEVATION
TW = TOP OF WALK ELEVATION

SAVED BY: MARIA FILENAME:I:\16-108\CIVIL\DWG\PRELIM GRADING C2.1.DWG PLOTTED:10.13.2016



CONSTRUCTION NOTES

41. PROVIDE CLEANOUT PER (3/C3.1)
42. PROVIDE 6" EXTRA STRENGTH VCP SEWER, SLOPE VARIES, S=0.01 MIN. (1/C4.1)
43. CONNECT TO EXISTING SEWER. FIELD VERIFY LOCATION AND DEPTH. PROVIDE FITTINGS AS NEEDED FOR CONNECTION.
44. CONNECT TO BUILDING SEWER. COORDINATE WITH PLUMBING PLAN FOR LOCATION AND DEPTH. PROVIDE FITTINGS AS NEEDED TO MAKE CONNECTION..
45. PROVIDE 2" BALL VALVE AND VALVE BOX.
46. PROVIDE 2" SCH 40 PVC DRAIN FOR FOUNTAIN.
47. PROVIDE 2" "INSERTA TEE" CONNECTION.

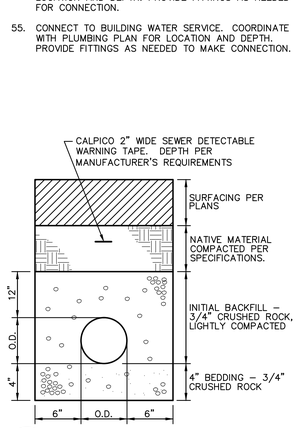
DOMESTIC WATER NOTES

51. PROVIDE 2" WATER PIPE, PVC SCH80 PER (2/C4.1)
52. PROVIDE 1" WATER PIPE, PVC SCH80 PER
53. PROVIDE BALL VALVE IN VALVE BOX. SIZE TO MATCH LINE SIZE. (3/C4.1)
54. CONNECT TO EXISTING WATER LINE. FIELD VERIFY LOCATION AND DEPTH. PROVIDE FITTINGS AS NEEDED FOR CONNECTION.
55. CONNECT TO BUILDING WATER SERVICE. COORDINATE WITH PLUMBING PLAN FOR LOCATION AND DEPTH. PROVIDE FITTINGS AS NEEDED TO MAKE CONNECTION.

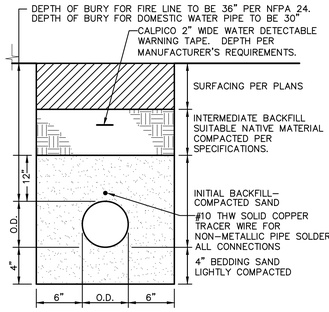
Citywide Job No. #_____ Engineering File No. #_____

FIRE PROTECTION NOTES

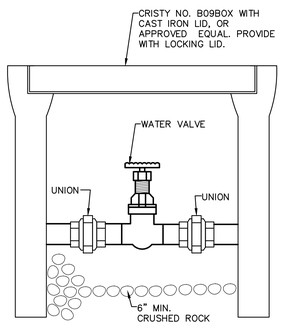
61. PROVIDE 6" FIRE SPRINKLER LINE, PVC C900 CL200 FULLY RESTRAINED. (2/C4.1)
62. PROVIDE THRUST BLOCKS PER (4/C4.1)
63. CONNECT TO EXISTING FIRE SPRINKLER SERVICE LINE. FIELD VERIFY LOCATION AND DEPTH. PROVIDE FITTINGS AS NEEDED FOR CONNECTION.
64. CONNECT TO FIRE SPRINKLER RISER. COORDINATE LOCATION WITH FIRE SPRINKLER PLANS.



1 C4.1 SANITARY SEWER TRENCH
NO SCALE



2 C4.1 WATER TRENCH
NO SCALE



3 C4.1 WATER VALVE AND BOX
NO SCALE

REQUIRED BEARING AREAS IN SQ. FT.

INSTALLATION	FITTING TYPE	PIPE SIZES 4"	6"	8"	10"	12"
	90° ELL	4	8	14	21	29
	45° ELL	2	4	7	11	16
	22.5° ELL	1	2	4	8	11
	11.25° ELL	1	1	2	3	4
	TEE	3	6	10	16	21
	DEAD END	3	6	10	16	21
GATE VALVE 4" OR LARGER						
	#4 BARS TRENCH KEY 6" MIN.	3	6	10	16	21

NOTES

1. THRUST BLOCKS ARE TO BE CONSTRUCTED OF 2500 PSI CONCRETE MIN.
2. AREAS IN TABLE HAVE BEEN DERIVED USING A WATER PRESSURE OF 200 POUNDS PER SQUARE INCH (13.8 BARS) AND SOIL RESISTANCE OF 2000 POUNDS PER SQUARE FOOT (137.9 BARS).
3. BLOCKING TO BE POURED AGAINST UNDISTURBED SOIL, 12 INCH THICK MINIMUM.
4. THRUST BLOCKS ARE TO BE FREE, SEPARATE AND INDEPENDENT OF ADJACENT OR NEARBY THRUST BLOCKS.
5. WRAP ALL FITTINGS BEFORE PLACING CONCRETE.

4 C4.1 THRUST BLOCKS
NO SCALE

A.P.N. 456–010–005

BENCHMARK NO. CITY BM 102 ELEV. 231.82
3 ¼" BRASS DISK STAMPED MAY 2001 LS 5834 AT NORTH END OF HEADWALL AT NORTHWEST CORNER OF ROSEVILLE PARKWAY BRIDGE OVER FALSE RAVINE.

HORIZONTAL SCALE: AS NOTED
VERTICAL SCALE: AS NOTED
JOB NO.: 16–108C

AGENCY APPROVAL			
		BY	DATE

REVISIONS:		
NO.	DESCRIPTION	DATE

DESIGNED: GW
DRAWN: ML
CHECKED: GW
DATE: 12–21–16

REGISTERED PROFESSIONAL ENGINEER THOMAS E. FASSBENDER NO. C48254 CIVIL STATE OF CALIFORNIA 1/13/2017

WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 | (916) 985-1870

TITLE: UTILITY PLAN
PROJECT: ST ANNA SANCTUARY
1001 STONE CANYON DR,
ROSEVILLE, CA 95661
CLIENT
ST. ANNA GREEK ORTHODOX CHURCH
1001 STONE CANYON DR,
COUNTY OF PLACER CALIFORNIA

SHEET NO.
C4.1

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FILENAME: I:\16–108\CIVIL\DWG\16–108–C4.1.DWG PLOTTED: Friday, January 13, 2017

Exhibit D

LIONÄKIS

CHOOSE CORRECT OFFICE ADDRESS FROM TYPE PROPERTIES

CONSULTANT

WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 | (916) 985-1870

SEAL

REGISTERED PROFESSIONAL ENGINEER THOMAS E. FASSBENDER NO. C48254 CIVIL STATE OF CALIFORNIA

PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION

MANAGEMENT

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CLIENT PROJECT NO:	700.00.007
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AGENCY

TITLE

UTILITY PLAN

SHEET

C4.1

FILENAME: I:\16–108\CIVIL\DWG\16–108–C4.1.DWG

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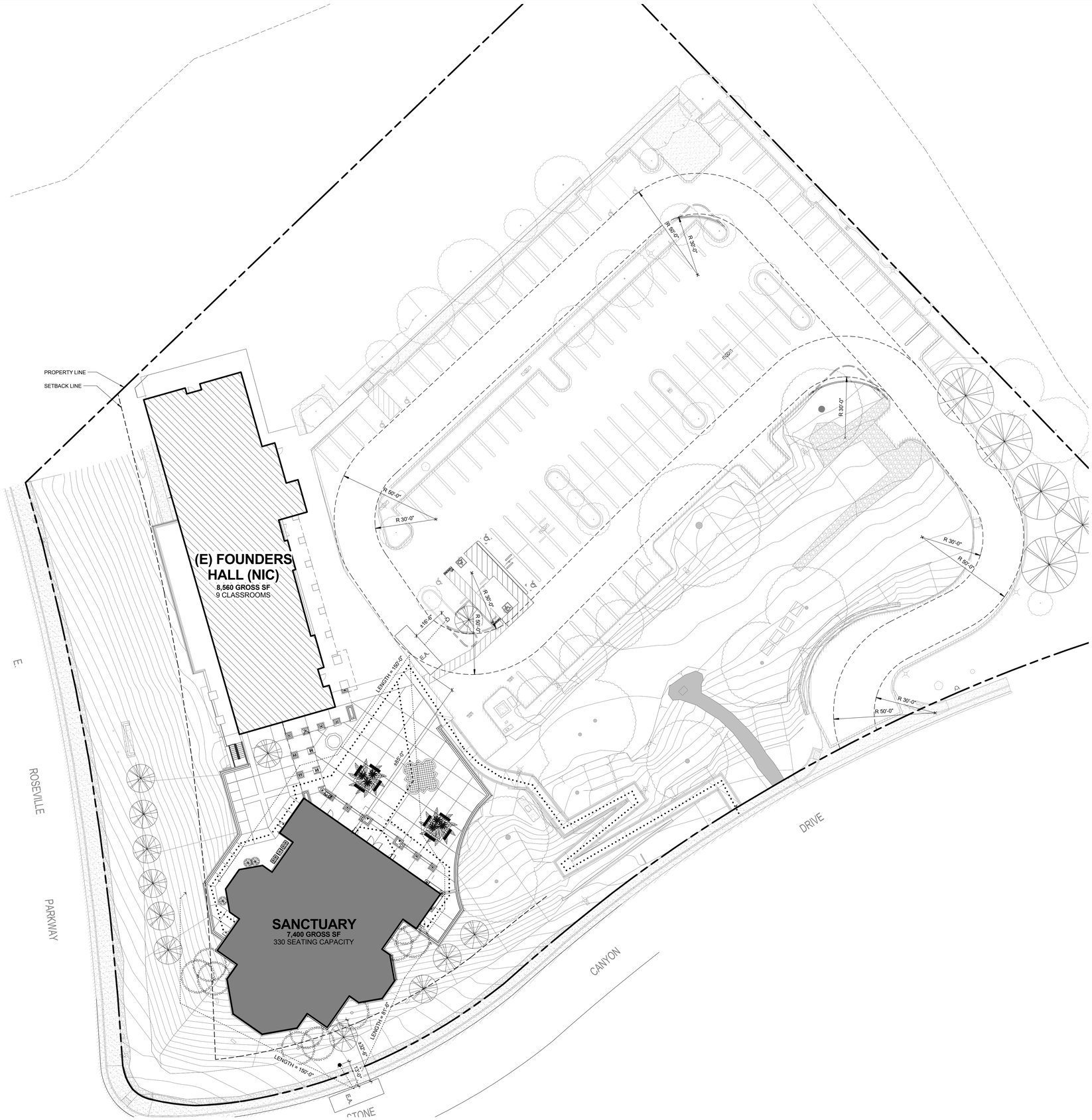

1 FIRE ACCESS PLAN

SCALE 1" = 20'-0"

NORTH

FIRE & LIFE SAFETY LEGEND

PATH OF TRAVEL	TRAVEL DISTANCE = 0'-0"
CEILING MOUNTED "EXIT" SIGNS W/ DIRECTIONAL ARROWS WHERE SHOWN. REFER TO REFLECTED CEILING SHEETS FOR COMPLETE EXIT SIGNAGE LOCATION S	EXIT
INTERIOR DOOR OCCUPANTS	0
EXTERIOR DOOR OCCUPANTS	0
EMERGENCY APPARATUS	EA
FIRE HOSE LENGTH	LENGTH = 0'-0"
1-HR FIRE BARRIER	
EXIT COMPONENT (I.E.; DOOR OR STAIR)	DOOR
OCCUPANT LOAD	84
REQUIRED CLEAR WIDTH	13"
EXIT COMPONENT WIDTH	3' - 0" 32" ACTUAL CLEAR WIDTH

Exhibit E

LIONAKIS

1919 Nineteenth Street
Sacramento CA 95811
P 916.558.1900 F 916.558.1919
www.lionakis.com

CONSULTANT

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SEAL

LICENSED ARCHITECT
NICHOLAS DOCOUS
C18997
REN. 02-28-17
STATE OF CALIFORNIA

PROJECT

ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT

ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION
CITY OF ROSEVILLE	12/22/2016	AGENCY REVIEW

MANAGEMENT

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TITLE

FIRE ACCESS PLAN

SHEET

GL101

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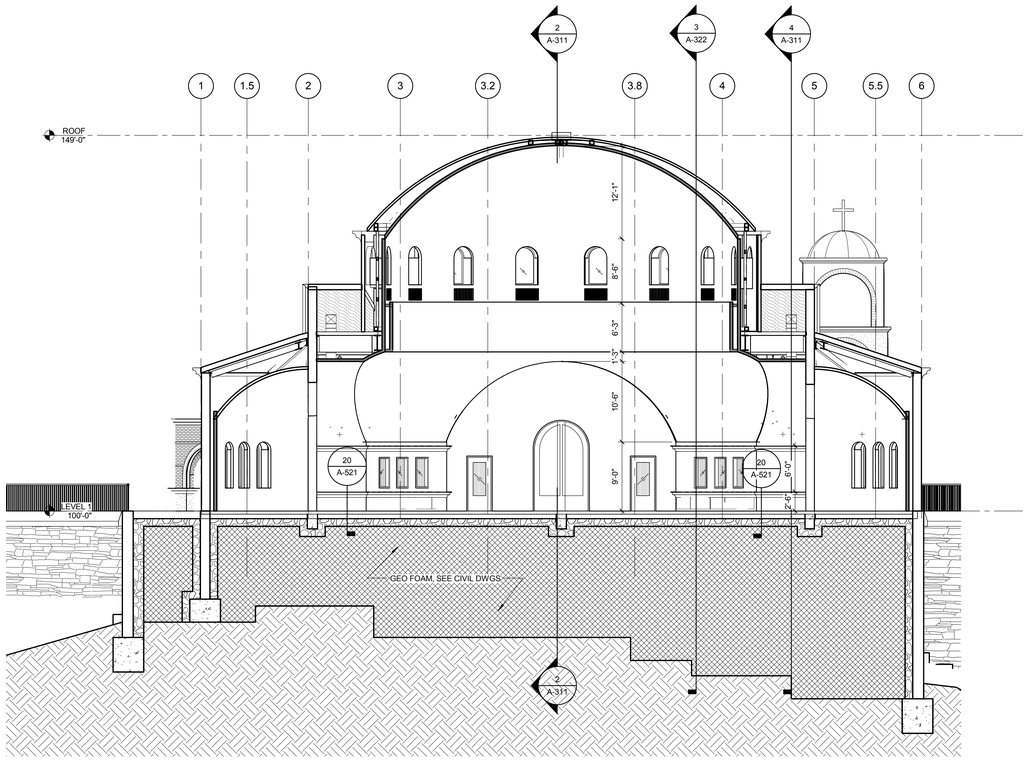
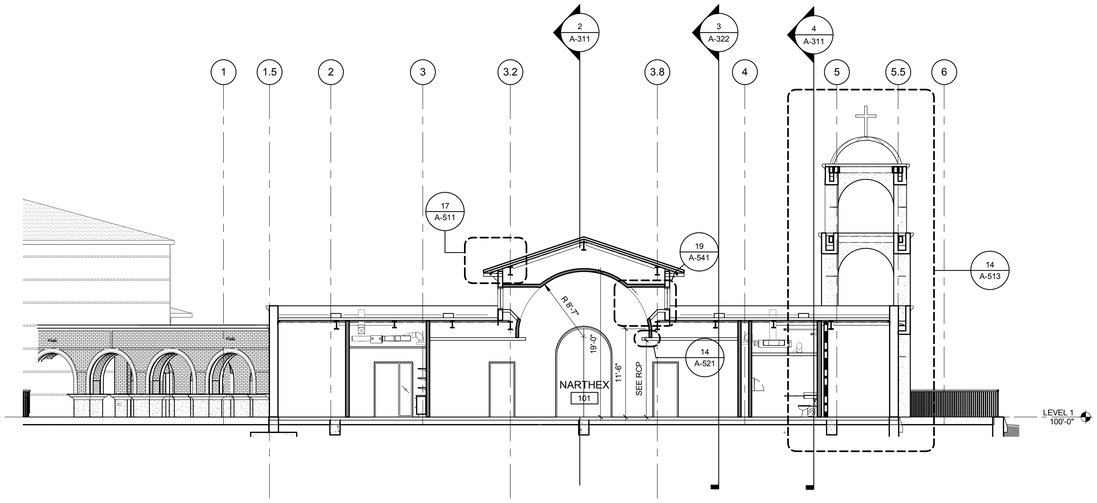
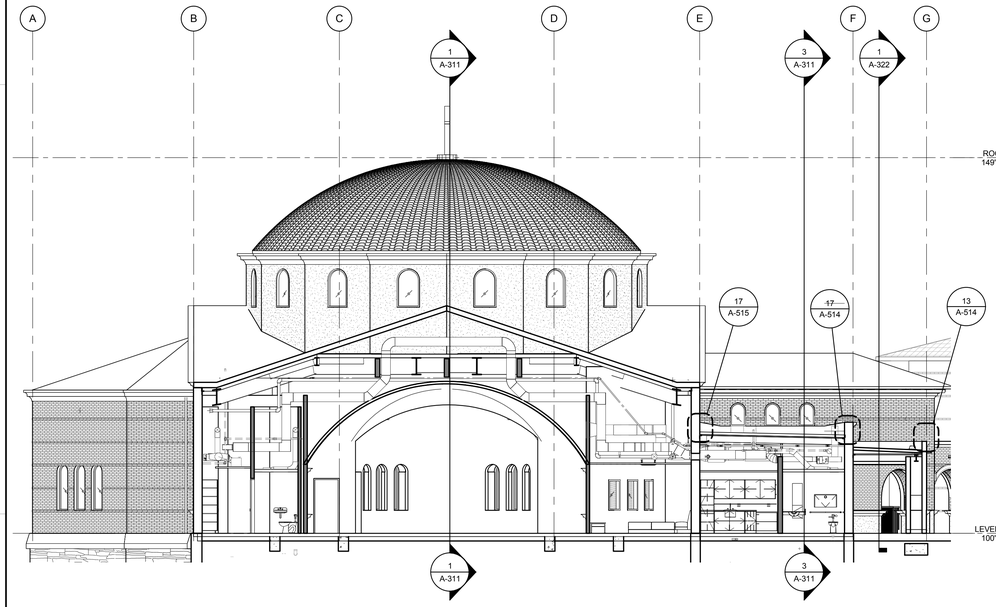


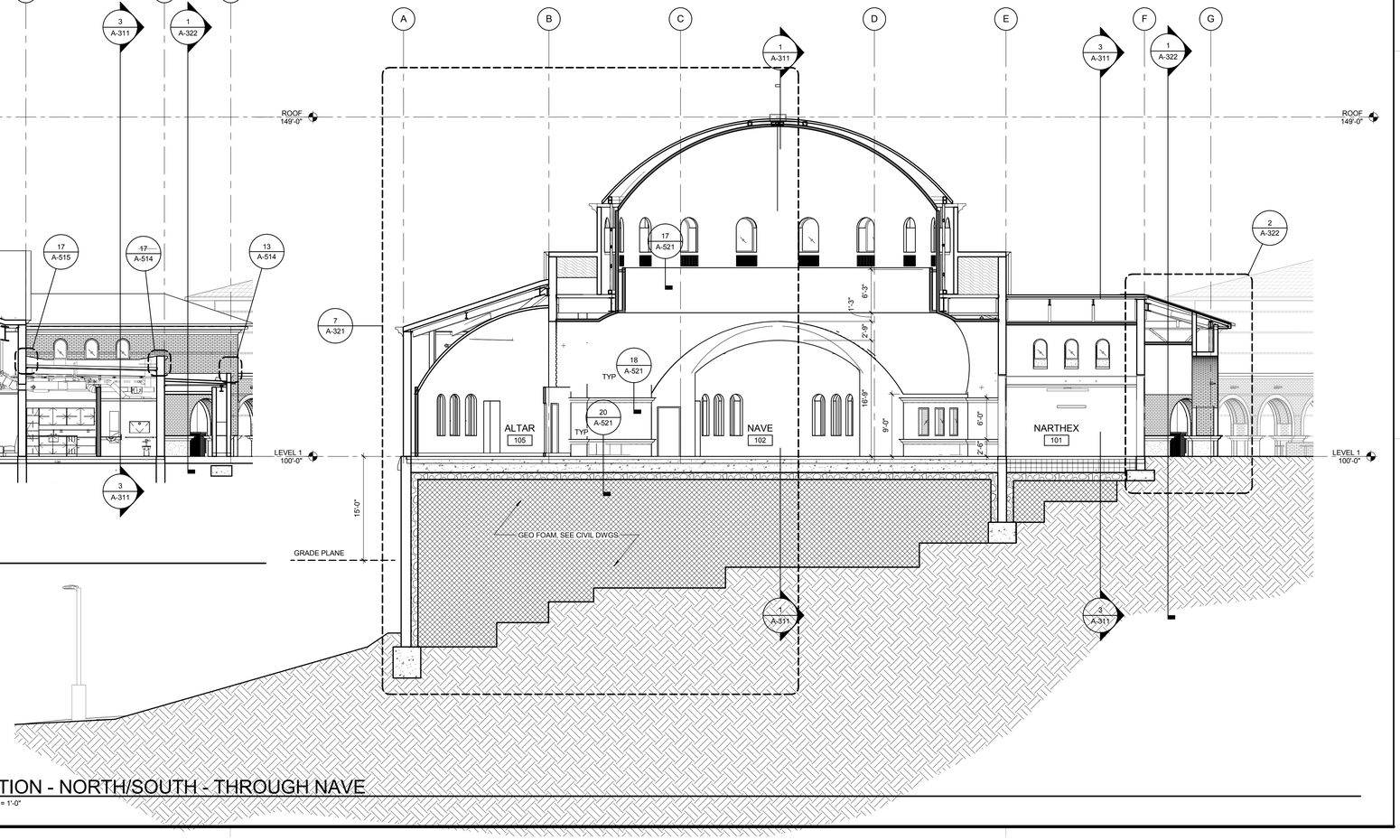
1 SECTION - EAST/WEST - THROUGH NAVE
SCALE 1/8" = 1'-0"



3 SECTION - EAST/WEST - THROUGH NARTHEX
SCALE 1/8" = 1'-0"



4 SECTION - NORTH/SOUTH - THROUGH GABLE
SCALE 1/8" = 1'-0"



2 SECTION - NORTH/SOUTH - THROUGH NAVE
SCALE 1/8" = 1'-0"

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SEAL

LICENSED ARCHITECT
NICHOLAS DOCOUS
C18997
REN. 02-28-17
STATE OF CALIFORNIA

PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION
CITY OF ROSEVILLE	12/22/2016	AGENCY REVIEW

MANAGEMENT

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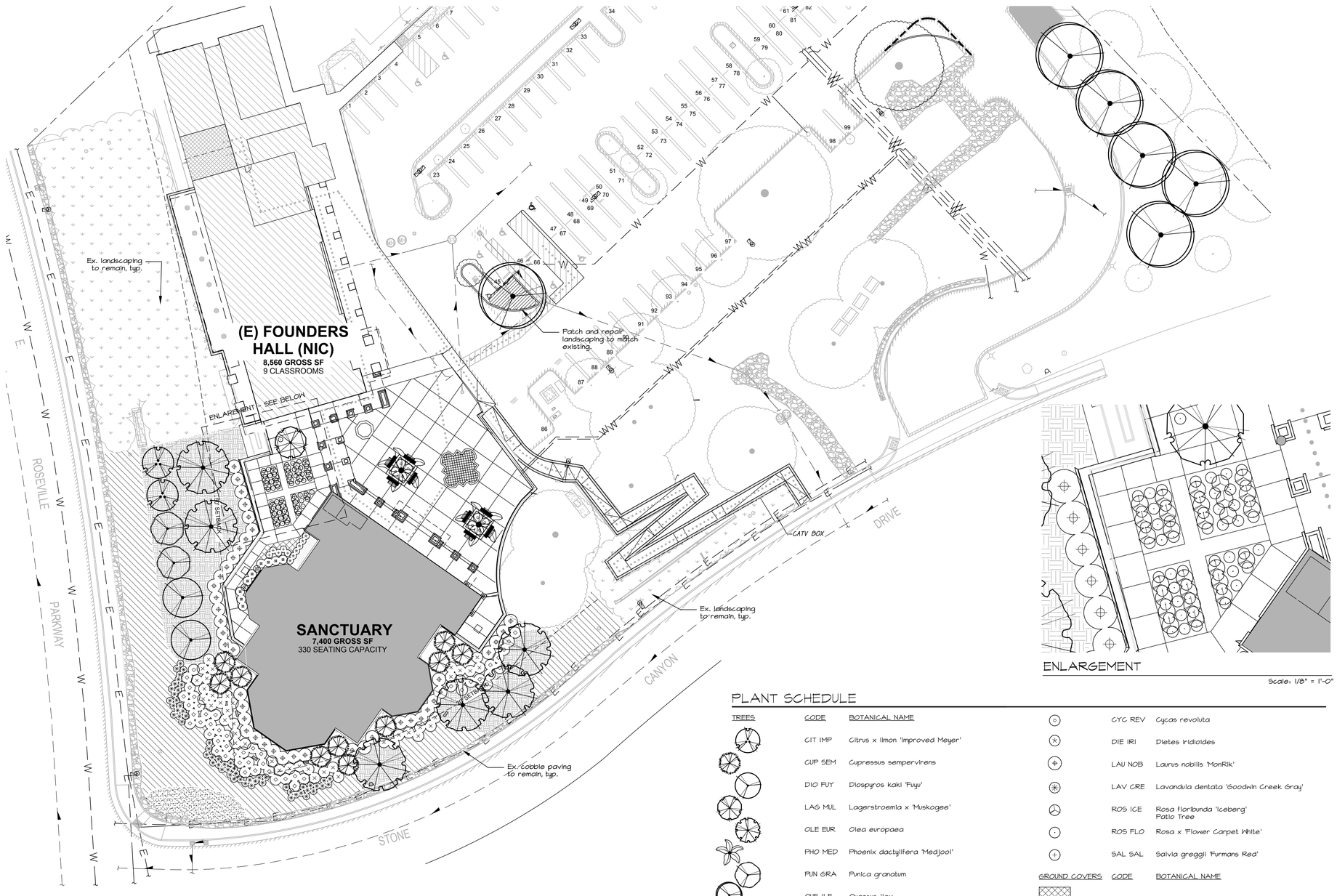
AGENCY

TITLE
SECTIONS - BUILDING

SHEET
A-311

Exhibit G



ENLARGEMENT

Scale: 1/8" = 1'-0"

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME
	CIT IMP	Citrus x limon 'Improved Meyer'
	CUP SEM	Cupressus sempervirens
	DIO FUY	Diospyros kaki 'Fuyu'
	LAG MUL	Lagerstroemia x 'Muskogee'
	OLE EUR	Olea europaea
	PHO MED	Phoenix dactylifera 'Medjool'
	PUN GRA	Punica granatum
	QUE ILE	Quercus Ilex

SHRUBS	CODE	BOTANICAL NAME
	CAL DWA	Callistemon viminalis 'Little John'
	CIS CRI	Cistus crispatus 'Warley Rose'
	CIS PRO	Cistus salvifolius 'Prostratus'
	CUP TIN	Cupressus sempervirens 'Tiny Tower' TM
	CYC REV	Cycas revoluta
	DIE IRI	Dietes iridioides
	LAU NOB	Laurus nobilis 'MonRik'
	LAV CRE	Lavandula dentata 'Goodwin Creek Gray'
	ROS ICE	Rosa floribunda 'Iceberg' Patio Tree
	ROS FLO	Rosa x 'Flower Carpet White'
	SAL SAL	Salvia greggii 'Furmans Red'

GROUND COVERS	CODE	BOTANICAL NAME
	ACH MIL	Achillea millefolium 'Moonshine'
	ROS IRE	Rosmarinus officinalis 'Irene' TM
	TUR NAT	Turf Sod Native Mowfree Fescue
		Mulch 3" Thick

AT COMPLETION OF PROJECT, "A CERTIFICATE OF COMPLETION" MUST BE SIGNED AND SUBMITTED TO THE CITY PER ROSEVILLE MUNICIPAL CODE SECTION 14.18.60.

Note:

Fruiting trees and shrubs have been chosen to promote the Church's goals of reducing their carbon footprint and increasing sustainability. The Church and it's members utilize many of the existing plants on site in their services and also for church functions, for example, providing palm fronds for services, harvesting grapes for wine and food for Church events. They would like to increase the variety of the plants they can harvest on site by including more fruiting trees and edible plants as shown on the legend.

0' 20' 40' 80'

SCALE: 1"=20'

NORTH

LIONÄKIS

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www.lionakis.com

CONSULTANT

YAMASAKI
LANDSCAPE ARCHITECTURE
1223 HIGH STREET, AUBURN, CA 95603
(530) 885-0040
FAX (530) 885-0042

SEAL

LICENSED LANDSCAPE ARCHITECT
PETER W. AMBROSE
12/18
01/01/17
DATE
STATE OF CALIFORNIA

PROJECT

ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT

ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION
CITY OF ROSEVILLE	12/22/2016	AGENCY REVIEW

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AGENCY

TITLE

PLANTING PLAN

SHEET

L1.1

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0 1/4" 1/2" 1" 2"

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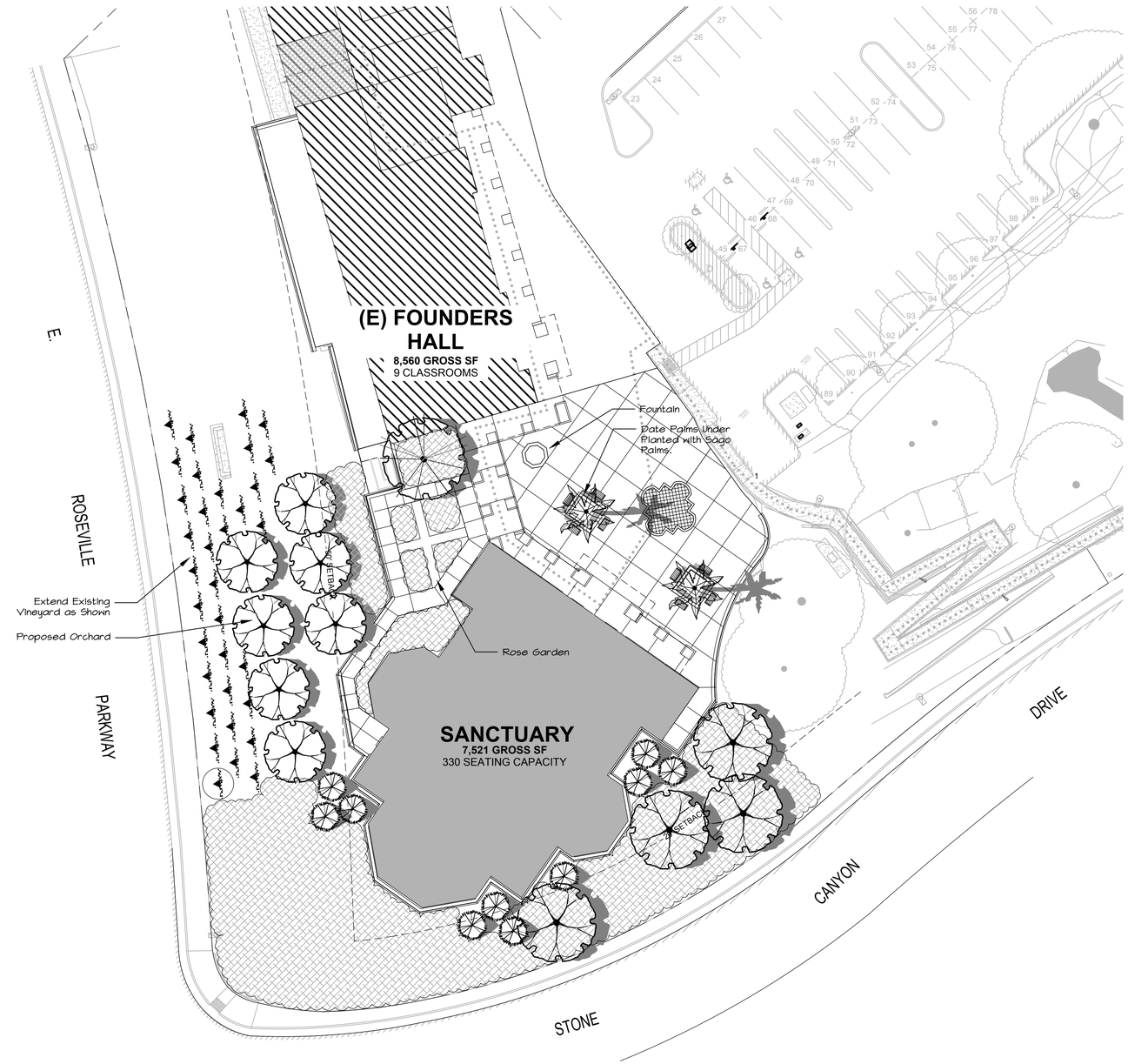

SITE PLAN

PROPOSED PLANT LEGEND

	TREES	SIZE
Not Shown	Citrus x limon 'Improved Meyer' / Meyer Lemon	15 gal
	Cupressus sempervirens / Italian Cypress	15 gal
Not Shown	Diospyros kaki 'Fuyu' / Persimmon	15 gal
	Olea europaea / European Olive	15 gal
	Phoenix dactylifera 'Medjool' / Date Palm	15' BTH
	Punica granatum / Pomegranate	15 gal
	SHRUBS	**SIZE**
	Cycas revoluta / Japanese Sago Palm	5 gal
	Laurus nobilis 'MonRik' / Little Ragu Sweet Bay	5 gal
	Lavandula angustifolia / English Lavender	5 gal
	Rosa floribunda 'Iceberg' / Iceberg Rose	5 gal
	Rosmarinus officinalis 'Collingwood Ingram' / Rosemary	5 gal
	Salix caprea / French Pussy Willow	5 gal
	Vitis vinifera / Grape	5 gal

Note:

Fruiting trees and shrubs have been chosen to promote the Church's goals of reducing their carbon footprint and increasing sustainability. The Church and it's members utilize many of the existing plants on site in their services and also for church functions, for example, providing palm fronds for services, harvesting grapes for wine and food for Church events. They would like to increase the variety of the plants they can harvest on site by including more fruiting trees and edible plants as shown on the legend.

0' 20' 40' 80'

NORTH

YAMASAKI
LANDSCAPE ARCHITECTURE

JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
www.yamasaki-la.com

ST. ANNA MINISTRIES
LANDSCAPE DEVELOPMENT PLANS
1001 STONE CANYON DRIVE
ROCKLIN, CALIFORNIA

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Sheet Title
PRELIMINARY LANDSCAPE PLAN

Seal
LICENSED LANDSCAPE ARCHITECT
JEFFREY M. AMBROSIA 4057
Expiration Date 12/16
Renewal Date 04/28/16
Date
STATE OF CALIFORNIA

No.	Date	Revision
△		
△		
△		
△		
△		

Project Mgr.:	JMA	*Sheet No.:*
Drawn By:	BJP	**L1.1**
Scale:	*1" = 20' - 0"*	
Date:	16 SEP 16	
File Name:	SA-PR	of 1 sheets

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Exhibit H

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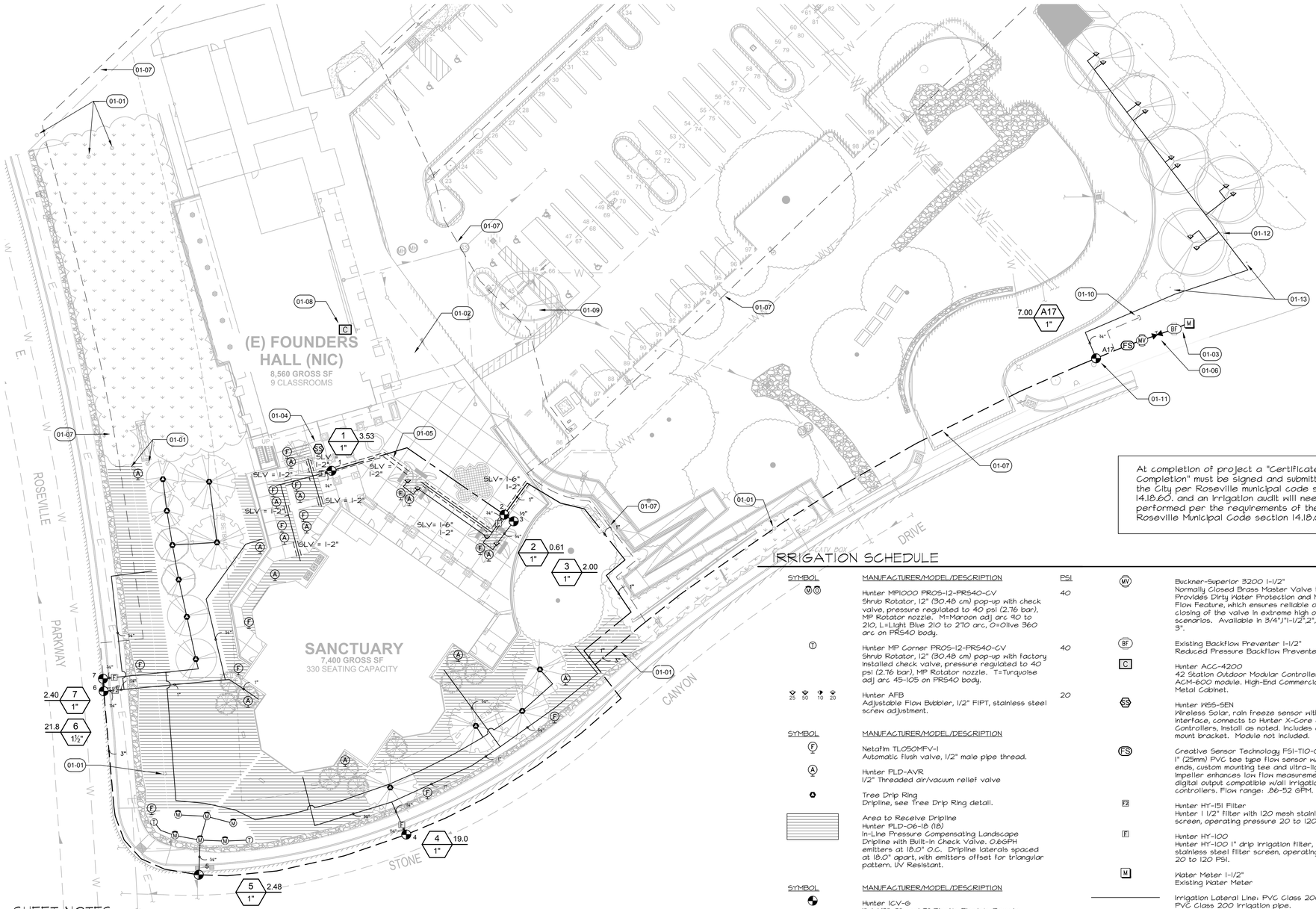

At completion of project a "Certificate of Completion" must be signed and submitted to the City per Roseville municipal code section 14.18.60. and an irrigation audit will need to be performed per the requirements of the City of Roseville Municipal Code section 14.18.080.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
M M	Hunter MP1000 PROS-12-PRS40-CV Shrub Rotator, 12" (30.48 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PRS40 body.	40
T	Hunter MP Corner PROS-12-PRS40-CV Shrub Rotator, 12" (30.48 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. T=Turquoise adj arc 45-105 on PRS40 body.	40
25 50 10 20	Hunter AFB Adjustable Flow Bubbler, 1/2" FIPT, stainless steel screw adjustment.	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
F	Netafim TL050MFV-1 Automatic flush valve, 1/2" male pipe thread.
A	Hunter PLD-AVR 1/2" Threaded air/vacuum relief valve
	Tree Drip Ring Dripline, see Tree Drip Ring detail.
	Area to Receive Dripline Hunter PLD-06-18 (18) In-Line Pressure Compensating Landscape Dripline with Built-in Check Valve. 0.66PH emitters at 18.0" O.C. Dripline laterals spaced at 18.0" apart, with emitters offset for triangular pattern. UV Resistant.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"

MV	Buckner-Superior 3200 1-1/2" Normally Closed Brass Master Valve that Provides Dirty Water Protection and No Minimum Flow Feature, which ensures reliable opening and closing of the valve in extreme high or low flow scenarios. Available in 3/4",1"1-1/2",2",2-1/2" and 3".
BF	Existing Backflow Preventer 1-1/2" Reduced Pressure Backflow Preventer
C	Hunter ACC-4200 42 Station Outdoor Modular Controller. With five ACM-600 module. High-End Commercial Use. Metal Cabinet.
SS	Hunter WSS-SEN Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers. Install as noted. Includes gutter mount bracket. Module not included.
FS	Creative Sensor Technology FSI-110-001 1" (25mm) PVC tee type flow sensor w/socket ends, custom mounting tee and ultra-lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range: .86-52 GPM.
FZ	Hunter HY-151 Filter Hunter 1 1/2" filter with 120 mesh stainless steel screen, operating pressure 20 to 120 PSI.
F	Hunter HY-100 Hunter HY-100 1" drip irrigation filter, 150 stainless steel filter screen, operating pressure 20 to 120 PSI.
M	Water Meter 1-1/2" Existing Water Meter
	Irrigation Lateral Line: PVC Class 200 SDR 21 PVC Class 200 irrigation pipe.
	Irrigation Mainline: PVC Class 315 SDR 13.5 (Existing
	Irrigation Mainline: PVC Schedule 40 (Proposed)
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.

Valve Callout
Valve Number
Valve Flow
Valve Size

SHEET NOTES

SYMBOL	DESCRIPTION
01-01	Existing irrigation valve.
01-02	Contractor to field locate and protect existing control wire path. Path is assumed to leave electric room and continue to closets finger island planter in parking lot or to follow curb to the south towards Stone Canyon Drive and cross parking lot with existing mainline.
01-03	Existing 1 1/2" irrigation reduced pressure principle backflow preventer and water meter.
01-04	Solar Sync Sensor, connect to facia of covered walkway. Solar Sync must be located with unobstructed path to the sky above.
01-05	Provide sleeve with sweeps for control wires.
01-06	Cut into existing mainline at this point and install new master valve and flow sensor.
01-07	Existing mainline, typ.
01-08	Replace existing controller in electrical room.
01-09	Patch and repair existing irrigation to provide head to head coverage.
01-10	Existing stub for future expansion.
01-11	Existing valve.
01-12	Connect to existing bubbler system at this point. Replace single 1 gpm bubbler with two 1/2 gpm bubbler and extend to proposed trees as shown.
01-13	Existing bubblers at these trees not shown.

0' 20' 40' 80'
SCALE: 1"=20'
NORTH

SEAL
LICENSED LANDSCAPE ARCHITECT
JEFFREY M. AMBROSY #4057
12/18
EXPIRATION DATE
01/11/17
DATE
STATE OF CALIFORNIA

PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION
CITY OF ROSEVILLE	12/22/2016	AGENCY REVIEW

MANAGEMENT

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AGENCY

TITLE
IRRIGATION PLAN

SHEET
L2.1

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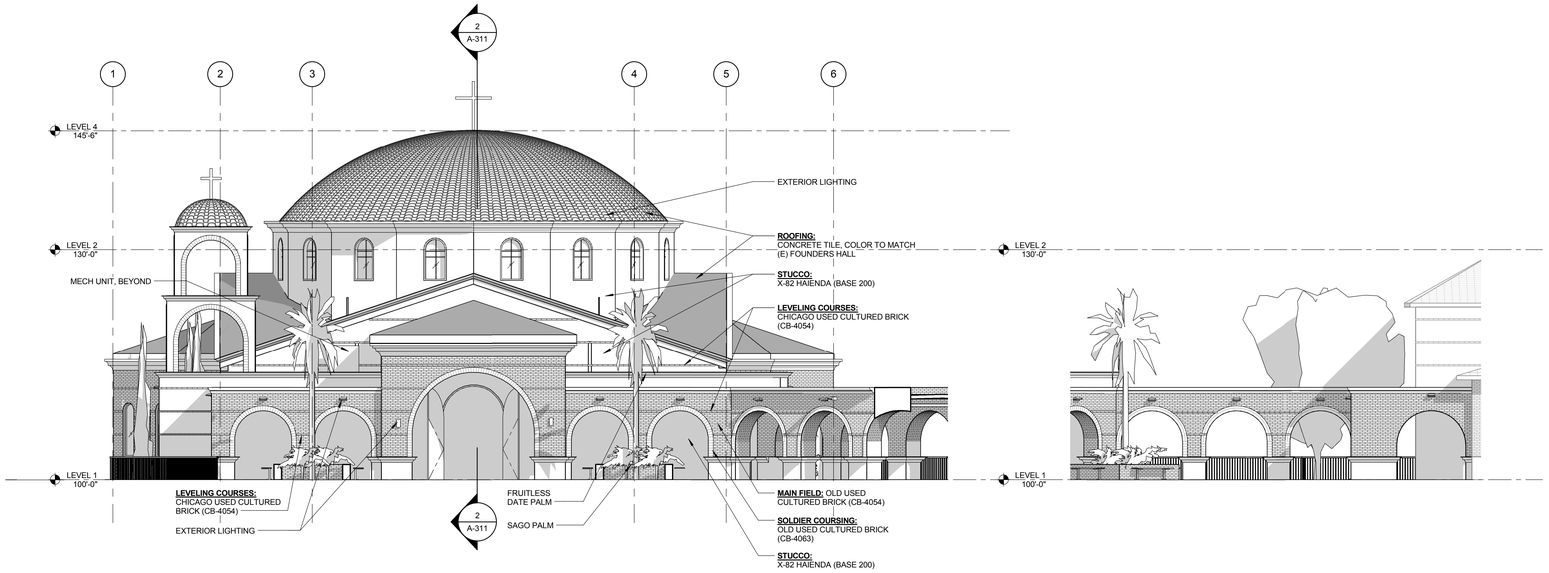
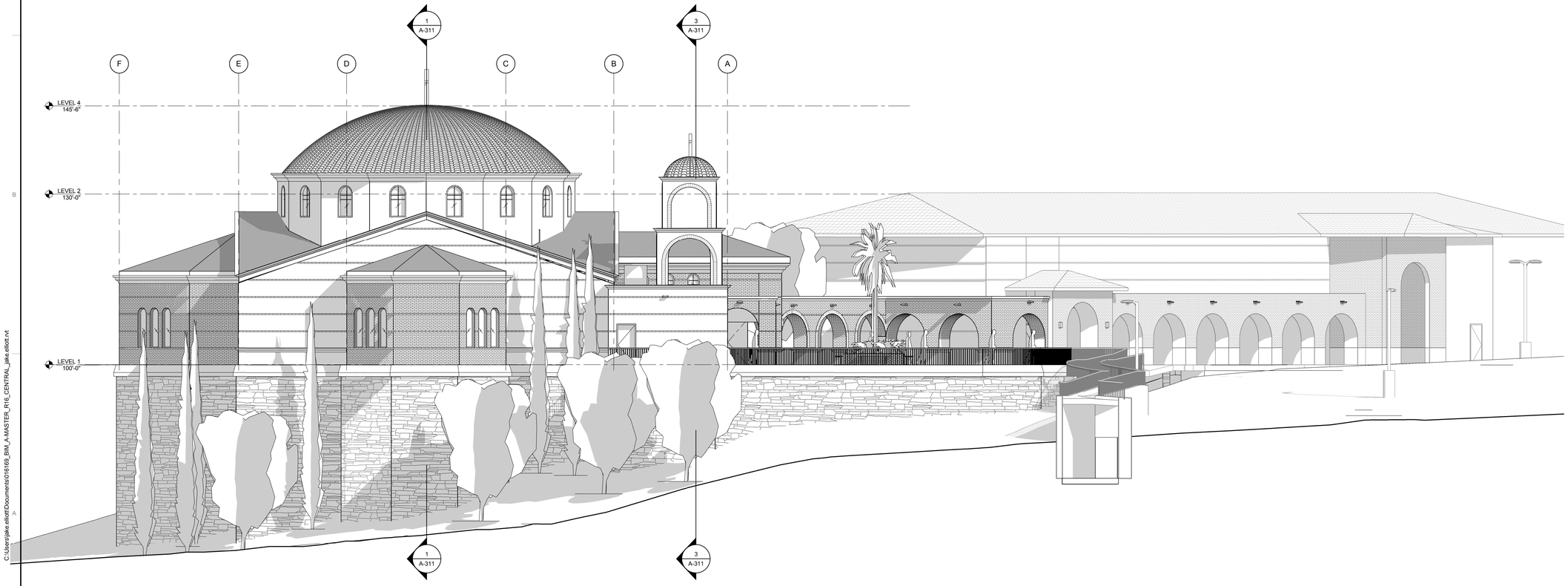


1 SOUTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

2 EXTERIOR ELEVATION - SOUTHWEST
SCALE 1/8" = 1'-0"



3 WEST EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

LEGEND

BRICK FIELD:
OWENS CORNING: OLD USED CULTERED BRICK (CB-4063)

LEVELING COURSES:
OWENS CORNING: CHICAGO USED CULTERED BRICK (CB-4054)

STONE VENEER:
OWENS CORNING: 80% RUSTIC SOUTHERN LEDGESTONE (CVS-2055) &
OWENS CORNING: 20% BRANDYWINE DRESSED FIELDSTONE(CSV-2029)

CLAY TILE ROOFING:
BORAL: 2-PIECE MISSION - TUSCANY BLEND (SKU 1UADU6075)

STUCCO:
DRYVIT: 403 DOESKIN

Exhibit I

LIONAKIS
1919 Nineteenth Street
Sacramento CA 95811
P 916.558.1900 F 916.558.1919
www.lionakis.com

CONSULTANT

SEAL

PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION

MANAGEMENT

LIONAKIS PROJECT NO:	016169
CLIENT PROJECT NO:	700.00.007
COPYRIGHT:	LIONAKIS 2015

AGENCY

TITLE
ELEVATIONS - EXTERIOR

SHEET
A-211

IF THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT - SCALE ACCORDINGLY
0 1/4" 1/2" 1"
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10/17/2016 9:38:41 AM

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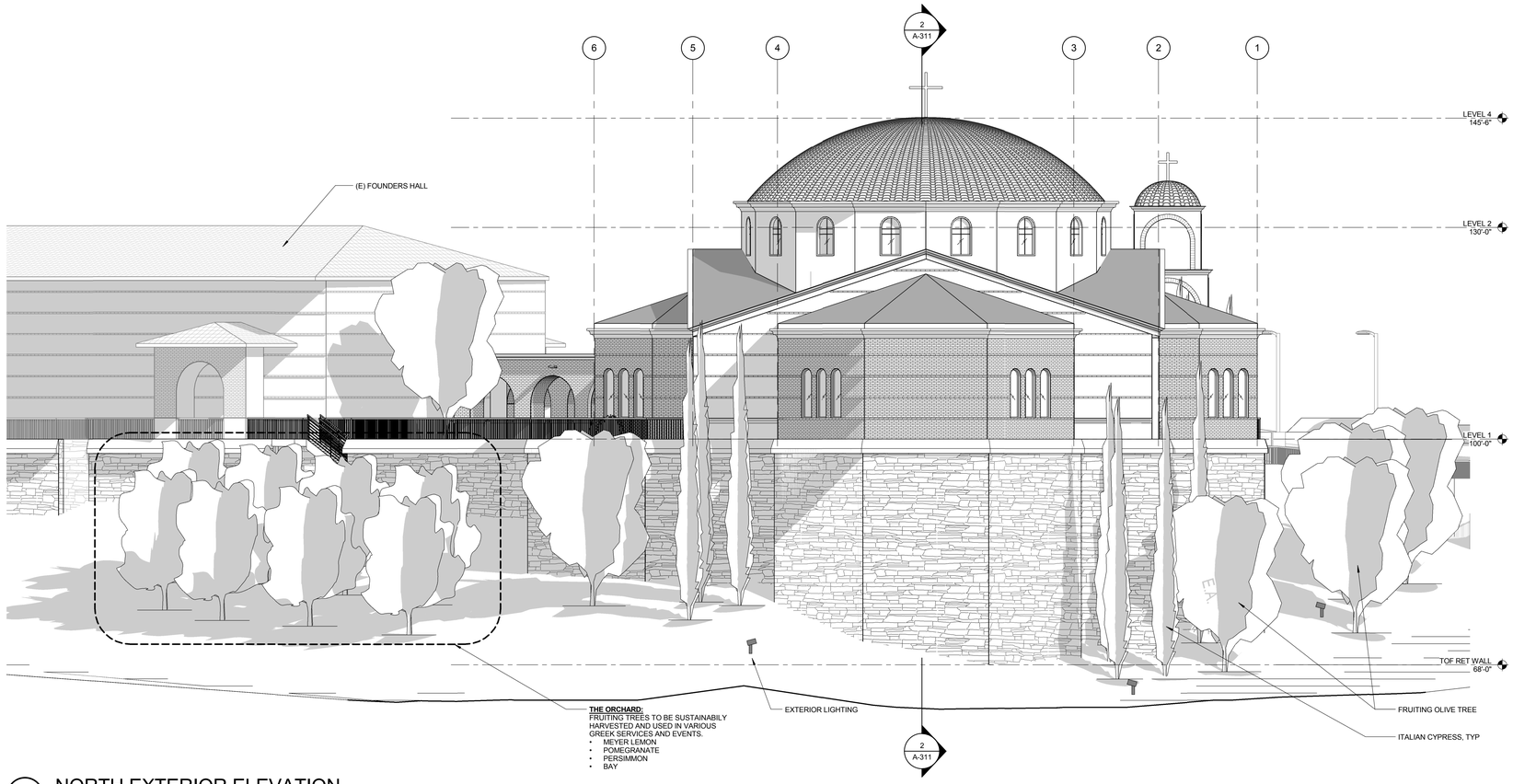


1 NORTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

LEGEND

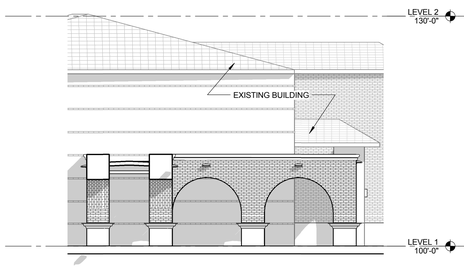
BRICK FIELD:
OWENS CORNING: OLD USED CULTERED BRICK (CB-4063)

LEVELING COURSES:
OWENS CORNING: CHICAGO USED CULTERED BRICK (CB-4054)

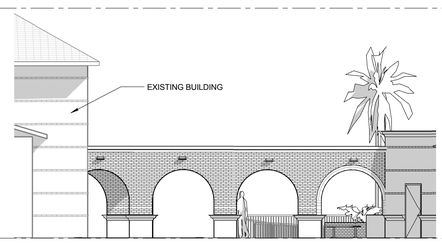
STONE VENEER:
OWENS CORNING: 80% RUSTIC SOUTHERN LEDGESTONE (CVS-2055) &
OWENS CORNING: 20% BRANDYWINE DRESSED FIELDSTONE(CSV-2029)

CLAY TILE ROOFING:
BORAL: 2-PIECE MISSION - TUSCANY BLEND (SKU 1UADU6075)

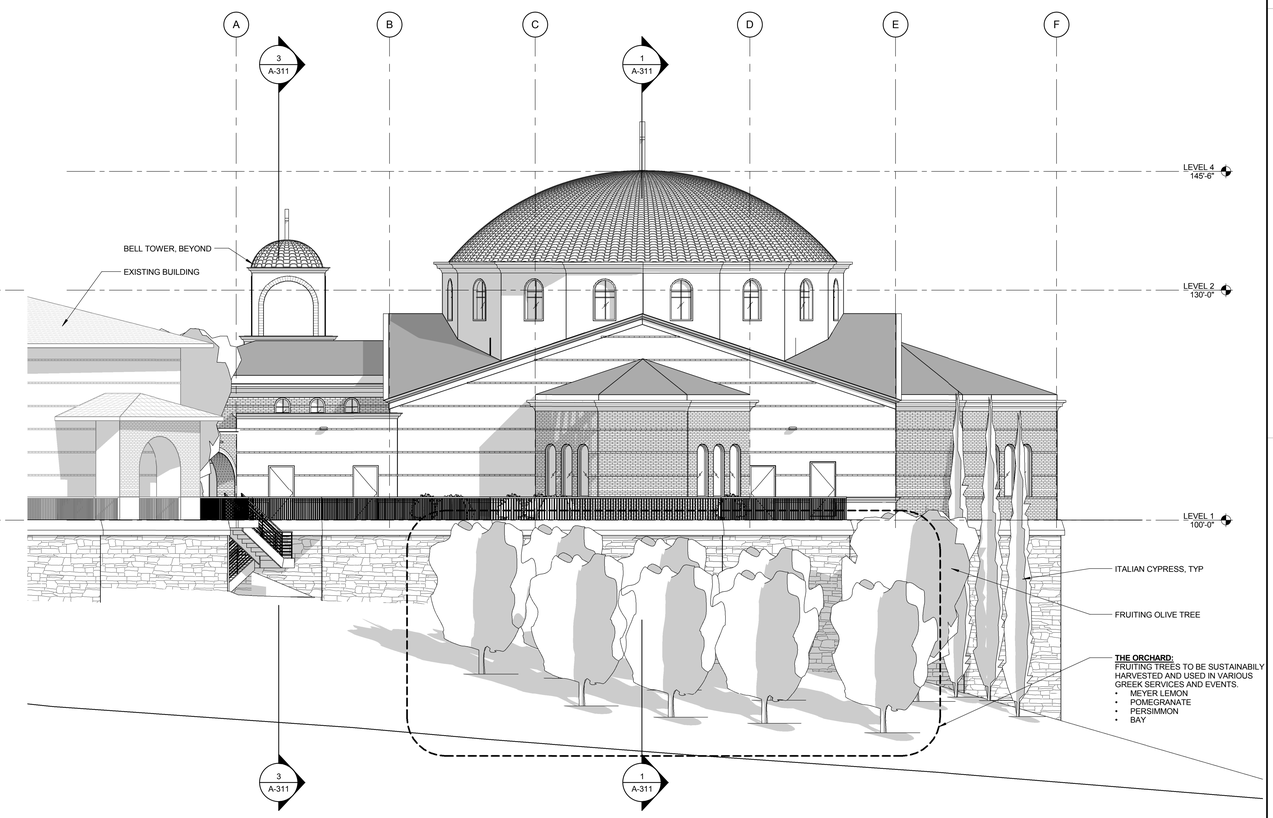
STUCCO:
DRYVIT: 403 DOESKIN



2 EXTERIOR ELEVATION - NORTHWEST
SCALE 1/8" = 1'-0"



3 EXTERIOR ELEVATION - NORTHEAST
SCALE 1/8" = 1'-0"



4 EAST EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

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MANAGEMENT

LIONAKIS PROJECT NO:	016169
CLIENT PROJECT NO:	700.00.007
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AGENCY

TITLE
ELEVATIONS - EXTERIOR

SHEET
A-212

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10/17/2016 9:37:11 AM

LIONAKIS
St. Anna Greek Orthodox Church Project Site
1001 Stone Canyon Drive, City of Roseville, California
TREE INVENTORY SUMMARY & CONSTRUCTION IMPACT ASSESSMENT

TREE#	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH INCHES	DLR (feet)	CONDITIONAL ASSESSMENT						PERCEIVED IMPACTS	NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR			
1416	Blue Oak	*(Quercus wislizeni)*		16	18	Fair	Fair	Fair	Fair	Fair	Fair	Requires removal to facilitate proposed activities.	**AKA Tree #4** Slightly above average amount of deadwood	None at this time
1421	Blue Oak	*(Quercus wislizeni)*		14	18	Obscurred	Poor to fair	Poor to fair	Poor to fair	Poor to fair	Fair	No encroachment depicted.	**AKA Tree #10** Root collar obscurred by approximately 1' of fill soil; some material has been removed from trunk; out of balance to the southwest.	None at this time
1422	Blue Oak	*(Quercus wislizeni)*		15	17	Obscurred	Fair	Fair	Fair	Fair	Fair	No encroachment depicted.	**AKA Tree #11** Root collar partially obscurred by fill soil approximately 1' deep.	None at this time
1427	Blue Oak	*(Quercus wislizeni)*		22	25	Fair	Fair	Fair	Fair	Fair	Fair	Will sustain minor encroachment from excavation for retaining wall footings which fall approximately 20' west of the trunk.	**AKA Tree #7** Slightly above average amount of deadwood	***Excavation within the PZR should be monitored by the project arborist and any roots encountered should be properly root pruned and treated.***
1428	Blue Oak	*(Quercus wislizeni)*		17	17	Fair	Fair	Fair	Fair	Fair	Fair	Will sustain minor encroachment from excavation for retaining wall footings which fall approximately 18' west of the trunk.	**AKA Tree #8** Slightly above average amount of deadwood	***Excavation within the PZR should be monitored by the project arborist and any roots encountered should be properly root pruned and treated.***
1441	Blue Oak	*(Quercus douglasii)*		8	13	Poor to fair	Poor to fair	Fair	Fair	Fair	Fair	No encroachment depicted.	Fill approximately 10" deep at trunk, partially removed.	None at this time

Exhibit K

ARBORIST REPORT, TREE INVENTORY SUMMARY, AND IMPACT ASSESSMENT

ST. ANNA GREEK ORTHODOX CHURCH PROJECT SITE 1001 Stone Canyon Drive, City of Roseville, California

Prepared for:

Lionakis
1919 19th Street
Sacramento, California 95811

Prepared by:

Edwin E. Stirtz
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

Acorn Arboricultural Services, Inc.
129 Linda Drive
Roseville, California 95678

October 21, 2016

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A. Tree Inventory Summary and Construction Impact Assessment

B. Tree Inventory Exhibit

COPYRIGHT STATEMENT

This consultant's report, dated October 21, 2016, is for the exclusive and confidential use of Lionakis concerning potential development of the St. Anna Greek Orthodox Church project site located at 1001 Stone Canyon Drive in the City of Roseville, California. Any use of this report, the accompanying appendices, or portions thereof, other than for project review and approval by appropriate governmental authorities, shall be subject to and require the written permission of Acorn Arboricultural Services, Inc. Unauthorized modification, distribution and/or use of this report, including the data or portions thereof contained within the accompanying appendices, is strictly prohibited.

QUALIFICATION STATEMENT

Acorn Arboricultural Services, Inc. is a fully insured, Roseville-based arboriculture consulting firm founded by its Principal, Jay Bate. Edwin E. Stirtz is an ISA Certified Arborist and a member of the American Society of Consulting Arborists and International Society of Arboriculture. Mr. Stirtz possesses in excess of 30 years of experience in horticulture and arboriculture, both maintenance and construction, and has spent the last 23 years as a consulting and preservation specialist in the Sacramento and surrounding regions.

INTRODUCTION

Acorn Arboricultural Services is pleased to present to Lionakis this Arborist Report, Tree Inventory Summary, and Construction Impact Assessment for the trees located within and/or overhanging the subject parcel at the St. Anna Greek Orthodox Church Project Site, located at 1001 Stone Canyon Drive, in the City of Roseville, California. This report memorializes the tree data obtained by Edwin E. Stirtz, ISA Certified Arborist WE-0510A, at the time of field reconnaissance and inventory efforts on October 8, 2016.

SCOPE OF INVENTORY EFFORT

The City of Roseville Municipal Code, Chapter 19.66, Tree Preservation, defines a "Protected Tree" as any native oak tree equal to or greater than six inches diameter at breast height (DBH) measured as a total of a single trunk or multiple trunks.

At the request of Lionakis, on October 8, 2016, Edwin E. Stirtz of Acorn Arboricultural Services visited the St. Anna Greek Orthodox Church Project Site located in the City of Roseville, California. The purpose of this field reconnaissance effort was to identify, inventory and comment upon the current structure and vigor of the "protected trees" located within and/or overhanging the project boundaries as depicted on the Fire Access Plan provided by Lionakis.

This Arborist Report, Tree Inventory Summary, and Impact Assessment presents information concerning the species, size, and current condition of the trees meeting the criteria detailed above within the proposed project area, along with initial pre-development recommendations on a tree-by-tree basis which logically follow the characteristics noted within the trees at the time of field inventory efforts. Information concerning the nature and extent of root system and canopy impacts which will be sustained by the trees from proposed development activities, along with specific tree-by-tree mitigation recommendations for the trees which will sustain encroachment into their protected root zones can be provided in a Supplemental Arborist Report and Construction Impact Assessment once development plans have been refined and finalized for the proposed project area.

METHODOLOGY

During field reconnaissance and inventory efforts Edwin E. Stirtz of Acorn Arboricultural Services conducted a visual review from ground level of the trees within and/or overhanging the proposed project area as depicted on the Fire Access Plan. The trees which met the defined criteria were previously identified in the field during previous tree inventories and to avoid numbering confusion the existing tag numbers were used for this inventory. The tree numbers utilized in this report and accompanying inventory summaries correspond to the tree tag which is affixed to the tree in the field, and those tree numbers or grouping of numbers have been rough-plotted on the enclosed copy of the Tree Inventory Exhibit so that the

precise vertical and horizontal location of the trees may be surveyed in the field by a licensed land surveyor and data for the trees (i.e., tree number, diameter, dripline and protected root zone radii) may be properly depicted on future development plans and Tree Location Exhibit.

At the time of field identification and inventory efforts specific data was gathered for each tagged tree including the tree's species, diameter measured at breast height ("DBH") and dripline radius ("DLR"). Utilizing this data the tree's overall structural condition and vigor were separately assessed ranging from "excellent"[1] to "poor" based upon the observed characteristics noted within the tree and the Arborist's best professional judgment. Ratings are subjective and are dependent upon both the structure and vigor of the tree. The vigor rating considers factors such as the size, color and density of the foliage; the amount of deadwood within the canopy; bud viability; evidence of wound closure; and the presence or evidence of stress, disease, nutrient deficiency and insect infestation. The structural rating reflects the root crown/collar, trunk and branch configurations; canopy balance; the presence of included bark, weak crotches and other structural defects and decay and the potential for structural failure. Finally, notable characteristics were documented and recommendations on a tree-by-tree basis were made which logically followed the observed characteristics noted within the trees at the time of the field inventory effort. The recommendations are based on the assumption that the tree would be introduced into a developed environment and may require maintenance and/or may not be suitable for retention within a post-development setting.

SUMMARY OF INVENTORY EFFORT

Field reconnaissance and inventory efforts found six trees measuring six inches in diameter and larger measured at breast height within and/or overhanging the proposed project area which may qualify as a "protected tree." Composition of the six inventoried trees includes the following species and accompanying aggregate diameter inches:

SPECIES DIVERSIFICATION		
Blue Oak	=	6 trees (92 aggregate diameter inches)
TOTAL	**=**	**6 trees (92 aggregate diameter inches)**

[1] It is rare that a tree qualifies in an "excellent" category, and it should be noted that there were no trees observed within the project area which fell within the criteria of an "excellent" or "good" rating. A complete description of the terms and ratings utilized in this report and accompany inventory summary are found on pages 8-9.

CONSTRUCTION IMPACT ASSESSMENT

On October 7, 2016, Acorn Arboricultural Services, Inc. received for review and assessment sheet C2.1 Preliminary Grading of the project improvement plans depicting the proposed grading activities for the St. Anna Greek Orthodox Church Project Site. Along with this plan set, Acorn Arboricultural Services, Inc. was asked to prepare an assessment of tree impacts which may be sustained by the protected trees from the depicted construction activities.

Removals and Mitigation Overview

At this time, no trees have been recommended for removal from the proposed project area due to the nature and extent of defects, compromised health, and/or structural instability noted at the time of field inventory efforts. However, Tree 1416 will require removal to facilitate construction activities.

Encroachments

A review of the referenced plans finds that two native oak trees will sustain encroachment into their protected root zones from contemplated construction activities as depicted on the referenced plans. The trees which will sustain encroachment from the proposed construction activities have been noted within the accompanying Tree Inventory Summary and Construction Impact Assessment, along with a description of the perceived impacts. The perceived impacts have been rated as either “minor” (no anticipated long-term negative effects), “moderate” (potential long-term negative effects) or “significant” (probable long-term negative effects), and general and specific recommendations on a tree-by-tree basis have been provided to help reduce adverse impacts from construction on the trees which will be retained within the project area. All recommended activities should be performed by an ISA Certified Arborist employed by a licensed and fully-insured tree maintenance company in accordance with current American National Standards Institute (ANSI) A300 standards, specifically including Parts 1 and 2, as updated in 2001 regarding arboricultural practices, tree pruning and subsurface liquid fertilization injection, as well as ANSI Standard 2133.1-2000 regarding safety practices, and the International Society of Arboriculture published Best Management Practices.

GENERAL COMMENTS AND ARBORISTS’ DISCLAIMER

The City of Roseville regulates both the removal of certain trees and the encroachment of construction activities within their driplines. Therefore, a tree permit and/or additional development authorization should be obtained from the City of Roseville prior to the removal of any trees within the proposed project area. All terms and conditions of the tree permit and/or other Conditions of Approval are the sole and exclusive responsibility of the project applicant. It should be noted that prior to final inspection written verification from an ISA Certified Arborist may be required certifying the approved removal activities and/or implementation of other Conditions of Approval outlined for the retained trees on the site. ***Acorn Arboricultural Services will not provide written Certification of Compliance unless***

we have been provided with a copy of the approved site development plans, applicable permits and/or Conditions of Approval, and are on site to monitor and observe regulated activities during the course of construction. Therefore, it will be necessary for the project applicant to notify Acorn Arboricultural Services well in advance (at least 72 hours prior notice) of any regulated activities which are scheduled to occur on site so that those activities can be properly monitored and documented for compliance certification.

Please bear in mind that implementation of the recommendations provided within this report will help to reduce adverse impacts of construction on the retained trees; however, implementation of any recommendations should not be viewed as a guarantee or warranty against the trees' ultimate demise and/or failure in the future. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and ***attempt to reduce the risk of living near trees***. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. There are some inherent risks with trees that cannot be predicted with any degree of certainty, even by a skilled and experienced arborist. Entities who choose to construct homes on wooded property are accepting a certain level of risk from unpredictable tree related hazards such as toppling in storms, limbs falling and fires that may damage property at some time in the future. Since trees are living organisms their structure and vigor constantly change over time, and they are not immune to changes in site conditions or seasonal variations in the weather. Further, conditions are often hidden within the tree and/or below ground. Arborists and other tree care professionals cannot guarantee that a tree will be healthy and/or safe under all circumstances or for a specific period of time. Likewise remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To develop land and live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees would be to eliminate all of the trees. ***An entity who develops land and builds a home with a tree in the vicinity should be aware of and inform their future residents of this Arborists' Disclaimer, and be further advised that the developer and the future residents assume the risk that a tree could at any time suffer a branch and/or limb failure, blow over in a storm and/or fail for no apparent reason which may cause bodily injury or property damage***. Acorn Arboricultural Services cannot predict acts of nature including, without limitation, storms of sufficient strength which can even take down a tree with a structurally sound and vigorous appearance.

Finally, the trees preserved within and/or overhanging the proposed project area will experience a physical environment different from the pre-development environment. As a result, tree health and structural stability should be regularly monitored. Occasional pruning, fertilization, mulch, pest management, replanting and/or irrigation may be required. In addition, ***provisions for monitoring both tree health and structural stability following construction must be made a priority***. As trees age, the likelihood of failure of branches or entire trees increases. Therefore, ***the future management plan must include an annual inspection*** by a qualified ISA Certified Arborist to keep abreast of the trees' changing condition(s) and to assess the trees' ongoing structural integrity and potential for hazard in a developed environment.

Thank you for allowing Acorn Arboricultural Services to assist you with this review. Please feel free to give me a call if you have any questions or require additional information and/or clarification.

Sincerely,

Edwin E. Stirtz
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.

3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

4. The consultant shall not be required to give a deposition and/or attend court by reason of this report unless subsequent contractual arrangements are made for in advance, including payment of an additional fee for such services according to our standard fee schedule, adjusted yearly, and terms of the subsequent contract of engagement.

5. Loss or alteration of any part of this report invalidates the entire report. Ownership of any documents produced passes to the Client only when all fess have been paid.

6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.

7. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed written or verbal consent of the consultant, particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in his qualifications.

8. This report and any values expressed herein represent the opinion of the consultant and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

9. Sketches, diagrams, graphs, drawings and photographs within this report are intended as visual aids and are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of

information generated by other consultants is for coordination and ease of reference. Inclusion of such information does not constitute a representation by the consultant as to the sufficiency or accuracy of the information.

10. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, probing or coring, unless otherwise stated.

11. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

12. This report is based on the observations and opinions of Edwin E. Stirtz, and does not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described herein. Neither this author nor Acorn Arboricultural Services has assumed any responsibility for liability associated with the trees on or adjacent to this project site, their future demise and/or any damage which may result therefrom.

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13. The information contained within this report is true to the best of the author's knowledge and experience as of the date it was prepared; however, certain conditions may exist which only a comprehensive, scientific, investigation might reveal which should be performed by other consulting professionals.

14. The legal description, dimensions, and areas herein are assumed to be correct. No responsibility is assumed for matters that are legal in nature.

15. Any changes to an established tree's environment can cause its decline, death and/or structural failure.

DEFINITIONS AND RATINGS

Tree Number:	Corresponds to aluminum tag attached to the tree.
Species Identification:	Scientific and common species name.
Diameter ("DBH"):	This is the trunk diameter measured at breast height (industry standard 4.5 feet above ground level).
Dripline radius ("DLR"):	A radius equal to the horizontal distance from the trunk of the tree to the end of the farthest most branch tip prior to any cutting. When depicted on a map, the dripline will appear as an irregularly shaped circle that follows the contour of the tree's branches as seen from overhead.
Protected Zone:	A circle equal to the largest radius of a protected tree's dripline plus 1 foot.
Root Crown:	Assessment of the root crown/collar area located at the base of the trunk of the tree at soil level.
Trunk:	Assessment of the tree's main trunk from ground level generally to the point of the primary crotch structure.
Limbs:	Assessment of both smaller and larger branching, generally from primary crotch structure to branch tips.
Foliage:	Tree's leaves.
Overall Condition:	Describes overall condition of the tree in terms of structure and vigor.
Recommendation:	Pre-development recommendations based upon observed characteristics noted at the time of the field inventory effort.
Obscured:	Occasionally some portion of the tree may be obscured from visual inspection due to the presence of dense vegetation which, during the course of inspection for the arborist report, prevented a complete evaluation of the tree. In these cases, if the tree is to be retained on site the vegetation should be removed to allow for a complete assessment of the tree prior to making final decisions regarding the suitability for retention.

TREE CONDITION RATING CRITERIA

RATING TERM	ROOT CROWN	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR
Good	No apparent injuries, decay, cavities or evidence of hollowing; no anchoring roots exposed; no indications of infestation or disease	No apparent injuries, decay, cavities or evidence of hollowing; no codominant attachments or multiple trunk attachments are observed; no indications of infestation or disease	No apparent injuries, decay, cavities or evidence of hollowing; below average amount of dead limbs or twigs; no major limb failures or included bark; callus growth is vigorous	Leaf size, color and density are typical for the species; buds are normal in size, viable, abundant and uniform throughout the canopy; annual seasonal growth increments are average or above average; no insect or disease infestations/ infections evident	No apparent structural defects; no weak crotches; no excessively weighted branches and no significant cavities or decay	Tree appears healthy and has little or no significant deadwood; foliage is normal and healthy
Fair	Small to moderate injuries, decay, cavities or hollowing may be evident but are not currently affecting the overall structure; some evidence of infestation or disease may be present but is not currently affecting the tree's structure	Small to moderate injuries, decay, cavities or hollowing may be evident; codominant branching or multiple trunk attachments or minor bark inclusion may be observed; some infestation or disease may be present but not currently affecting the tree's structure	Small to moderate injuries, decay or cavities may be present; average or above average dead limbs or twigs may be present; some limb failures or bark inclusion observed; callus growth is average	Leaf size, color and density are typical or slightly below typical for the species; buds are normal or slightly sparse with potentially varied viability, abundance and distribution throughout the canopy; annual seasonal growth increments are average or slightly below average; minor insect or disease infestation/infection may be present	Minor structural problems such as weak crotches, minor wounds and/or cavities or moderate amount of excessive weight; non-critical structural defects which can be mitigated through pruning, cabling or bracing	Tree appears stressed or partially damaged; minimal vegetative growth since previous season; moderate amount of deadwood, abnormal foliage and minor lesions or cambium dieback
Poor	Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the overall structure; presence of infestation or disease may be significant and affecting the tree's structure	Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the tree's structure; presence of infestation or disease may be significant and affecting the tree's structure	Severe injuries, decay or cavities may be present; major deadwood, twig dieback, limb failures or bark inclusion observed; callus growth is below average	Leaf size, color and density are obviously abnormal; buds are obviously abnormal or absent; annual seasonal growth is well below average for the species; insect or disease problems may be severe	Obvious major structural problems which cannot be corrected with mitigation; potential for major limb, trunk or root system failure is high; significant decay or dieback may be present	Tree health is declining; no new vegetative growth; large amounts of deadwood; foliage is severely abnormal

The ratings "good to fair" and "fair to poor" are used to describe trees that fall between the described major categories and have elements of both

GENERAL PROTECTION GUIDELINES
FOR TREES PLANNED FOR PRESERVATION

Great care must be exercised when work is conducted upon or around protected trees. The purpose of these General Protection Measures is to provide guidelines to protect the health of the affected protected trees. These guidelines apply to all encroachments into the protected zone of a protected tree, and may be incorporated into tree permits and/or other Conditions of Approval as deemed appropriate by the applicable governing body.

- A circle with a radius measurement from the trunk of the tree to the tip of its longest limb, plus one foot, shall constitute the critical root zone protection area of each protected tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each protected tree. Removing limbs that make up the dripline does not change the protected area.

- Any protected trees on site which require pruning shall be pruned by an ISA Certified Arborist prior to the start of construction work. All pruning shall be in accordance with the American National Standards Institute (ANSI) A300 pruning standards, ANSI Standard 2133.1-2000 regarding safety practices, and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines" and Best Management Practices.

- Prior to initiating construction, temporary protective fencing shall be installed at least one foot outside the root protection zone of the protected trees in order to avoid damage to the tree canopies and root systems. Fencing shall be installed in accordance with the approved fencing plan prior to the commencement of any grading operations or such other time as determined by the review body. The developer shall contact the Project Arborist and the Planning Department for an inspection of the fencing prior to commencing construction activities on site.

- Signs shall be installed on the protective fence in four (4) equidistant locations around each individual protected tree. The size of each sign must be a minimum of two (2) feet by two (2) feet and must contain the following language:

  WARNING: THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF ROSEVILLE MUNICIPAL SERVICES AGENCY.

  Once approval has been obtained by the City of Roseville Municipal Services Agency protective fencing shall remain in place throughout the entire construction period and shall not be removed, relocated, taken down or otherwise modified in whole or in part without prior written authorization from the Agency, or as deemed necessary by the Project Arborist to facilitate approved activities within the root protection zone.

- Any removal of paving or structures (i.e. demolition) that occurs within the dripline of a protected tree shall be done under the direct supervision of the Project Arborist. To the maximum extent feasible, demolition work within the dripline protection area of the protected tree shall be performed by hand. If the Project Arborist determines that it is not feasible to perform some portion(s) of this work by hand, then the smallest/lightest weight equipment that will adequately perform the demolition work shall be used.

- No signs, ropes, cables (except those which may be installed by an ISA Certified Arborist to provide limb support) or any other items shall be attached to the protected trees. Small metallic numbering tags for the purpose of identification in preparing tree reports and inventories shall be allowed.

- No vehicles, construction equipment, mobile homes/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.

- Drainage patterns on the site shall not be modified so that water collects, stands or is diverted across the dripline of any protected tree.

- No trenching shall be allowed within the driplines of protected trees, except as specifically approved by the Planning Department as set forth in the project's Conditions of Approval and/or approved tree permit. If it is absolutely necessary to install underground utilities within the dripline of a protected tree the utility line within the protected zone shall be "bored and jacked" or performed utilizing hand tools to avoid root injury under the direct supervision of the Project Arborist.

- Grading within the protected zone of a protected tree shall be minimized. Cuts within the protected zone shall be maintained at less than 20% of the critical root zone area. Grade cuts shall be monitored by the Project Arborist. Any damaged roots encountered shall be root pruned and properly treated as deemed necessary by the Project Arborist.

- Minor roots less than one (1) inch in diameter encountered during approved excavation and/or grading activities may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area as deemed necessary by the Project Arborist.

- Major roots greater than one (1) inch in diameter encountered during approved excavation and/or grading activities may not be cut without approval of the Project Arborist. Depending upon the type of improvement being proposed, bridging techniques or a new site design may need to be employed to protect the roots and the tree.

- Cut faces, which will be exposed for more than 2-3 days, shall be covered with dense burlap fabric and watered to maintain soil moisture at least on a daily basis (or possibly more frequently during summer months). If any native ground surface fabric within the protected zone must be removed for any reason, it shall be replaced within forty-eight (48) hours.

- If fills exceed 1 foot in depth up to 20% of the critical root zone area, aeration systems may serve to mitigate the presence of the fill materials as determined by the Project Arborist.

- When fill materials are deemed necessary on two or three sides of a tree it is critical to provide for drainage away from the critical root zone area of the tree (particularly when considering heavy winter rainfalls). Overland releases and subterranean drains dug outside the critical root zone area and tied directly to the main storm drain system are two options.

- In cases where a permit has been approved for construction of a retaining wall(s) within the protected zone of a protected tree the applicant will be required to provide for immediate protection of exposed roots from moisture loss during the time prior to completion of the wall. The retaining wall within the protected zone of the protected tree shall be constructed within seventy-two (72) hours after completion of grading within the root protection zone.

- The construction of impervious surfaces within the dripline of a protected tree shall be minimized. When necessary, a piped aeration system shall be installed under the direct supervision of the Project Arborist.

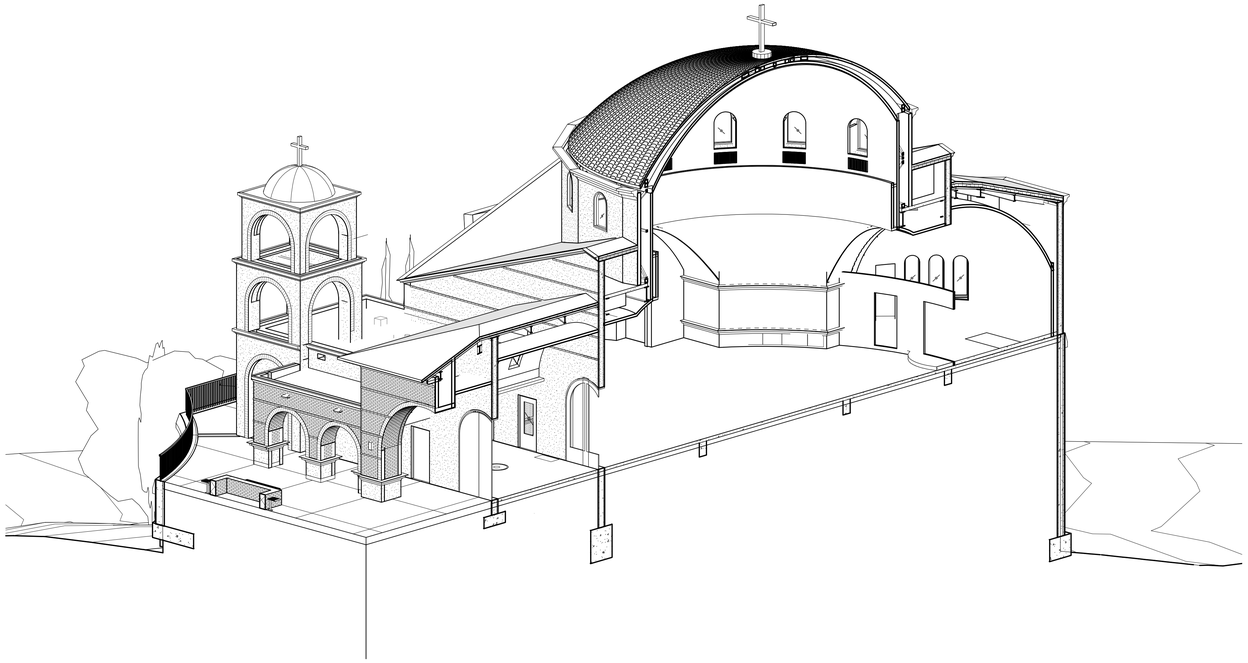
- Preservation devices such as aeration systems, tree wells, drains, special paving and cabling systems must be installed in conformance with approved plans and certified by the Project Arborist.

- No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the dripline of a protected tree. An above ground drip irrigation system is recommended. An independent low-flow drip irrigation system may be used for establishing drought-tolerant plants within the protected zone of a protected tree. Irrigation shall be gradually reduced and discontinued after a two (2) year period.

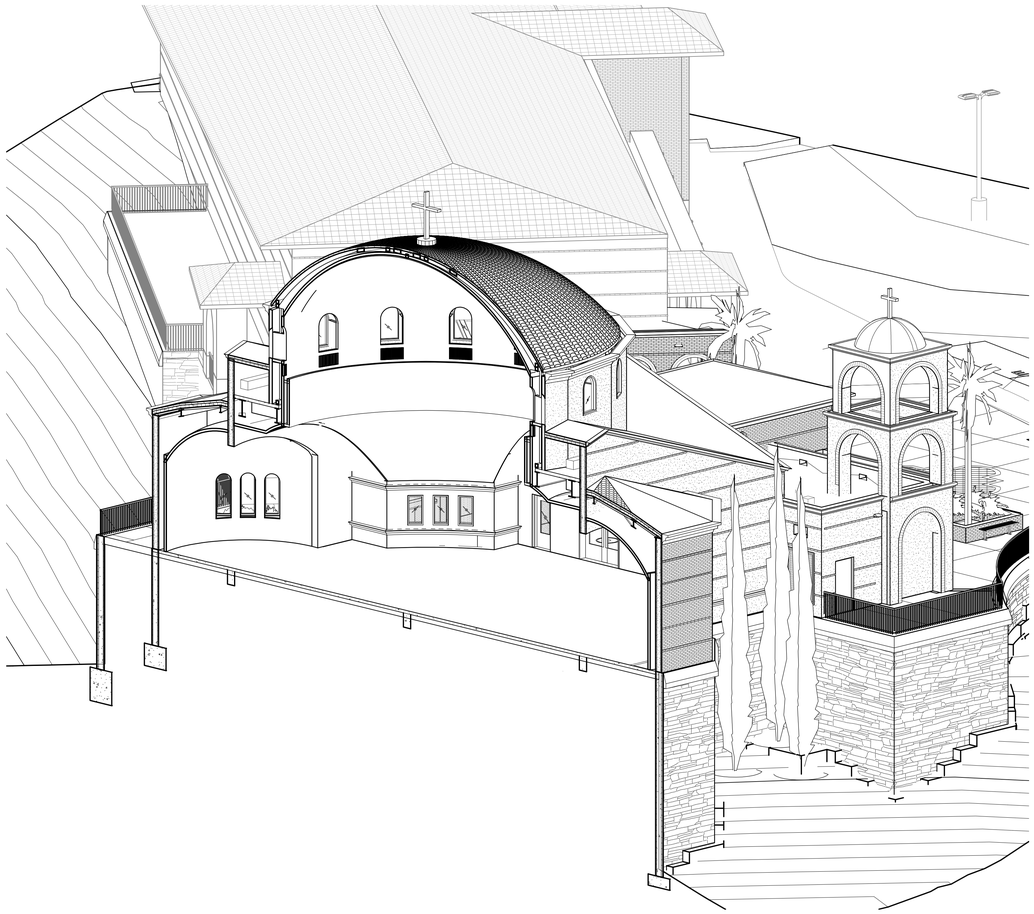
- All portions of permanent fencing that will encroach into the protected zone of a protected tree shall be constructed using posts set no closer than ten (10) feet on center. Posts shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts in order to reduce impacts to the tree(s).

- Landscaping beneath native oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. Planting live material under protected native oak trees is generally discouraged, and is not recommended within six (6) feet of the trunk of a native oak tree with a diameter a breast height (DBH) of eighteen (18) inches or less, or within ten (10) feet of the trunk of a native oak tree with a DBH of more than eighteen (18) inches. The only plant species which shall be planted within the dripline of native oak trees are those which are tolerant of the natural, semi-arid environs of the tree(s).

Attachment 1



1 3D BUILDING SECTION - NORTH/SOUTH
SCALE



2 3D BUILDING SECTION - EAST/WEST
SCALE

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SEAL

LICENSED ARCHITECT
NICHOLAS DOCOUD
C18997
REN. 02-28-17
STATE OF CALIFORNIA

PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION

MANAGEMENT

LIONAKIS PROJECT NO:	016169
CLIENT PROJECT NO:	700.00.007
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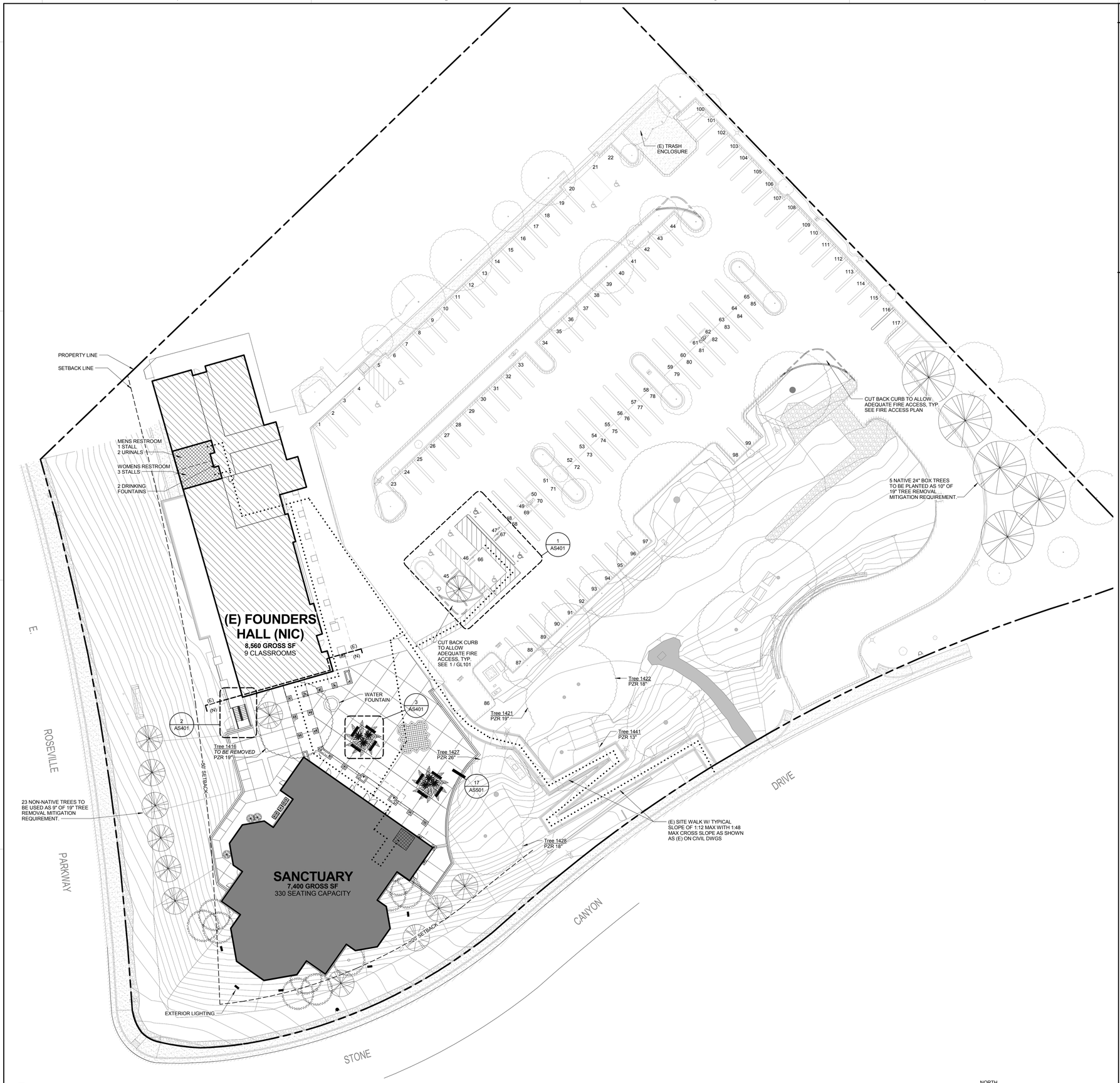
AGENCY

TITLE
SECTIONS - BUILDING - 3D

SHEET
A-312

Exhibit A



1 SITE PLAN
SCALE 1" = 20'-0"

LEGEND

	RESTROOM
	PROPERTY LINE
– — X'-X" SETBACK — –	SETBACK LINE
	OVERHEAD STRUCTURE
	ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPES DOES NOT EXCEED 1:48 AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 1:20, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTING FROM WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

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ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION
CITY OF ROSEVILLE	12/22/2016	AGENCY REVIEW

MANAGEMENT

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AGENCY

TITLE
SITE PLAN

SHEET
AS101

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0 1/4" 1/2" 1"

PROJECT DATA CHECKLIST

PROJECT NAME: ST. ANNA SANCTUARY

BUILDING ADDRESS: 1001 STONE CANYON DRIVE
ROSEVILLE, CA 95661

PARCEL #: 456-010-005-000

ZONING DISTRICT: P/QP PUBLIC/QUASI-PUBLIC

PROPOSED USAGE: PLACE OF WORSHIP

LOT AREA: 175982.4 SQ. FT (4.04 ACRES)
BUILDING LOT COVERAGE: 15%

LANDSCAPE AREA
LANDSCAPE AREA COVERAGE: 13,648 SF
PROPOSED LOT COVERAGE: 12%

BUILDING AREA

LEVEL 1: **7,400 SF**

GROSS BUILDING AREA: **7,400 SF**

PROPOSED HEIGHT: MAX: NA
PROPOSED: 64'-0" *(FROM GRADE PLANE)*

SETBACKS:

	MINIMUM REQUIRED	ACTUAL
FRONT:	50'-0"	+/- 50'-6"
SIDE:	20'-0"	+/- 20'-6"

CODE REQUIRED PARKING STALLS:

1 PER 3 OCCUPANTS (320 OCCUPANTS)	**107 STALLS**
1 PER CLASSROOM (9 CLASSROOMS)	**9 STALLS**
TOTAL PARKING REQUIRED :	**116 STALLS**
PROVIDED PARKING	
STANDARD PARKING SPACES (INCLUDES TANDEM PARKING SPACES, NO MORE THAN TWO VEHICLES SPACED ONE BEHIND THE OTHER, AS STATED IN SECTION 18.20.100)	112 STALLS
TOTAL PARKING FOR GUESTS AND EMPLOYEES COMPLY WITH CBC TABLE 11B-208.2	
REQUIRED ACCESSIBLE STALLS (CBC):	5 TOTAL (1 VAN, 4 STANDARD)
PROVIDED:	5 TOTAL (1 VAN, 4 STANDARD)
TOTAL PARKING PROVIDED:	**117 STALLS**

2

EMPLOYEE LONG-TERM BICYCLE PARKING:

1 PER 25 VEHICLE SPACES: 90/25

4 BICYCLE PARKING SPACES REQUIRED
9 BICYCLE PARKING SPACES PROVIDED
2'-0" WIDTH AND 6'-0" LENGTH
WITHIN A LOCKED ENCLOSURE

FIRE APPARATUS REQUIREMENTS:

FIRE TRUCK - 50'-0" OUTSIDE RADIUS
30'-0" INSIDE RADIUS
20'-0" MIN. FIRE LANE
13'-6" MIN. VERTICAL CLEARANCE
68,000 GROSS VEHICLE WEIGHT

PROJECT SCOPE:

THIS PROJECT IS TO ADD A SANCTUARY BUILDING TO THE EXISTING SAINT ANNA GREEK ORTHODOX CHURCH'S CAMPUS SITE. A TYPE II-B NEW CONSTRUCTION BUILDING WILL BE PLACED ADJACENT TO THE EXISTING FOUNDERS BUILDING THAT WAS BUILDING IN 2004-5, AND WILL CREATE MANY OF THE SAME SITE AND BUILDING FEATURES. THE NEW SANCTUARY BUILDING WILL BE ATTACHED TO THE EXISTING BUILDING AND WILL PROVIDE AN ACCESSIBLE, AND COVERED WALKWAY TO UTILIZE BOTH RESTROOM FACILITIES FOR USE IN SERVICES AND OTHER CAMPUS FUNCTIONS.

THE FACILITY WILL UTILIZE THE EXISTING PARKING FACILITIES, BUT WILL MODIFY A PORTION OF THE PLANTERS THROUGHOUT, TO ACCOMMODATE ADEQUATE FIRE ACCESS.

ADOPTED CODES:

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

STATE OF CALIFORNIA REGULATIONS (CCR) 2013 TITLE 24 CALIFORNIA BUILDING CODE
WITH APPLICABLE CITY OF ROSEVILLE BUILDING CODE AMENDMENTS

PART 1, 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC)
PART 2, 2013 CALIFORNIA BUILDING CODE (CBC)
PART 3, 2013 CALIFORNIA ELECTRICAL CODE (CEC)
PART 4, 2013 CALIFORNIA MECHANICAL CODE (CMC)
PART 5, 2013 CALIFORNIA PLUMBING CODE (CPC)
PART 6, 2013 CALIFORNIA ENERGY CODE (CEC)
PART 9, 2013 CALIFORNIA FIRE CODE (CFC)
PART 11, 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
DEPARTMENT OF JUSTICE 2010 ADA STANDARDS

THE CITY OF ROSEVILLE MUNICIPAL AND ZONING CODE

OCCUPANCY (CBC 303, 304, 508):
GROUP A-3 : PLACE OF WORSHIP
GROUP S-1 : STORAGE (ACCESSORY OCCUPANCY)

CONSTRUCTION TYPE (CBC 602 & TABLE 601):	**II-B**	NUMBER OF STORIES: 1	HEIGHT: 50'-0"
FIRE SPRINKLERS:	YES	FIRE SPRINKLER STANDPIPE:	YES

IF YES, FIRE SPRINKLERS INSTALLED FOR:

☐ LOCAL ORDINANCE ■ CBC 903.2.1.3 ☐ AREA INCREASE ■ HEIGHT/STORY INCREASE
☐ UNLIMITED AREA ☐ ONE HOUR FIRE RESISTIVE SUBSTITUTE ☐ (EXISTING)

BASIC ALLOWED AREA (CBC 503):

OCCUPANCY GROUP	SF PER FLOOR	MAX # OF STORIES	ALLOWABLE BUILDING HEIGHT
GROUP A-3 : SANCTUARY	9,500	2	55 FT

1

ACTUAL BUILDING AREA:	**GROUP A-3 : 7,400**
ACTUAL BUILDING AREA TOTAL:	**7,400 SF**
BUILDING AREA MODIFICATIONS (CBC 506.1):	NOT REQUIRED
BUILDING HEIGHT INCREASES (CBC 504.2):	MAXIMUM BUILDING HEIGHT (CBC 503) + 20'-0" = 75'-0"
ACTUAL BUILDING HEIGHT:	**64'-0"**

FIRE RESISTIVE REQUIREMENTS:

CBC TABLE 601		
	TYPE OF CONSTRUCTION	**II-B**
	STRUCTURAL FRAME	0 HOUR
	BEARING WALLS EXTERIOR	0 HOUR
	BEARING WALLS INTERIOR	0 HOUR
	NON BEARING WALLS & PARTITIONS - EXTERIOR	0 HOUR
	NON BEARING WALLS & PARTITIONS - INTERIOR	0 HOUR
	FLOOR CONSTRUCTION	0 HOUR
	ROOF CONSTRUCTION	0 HOUR
	SHAFT ENCLOSURES (CBC 713)	NOT APPLICABLE
	EXTERIOR DOORS AND WINDOWS (CBC TABLE 705.8)	NOT REQUIRED. *FIRE SEPARATION DISTANCE > 30'-0"*
	EGRESS BALCONIES (CBC 1019.2, EXCEPTION)	NOT APPLICABLE
	STAIRWAY CONSTRUCTION (CBC 1022)	NOT APPLICABLE
	CORRIDORS (CBC TABLE 1018.1)	0 HOUR

MULTI BUILDING AREA ANALYSIS ☐ YES ■ NO SPECIAL INSPECTIONS & TESTING ■ YES ☐ NO

FIRE SEPARATION DISTANCE (CBC TABLE 602): ■ NOT APPLICABLE

OCCUPANT LOADS (CBC 1002.1, TABLE 1004.1.2):	FIRST FLOOR 678 ROOF UN-OCCUPIED TOTAL **678 OCCUPANTS**
EXIT WIDTH: (CBC 1005.3.2 EXC 1)	.15" PER OCCUPANT AT DOOR, AND RAMPS. MIN CLEAR DOOR WIDTH = 32"
COMMON PATH OF EGRESS TRAVEL: (CBC 1014.3)	PORTION OF EXIT ACCESS WHERE OCCUPANTS TRAVEL BEFORE TWO SEPARATE AND DISTINCT PATHS OF EGRESS TRAVEL TO TWO EXITS AREA AVAILABLE TWO EXITS OR EXIT - ACCESS DOORWAYS FROM A SPACE SHALL BE PROVIDED WHERE THE COMMON PATH OF TRAVEL NOT TO EXCEED 75 FEET.
EXIT ACCESS TRAVEL DISTANCE: (CBC 1016, TABLE 1016.2)	250'-0" MAX
PEDESTRIAN WALKWAYS AND TUNNELS: (CBC 3104)	SEPARATE STRUCTURES - CONNECTED BUILDINGS SHALL BE CONSIDERED TO BE SEPARATE BUILDINGS CONSTRUCTION - THE PEDESTRIAN WALKWAY SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION FIRE BARRIERS BETWEEN PEDESTRIAN WALKWAYS AND BUILDINGS - THE PEDESTRIAN WALKWAY AND CONNECTED BUILDINGS ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CBC 903.3.1.1

1

PLUMBING FIXTURES
NOTE:
TOTAL OCCUPANT LOAD FOR TYPE OF OCC PER 2013 CPC TABLE 422.1:
TOTAL OCC LOAD A-3: 247*

*OCCUPANT LOAD FACTOR BASED FROM 2013 CPC TABLE A

■ YES, EXISTING ☐ YES, ALTERED/ADDED ☐ NO

	MIN	PROVIDED		MIN	PROVIDED		MIN	PROVIDED
WATER CLOSET UNISEX	-	**1**	-	-	-	LAVATORY UNISEX	1	**1**
WATER CLOSET MEN	2	***1**	URINAL MEN	2	-	LAVATORY MEN	1	***2**
WATER CLOSET WOMEN	4	***3**	-	-	-	LAVATORY WOMEN	2	***2**
DRINKING FOUNTAINS	2	**1 + *2**						

NOTE:
THE SANCTUARY PROVIDES AN ACCESSIBLE, AND COVERED PEDESTRIAN WALKWAY TO THE ADJACENT BUILDING TO UTILIZE THE EXISTING RESTROOM FACILITIES, SEE AS-101

* FACILITY PROVIDED IN ADJACENT BUILDING

1

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NICHOLAS DOCOSS
C18997
SEN. 02-28-17
STATE OF CALIFORNIA

PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION
CITY OF ROSEVILLE	12/22/2016	AGENCY REVIEW
1	3/15/2017	PLAN CHECK RESPONSE
2	3/15/2017	DESIGN QC

MANAGEMENT

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CLIENT PROJECT NO:	700.00.007
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AGENCY

TITLE
PROJECT DATA

SHEET
G-002

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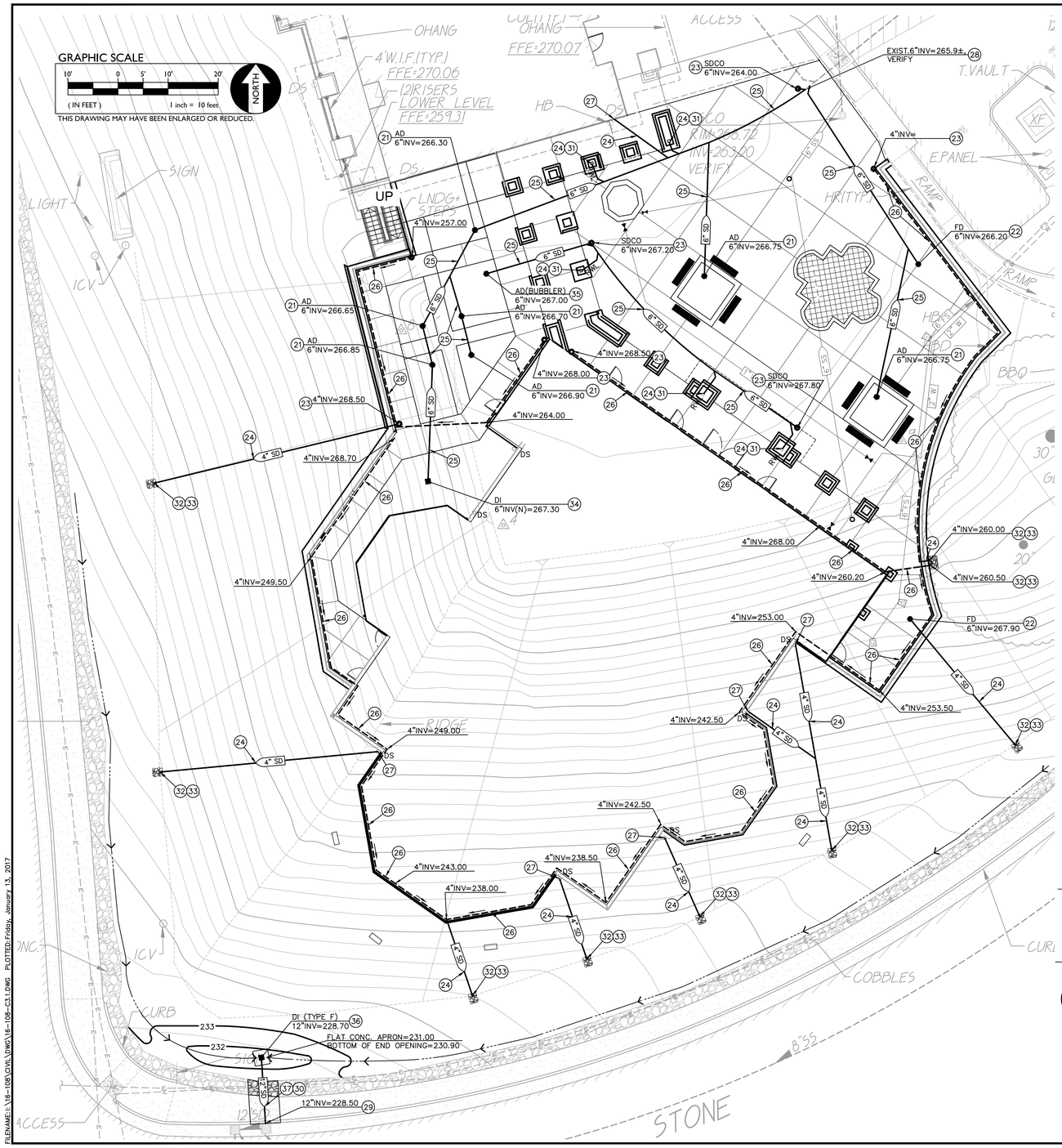
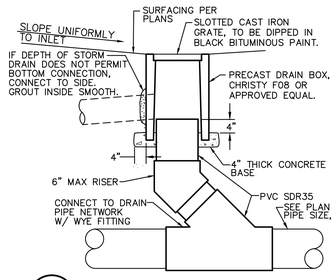


DRAINAGE NOTES

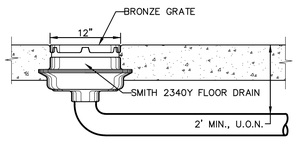
21. PROVIDE AREA DRAIN PER (1/C3.1)
22. PROVIDE FLOOR DRAIN PER (2/C3.1)
23. PROVIDE CLEANOUT PER (3/C3.1)
24. PROVIDE 4" STORM DRAIN SLOPE VARIES, S=0.01 MIN.
25. PROVIDE 6" STORM DRAIN, SLOPE VARIES, S=0.01 MIN.
26. PROVIDE 4" SUBDRAIN LOCATE AND DETAIL PER STRUCTURAL PLANS.
27. PROVIDE DOWNSPOUT CONNECTION PER (5/C3.1)
28. CONNECT TO EXISTING STORM DRAIN. VERIFY LOCATION AND DEPTH. PROVIDE FITTINGS AS NEEDED TO MAKE CONNECTION.
29. CONNECT TO EXISTING CURB INLET.
30. POTHOLE EXISTING UTILITY. VERIFY LOCATION AND DEPTH.

Citywide Job No. #_____ Engineering File No. #_____

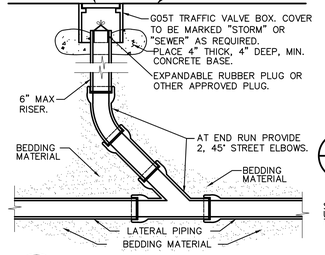
31. CONNECT TO RAIN WATER LEADER. VERIFY LOCATION AND DEPTH. PROVIDE FITTINGS AS NEEDED FOR CONNECTION.
32. PROVIDE 2' WIDE X 3' LONG X 12" DEEP RIP-RAP OUTFALL.
33. DAYLIGHT 4" STORM DRAIN AT TOE OF FILL.
34. PROVIDE DROP INLET PER (6/C3.1)
35. PROVIDE AREA DRAIN BUBBLER PER (7/C3.1)
36. PROVIDE CITY OF ROSEVILLE TYPE F INLET. PROVIDE WITH TWO END SECTION OPENINGS 6"X24" PER CITY OF ROSEVILLE DETAIL DR-3. PROVIDE W/12" WIDE CONCRETE APRON.
37. PROVIDE 12" STORM DRAIN PER RCP CLASS IV (4/C3.1)



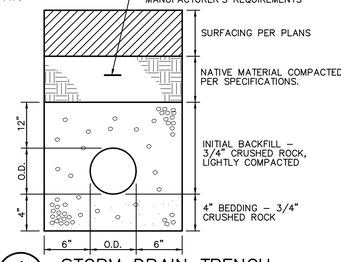
1 C3.1 AREA DRAIN
NO SCALE



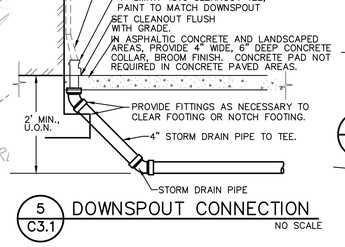
2 C3.1 FLOOR DRAIN
NO SCALE



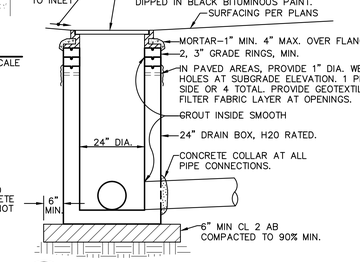
3 C3.1 CLEANOUT
NO SCALE



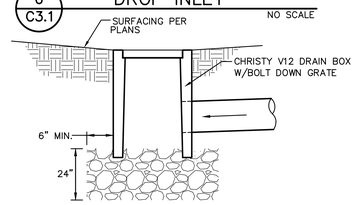
4 C3.1 STORM DRAIN TRENCH
NO SCALE



5 C3.1 DOWNSPOUT CONNECTION
NO SCALE



6 C3.1 DROP INLET
NO SCALE



7 C3.1 AREA DRAIN – BUBBLER
NO SCALE

A.P.N.	BENCHMARK NO.	ELEV.
456-010-005	CITY BM 102	231.82

3 ¼" BRASS DISK STAMPED MAY 2001 LS 5834 AT NORTH END OF HEADWALL AT NORTHWEST CORNER OF ROSEVILLE PARKWAY BRIDGE OVER FALSE RAVINE.

HORIZONTAL SCALE: AS NOTED
VERTICAL SCALE: AS NOTED
JOB NO.: 16-108C

AGENCY APPROVAL: BY | DATE

REVISIONS: NO. | DESCRIPTION | DATE

DESIGNED: GW
DRAWN: ML
CHECKED: GW
DATE: 12-21-16

REGISTERED PROFESSIONAL ENGINEER THOMAS E. FASSBENDER NO. C48254 CIVIL STATE OF CALIFORNIA 1/13/2017

WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 | (916) 985-1870

TITLE: DRAINAGE PLAN
PROJECT: ST ANNA SANCTUARY
1001 STONE CANYON DR.
ROSEVILLE, CA 95661
CLIENT
ST. ANNA GREEK ORTHODOX CHURCH
1001 STONE CANYON DR.
COUNTY OF PLACER CALIFORNIA

SHEET NO. C3.1

FILENAME: I:\16-108\CIVIL\DWG\16-108-C3.1.DWG

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FILENAME: I:\16-108\CIVIL\DWG\16-108-C3.1.DWG PLOTTED: Friday, January 13, 2017

Attachment B

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CHOOSE CORRECT OFFICE ADDRESS FROM TYPE PROPERTIES

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1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 | (916) 985-1870

SEAL

REGISTERED PROFESSIONAL ENGINEER THOMAS E. FASSBENDER NO. C48254 CIVIL STATE OF CALIFORNIA

PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION

MANAGEMENT

LIONAKIS PROJECT NO:	016169
CLIENT PROJECT NO:	700.00.007
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AGENCY

TITLE

DRAINAGE PLAN

SHEET

C3.1

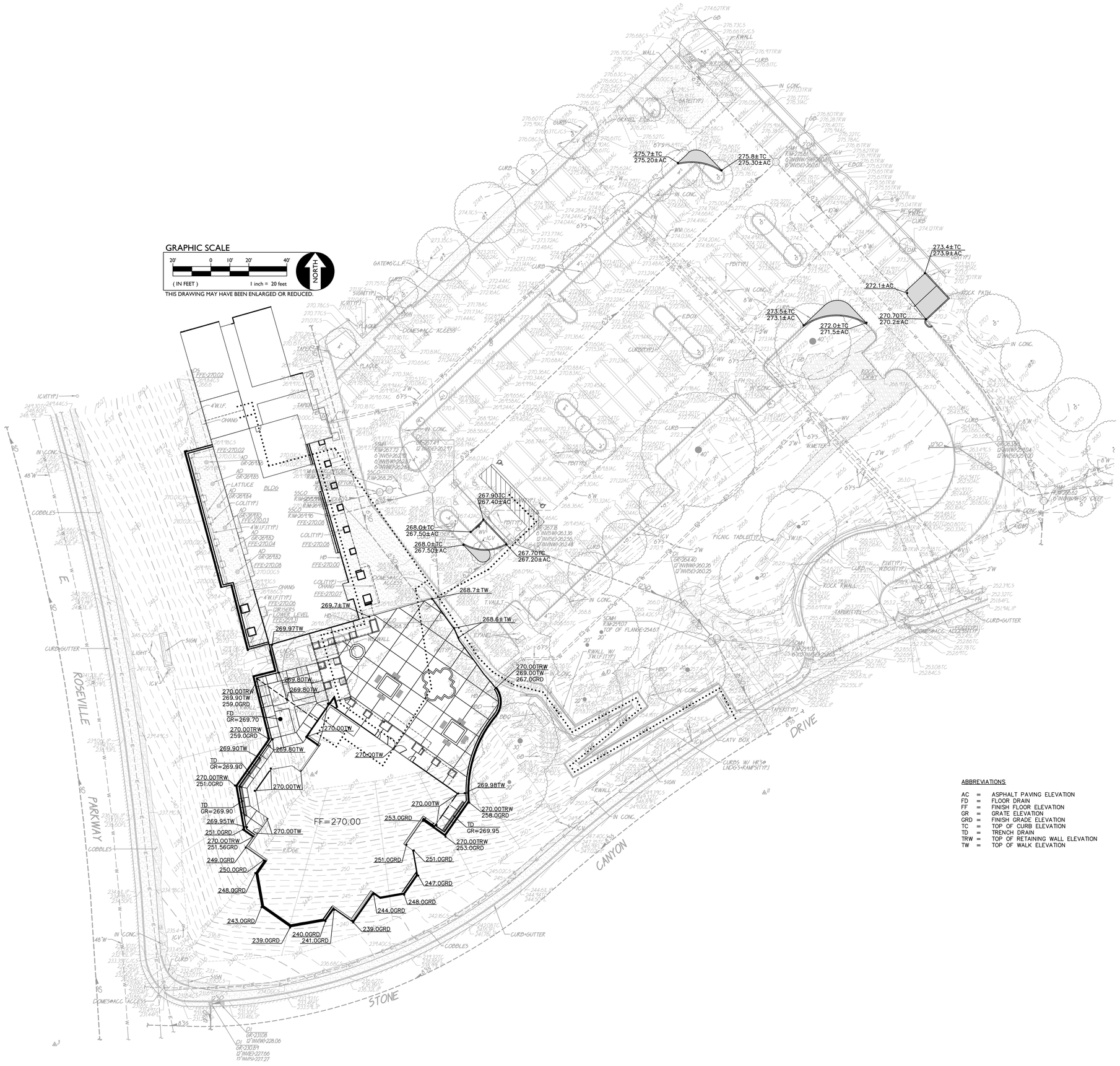
Exhibit C

LIONÄKIS

CHOOSE CORRECT OFFICE
ADDRESS FROM TYPE
PROPERTIES

IF THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

0 1/4" 1/2" 1"



ABBREVIATIONS

AC = ASPHALT PAVING ELEVATION
FD = FLOOR DRAIN
FF = FINISH FLOOR ELEVATION
GR = GRATE ELEVATION
GRD = FINISH GRADE ELEVATION
TC = TOP OF CURB ELEVATION
TD = TRENCH DRAIN
TRW = TOP OF RETAINING WALL ELEVATION
TW = TOP OF WALK ELEVATION

CONSULTANT

WCE

WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 | (916) 985-1870

SEAL

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. FASSBENDER
NO. C48234
CIVIL
STATE OF CALIFORNIA

PROJECT

ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT

ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION

MANAGEMENT

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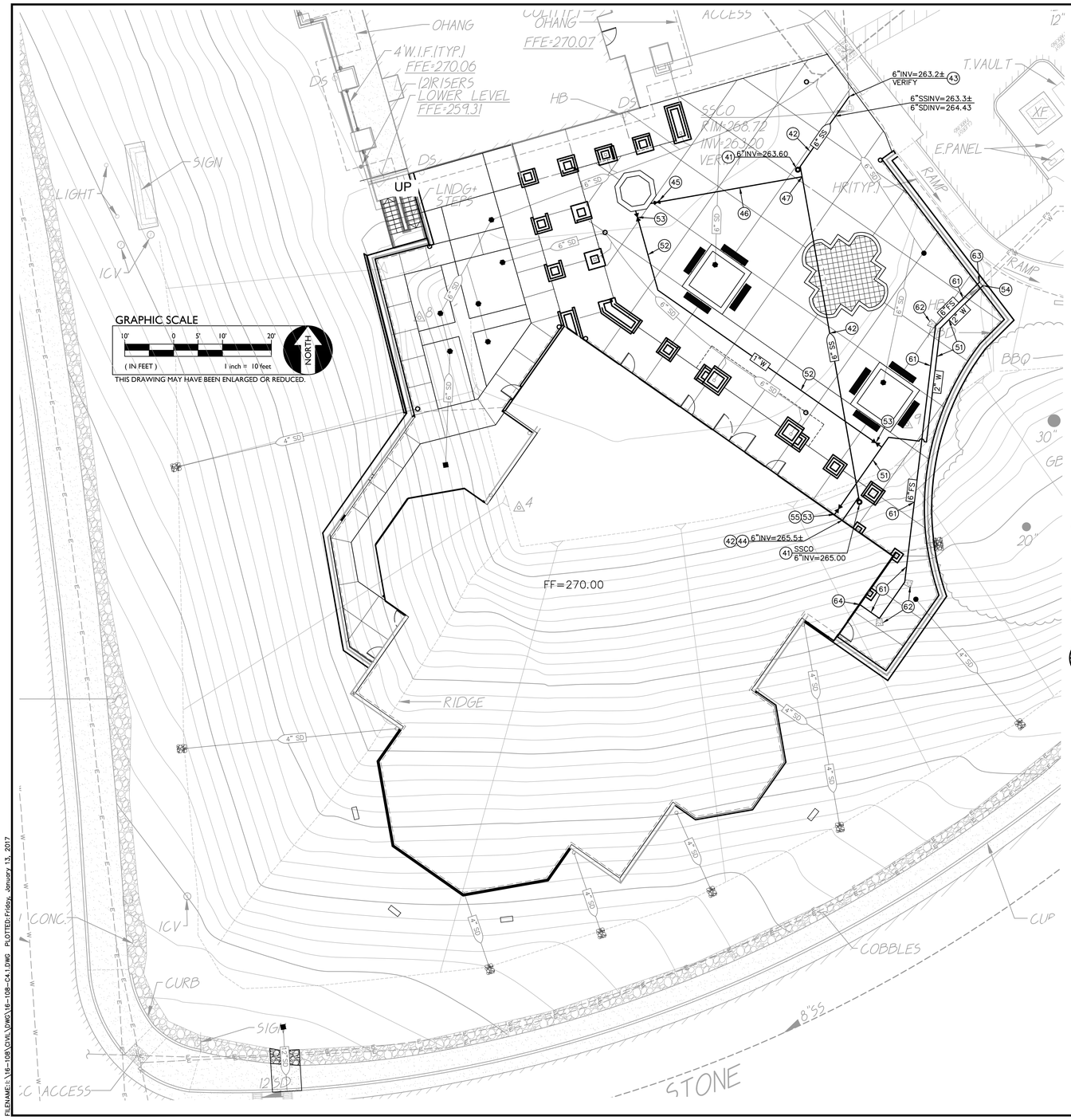
TITLE

PRELIMINARY
GRADING PLAN

SHEET

C2.1

SAVED BY: MARIA FILENAME:I:\16-108\CIVIL\DWG\PRELIM GRADING C2.1.DWG PLOTTED:10.13.2016



CONSTRUCTION NOTES

41. PROVIDE CLEANOUT PER (3/C3.1)
42. PROVIDE 6" EXTRA STRENGTH VCP SEWER, SLOPE VARIES, S=0.01 MIN. (1/C4.1)
43. CONNECT TO EXISTING SEWER. FIELD VERIFY LOCATION AND DEPTH. PROVIDE FITTINGS AS NEEDED FOR CONNECTION.
44. CONNECT TO BUILDING SEWER. COORDINATE WITH PLUMBING PLAN FOR LOCATION AND DEPTH. PROVIDE FITTINGS AS NEEDED TO MAKE CONNECTION..
45. PROVIDE 2" BALL VALVE AND VALVE BOX.
46. PROVIDE 2" SCH 40 PVC DRAIN FOR FOUNTAIN.
47. PROVIDE 2" "INSERTA TEE" CONNECTION.

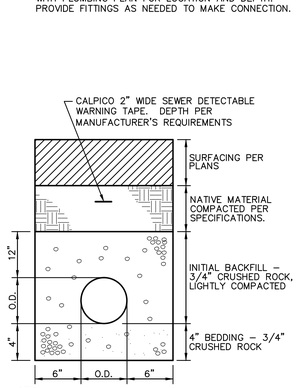
DOMESTIC WATER NOTES

51. PROVIDE 2" WATER PIPE, PVC SCH80 PER (2/C4.1)
52. PROVIDE 1" WATER PIPE, PVC SCH80 PER
53. PROVIDE BALL VALVE IN VALVE BOX. SIZE TO MATCH LINE SIZE. (3/C4.1)
54. CONNECT TO EXISTING WATER LINE. FIELD VERIFY LOCATION AND DEPTH. PROVIDE FITTINGS AS NEEDED FOR CONNECTION.
55. CONNECT TO BUILDING WATER SERVICE. COORDINATE WITH PLUMBING PLAN FOR LOCATION AND DEPTH. PROVIDE FITTINGS AS NEEDED TO MAKE CONNECTION.

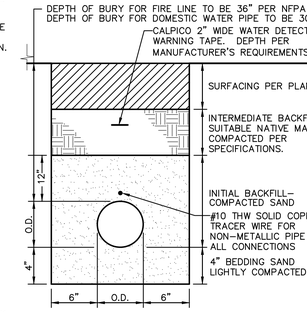
Citywide Job No. #_____ Engineering File No. #_____

FIRE PROTECTION NOTES

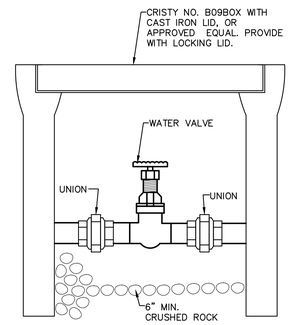
61. PROVIDE 6" FIRE SPRINKLER LINE, PVC C900 CL200 FULLY RESTRAINED. (2/C4.1)
62. PROVIDE THRUST BLOCKS PER (4/C4.1)
63. CONNECT TO EXISTING FIRE SPRINKLER SERVICE LINE. FIELD VERIFY LOCATION AND DEPTH. PROVIDE FITTINGS AS NEEDED FOR CONNECTION.
64. CONNECT TO FIRE SPRINKLER RISER. COORDINATE LOCATION WITH FIRE SPRINKLER PLANS.



1 C4.1 SANITARY SEWER TRENCH
NO SCALE



2 C4.1 WATER TRENCH
NO SCALE



3 C4.1 WATER VALVE AND BOX
NO SCALE

REQUIRED BEARING AREAS IN SQ. FT.

INSTALLATION	FITTING TYPE	PIPE SIZES 4"	6"	8"	10"	12"
	90° ELL	4	8	14	21	29
	45° ELL	2	4	7	11	16
	22.5° ELL	1	2	4	8	11
	11.25° ELL	1	1	2	3	4
	TEE	3	6	10	16	21
	DEAD END	3	6	10	16	21
GATE VALVE 4" OR LARGER						
	#4 BARS TRENCH KEY 6" MIN.	3	6	10	16	21

NOTES

1. THRUST BLOCKS ARE TO BE CONSTRUCTED OF 2500 PSI CONCRETE MIN.
2. AREAS IN TABLE HAVE BEEN DERIVED USING A WATER PRESSURE OF 200 POUNDS PER SQUARE INCH (13.8 BARS) AND SOIL RESISTANCE OF 2000 POUNDS PER SQUARE FOOT (137.9 BARS).
3. BLOCKING TO BE POURED AGAINST UNDISTURBED SOIL, 12 INCH THICK MINIMUM.
4. THRUST BLOCKS ARE TO BE FREE, SEPARATE AND INDEPENDENT OF ADJACENT OR NEARBY THRUST BLOCKS.
5. WRAP ALL FITTINGS BEFORE PLACING CONCRETE.

4 C4.1 THRUST BLOCKS
NO SCALE

A.P.N. 456–010–005
BENCHMARK NO. CITY BM 102 ELEV. 231.82
3 ¼" BRASS DISK STAMPED MAY 2001 LS 5834 AT NORTH END OF HEADWALL AT NORTHWEST CORNER OF ROSEVILLE PARKWAY BRIDGE OVER FALSE RAVINE.

HORIZONTAL SCALE: AS NOTED
VERTICAL SCALE: AS NOTED
JOB NO.: 16–108C

AGENCY APPROVAL | BY | DATE
REVISIONS | NO. | DESCRIPTION | DATE

DESIGNED: GW
DRAWN: ML
CHECKED: GW
DATE: 12–21–16

REGISTERED PROFESSIONAL ENGINEER THOMAS E. FASSBENDER NO. C48254 CIVIL STATE OF CALIFORNIA 1/13/2017

WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 | (916) 985-1870

TITLE: UTILITY PLAN
PROJECT: ST ANNA SANCTUARY
1001 STONE CANYON DR,
ROSEVILLE, CA 95661
CLIENT
ST. ANNA GREEK ORTHODOX CHURCH
1001 STONE CANYON DR,
COUNTY OF PLACER CALIFORNIA

SHEET NO.
C4.1

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FILENAME: I:\16–108\CIVIL\DWG\16–108–C4.1.DWG PLOTTED: Friday, January 13, 2017

FILENAME: I:\16–108\CIVIL\DWG\16–108–C4.1.DWG

Exhibit D

LIONÄKIS

CHOOSE CORRECT OFFICE ADDRESS FROM TYPE PROPERTIES

CONSULTANT

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1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 | (916) 985-1870

SEAL

REGISTERED PROFESSIONAL ENGINEER THOMAS E. FASSBENDER NO. C48254 CIVIL STATE OF CALIFORNIA

PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION

MANAGEMENT

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AGENCY

TITLE

UTILITY PLAN

SHEET

C4.1

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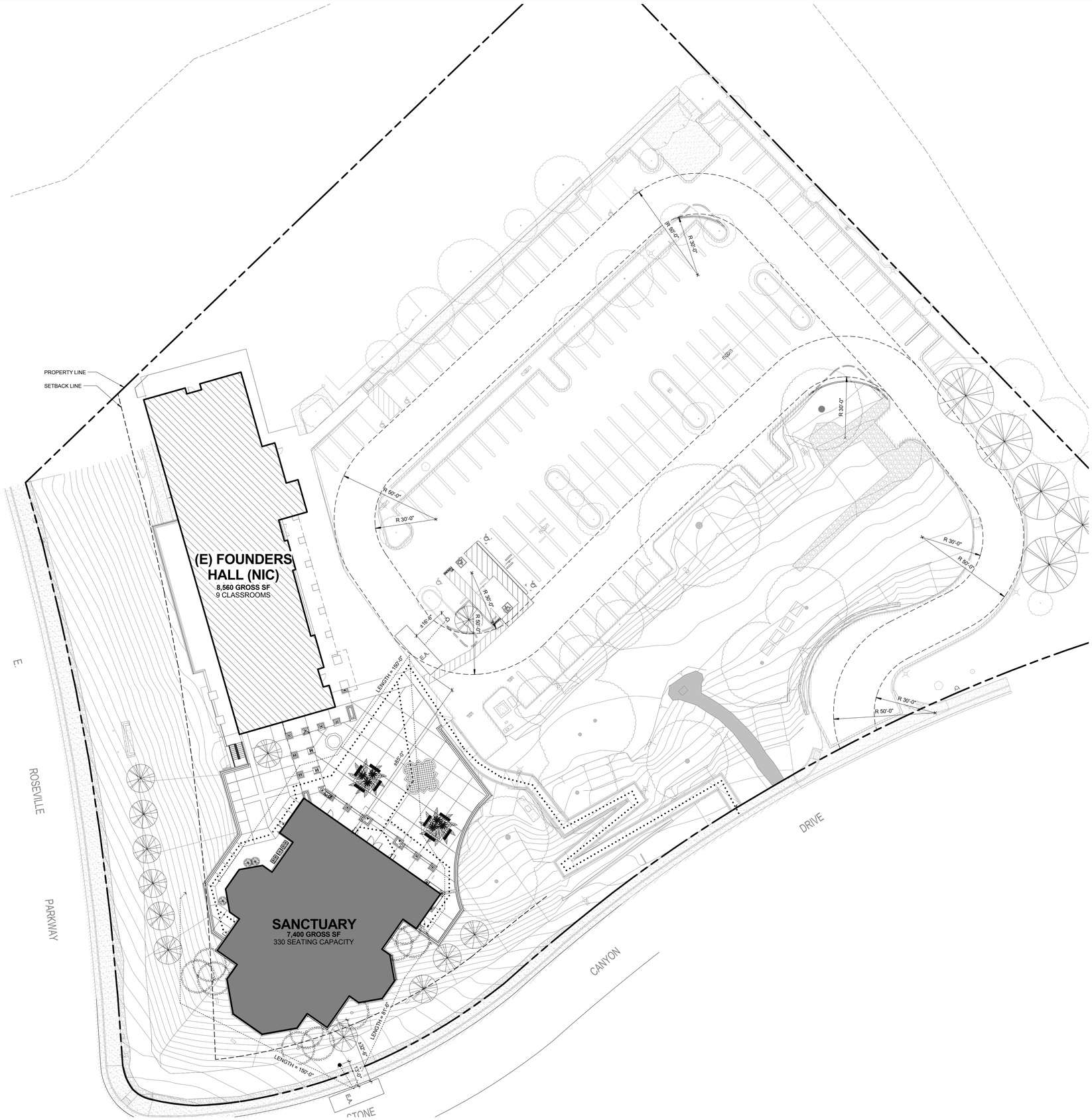

1 FIRE ACCESS PLAN

SCALE 1" = 20'-0"

NORTH

FIRE & LIFE SAFETY LEGEND

PATH OF TRAVEL	TRAVEL DISTANCE = 0'-0"
CEILING MOUNTED "EXIT" SIGNS W/ DIRECTIONAL ARROWS WHERE SHOWN. REFER TO REFLECTED CEILING SHEETS FOR COMPLETE EXIT SIGNAGE LOCATION S	EXIT
INTERIOR DOOR OCCUPANTS	0
EXTERIOR DOOR OCCUPANTS	0
EMERGENCY APPARATUS	EA
FIRE HOSE LENGTH	LENGTH = 0'-0"
1-HR FIRE BARRIER	
EXIT COMPONENT (I.E.; DOOR OR STAIR)	DOOR
OCCUPANT LOAD	84
REQUIRED CLEAR WIDTH	13"
EXIT COMPONENT WIDTH	3' - 0" 32" ACTUAL CLEAR WIDTH

Exhibit E

LIONAKIS

1919 Nineteenth Street
Sacramento CA 95811
P 916.558.1900 F 916.558.1919
www.lionakis.com

CONSULTANT

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SEAL

LICENSED ARCHITECT
NICHOLAS DOCOUS
C18997
REN. 02-28-17
STATE OF CALIFORNIA

PROJECT

ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT

ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION
CITY OF ROSEVILLE	12/22/2016	AGENCY REVIEW

MANAGEMENT

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AGENCY

TITLE

FIRE ACCESS PLAN

SHEET

GL101

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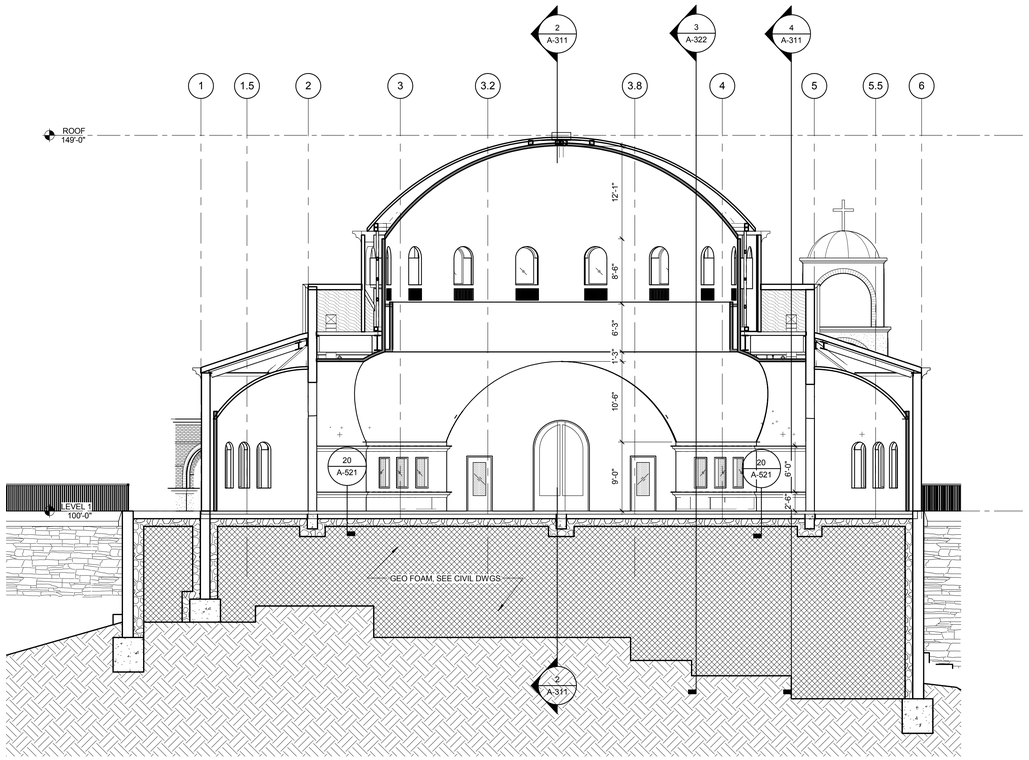
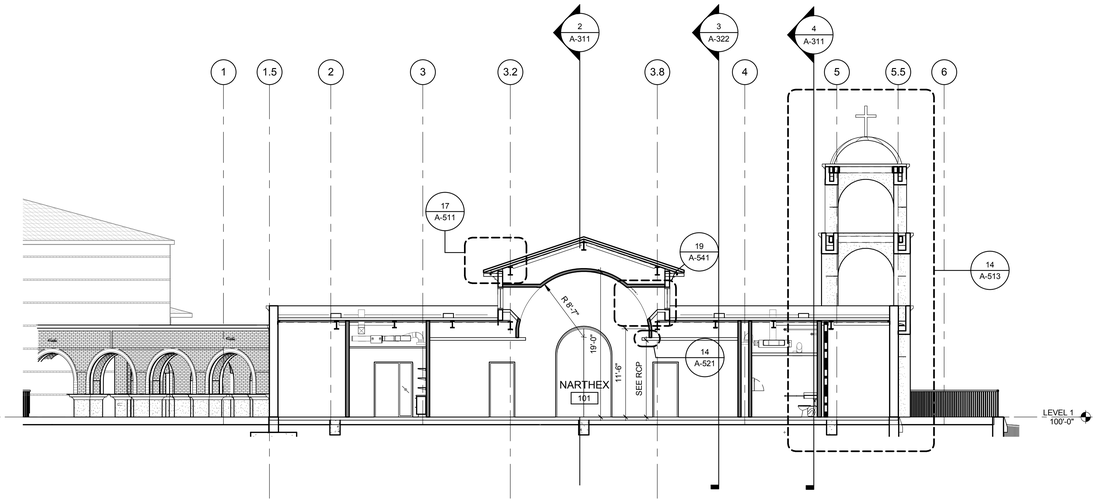
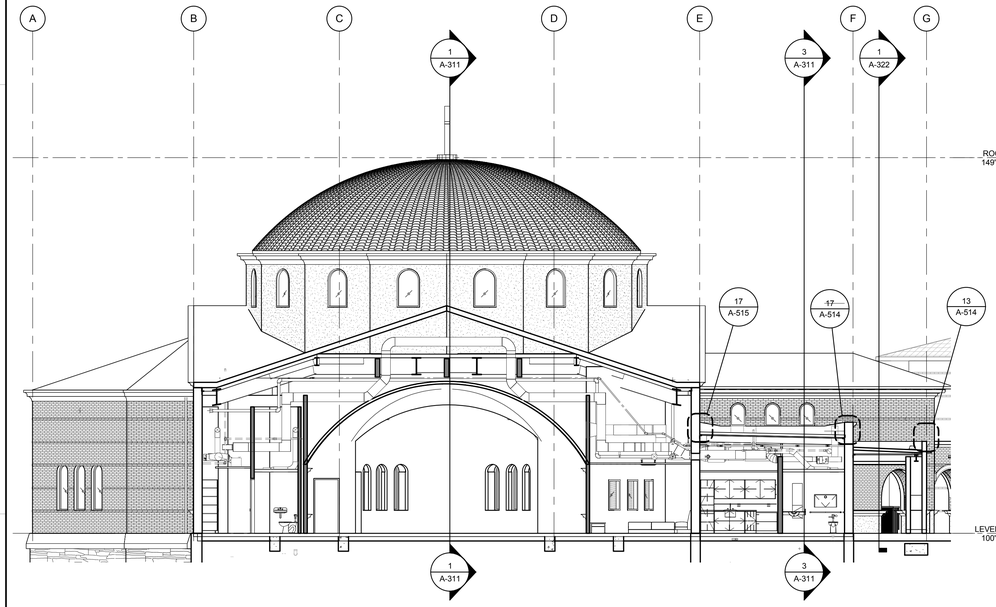


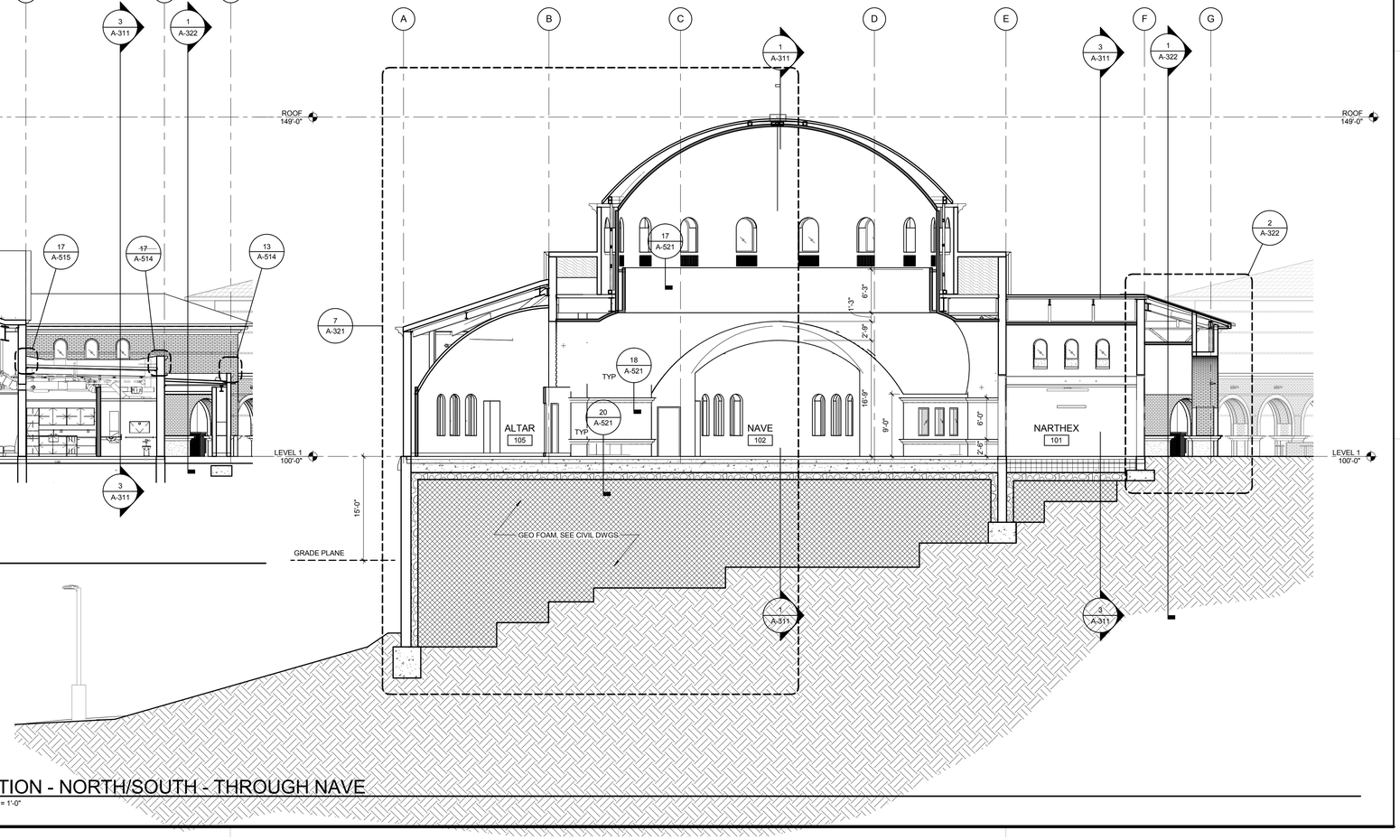
1 SECTION - EAST/WEST - THROUGH NAVE
SCALE 1/8" = 1'-0"



3 SECTION - EAST/WEST - THROUGH NARTHEX
SCALE 1/8" = 1'-0"



4 SECTION - NORTH/SOUTH - THROUGH GABLE
SCALE 1/8" = 1'-0"



2 SECTION - NORTH/SOUTH - THROUGH NAVE
SCALE 1/8" = 1'-0"

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Exhibit F

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SEAL

LICENSED ARCHITECT
NICHOLAS DOCOUS
C18997
REN. 02-28-17
STATE OF CALIFORNIA

PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION
CITY OF ROSEVILLE	12/22/2016	AGENCY REVIEW

MANAGEMENT

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CLIENT PROJECT NO:	700.00.007
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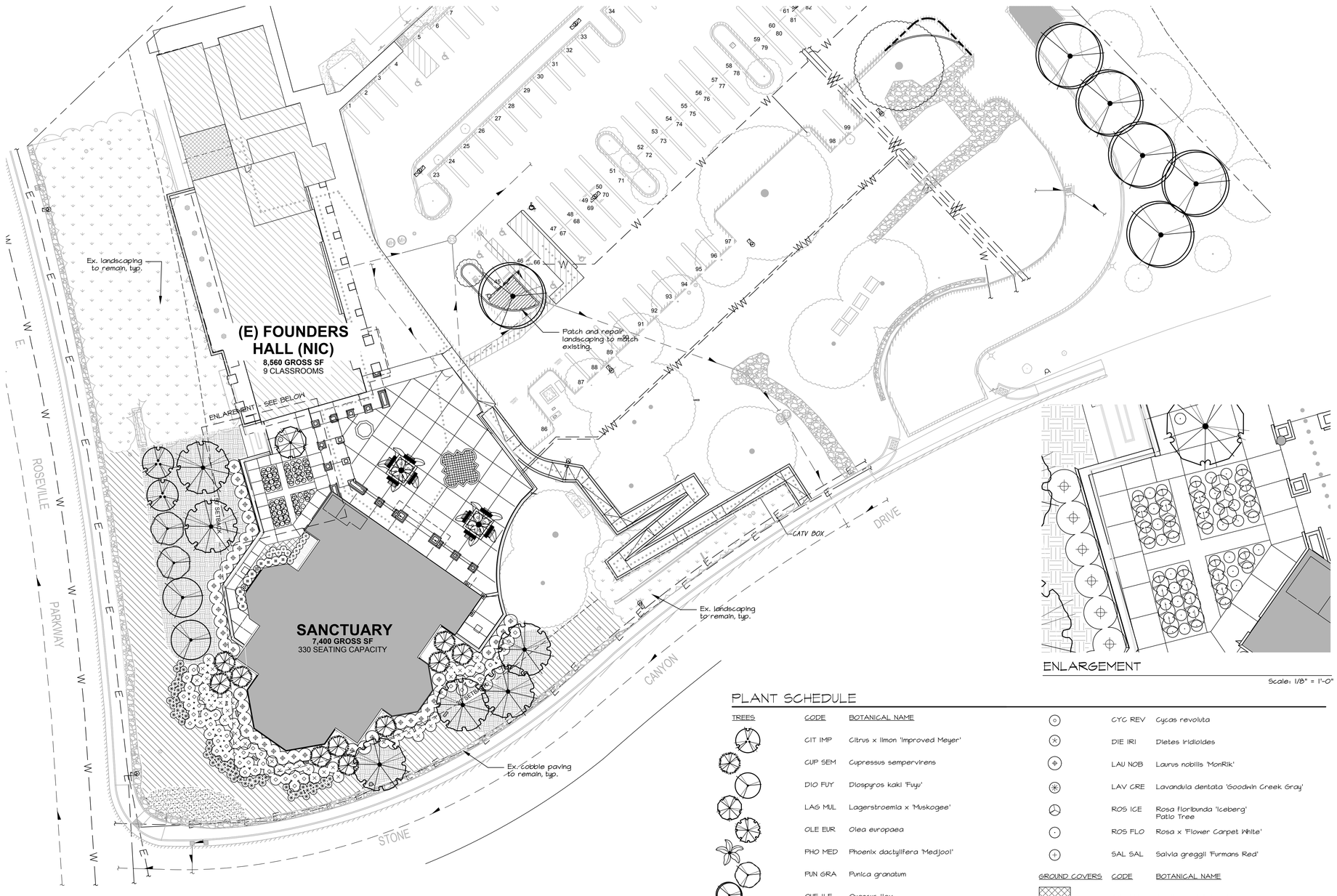
AGENCY

TITLE
SECTIONS - BUILDING

SHEET
A-311

Exhibit G



ENLARGEMENT

Scale: 1/8" = 1'-0"

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME
	CIT IMP	Citrus x limon 'Improved Meyer'
	CUP SEM	Cupressus sempervirens
	DIO FUY	Diospyros kaki 'Fuyu'
	LAG MUL	Lagerstroemia x 'Muskogee'
	OLE EUR	Olea europaea
	PHO MED	Phoenix dactylifera 'Medjool'
	PUN GRA	Punica granatum
	QUE ILE	Quercus Ilex

SHRUBS	CODE	BOTANICAL NAME
	CAL DWA	Callistemon viminalis 'Little John'
	CIS CRI	Cistus crispatus 'Warley Rose'
	CIS PRO	Cistus salvifolius 'Prostratus'
	CUP TIN	Cupressus sempervirens 'Tiny Tower' TM
	CYC REV	Cycas revoluta
	DIE IRI	Dietes iridioides
	LAU NOB	Laurus nobilis 'MonRik'
	LAV CRE	Lavandula dentata 'Goodwin Creek Gray'
	ROS ICE	Rosa floribunda 'Iceberg' Patio Tree
	ROS FLO	Rosa x 'Flower Carpet White'
	SAL SAL	Salvia greggii 'Furmans Red'

GROUND COVERS	CODE	BOTANICAL NAME
	ACH MIL	Achillea millefolium 'Moonshine'
	ROS IRE	Rosmarinus officinalis 'Irene' TM
	TUR NAT	Turf Sod Native Mowfree Fescue
		Mulch 3" Thick

AT COMPLETION OF PROJECT, "A CERTIFICATE OF COMPLETION" MUST BE SIGNED AND SUBMITTED TO THE CITY PER ROSEVILLE MUNICIPAL CODE SECTION 14.18.60.

Note:

Fruiting trees and shrubs have been chosen to promote the Church's goals of reducing their carbon footprint and increasing sustainability. The Church and it's members utilize many of the existing plants on site in their services and also for church functions, for example, providing palm fronds for services, harvesting grapes for wine and food for Church events. They would like to increase the variety of the plants they can harvest on site by including more fruiting trees and edible plants as shown on the legend.

0' 20' 40' 80'

SCALE: 1"=20'

NORTH

LIONÄKIS

1919 Nineteenth Street
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www.lionakis.com

CONSULTANT

YAMASAKI
LANDSCAPE ARCHITECTURE
1223 HIGH STREET, AUBURN, CA 95603
(530) 885-0040
FAX (530) 885-0042

SEAL

LICENSED LANDSCAPE ARCHITECT
PETER W. AMBROSE
12/18
01/01/17
DATE
STATE OF CALIFORNIA

PROJECT

ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT

ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION
CITY OF ROSEVILLE	12/22/2016	AGENCY REVIEW

MANAGEMENT

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AGENCY

TITLE

PLANTING PLAN

SHEET

L1.1

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0 1/4" 1/2" 1" 2"

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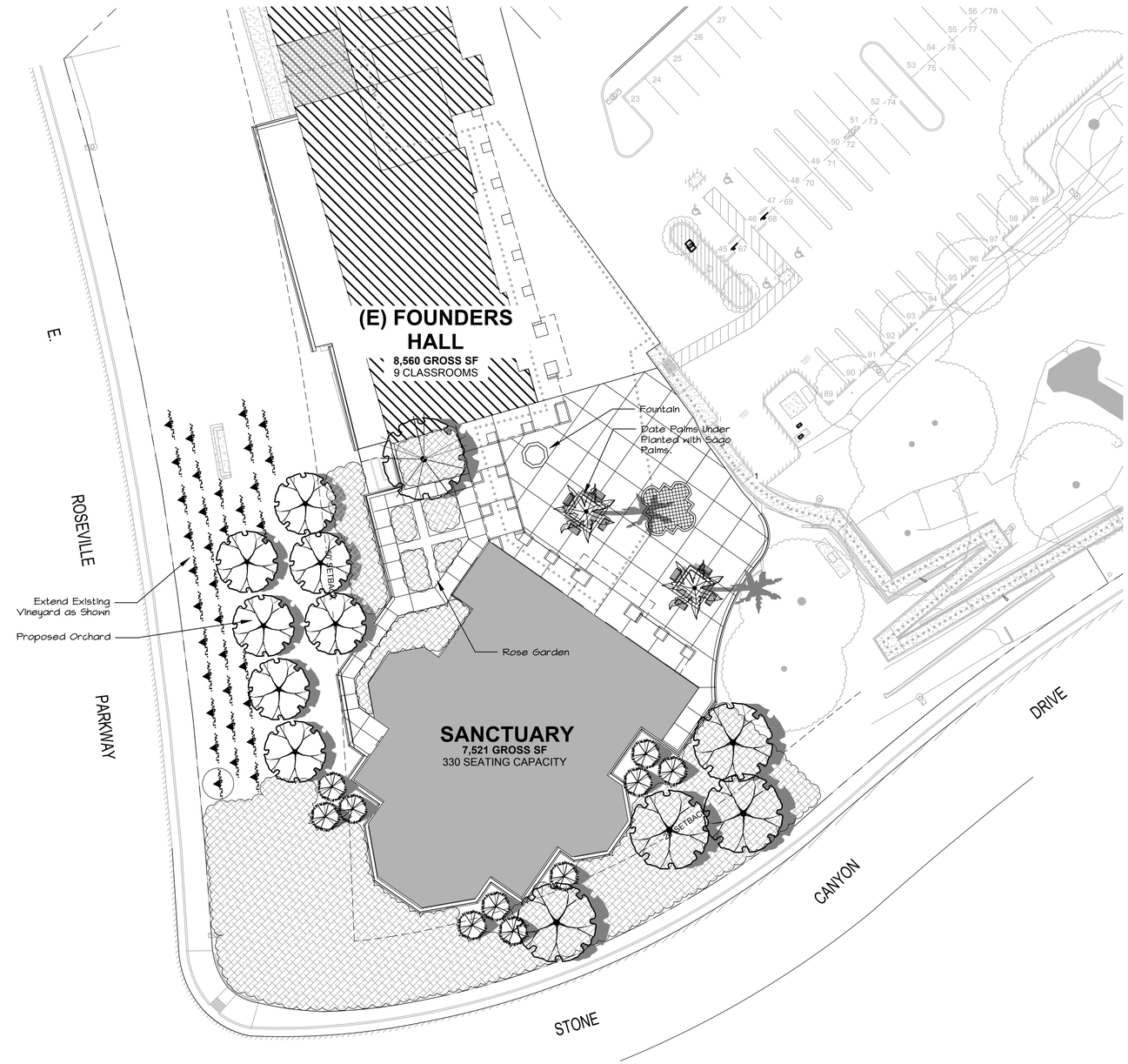

SITE PLAN

PROPOSED PLANT LEGEND

	TREES	SIZE
Not Shown	Citrus x limon 'Improved Meyer' / Meyer Lemon	15 gal
	Cupressus sempervirens / Italian Cypress	15 gal
Not Shown	Diospyros kaki 'Fuyu' / Persimmon	15 gal
	Olea europaea / European Olive	15 gal
	Phoenix dactylifera 'Medjool' / Date Palm	15' BTH
	Punica granatum / Pomegranate	15 gal
	SHRUBS	**SIZE**
	Cycas revoluta / Japanese Sago Palm	5 gal
	Laurus nobilis 'MonRik' / Little Ragu Sweet Bay	5 gal
	Lavandula angustifolia / English Lavender	5 gal
	Rosa floribunda 'Iceberg' / Iceberg Rose	5 gal
	Rosmarinus officinalis 'Collingwood Ingram' / Rosemary	5 gal
	Salix caprea / French Pussy Willow	5 gal
	Vitis vinifera / Grape	5 gal

Note:

Fruiting trees and shrubs have been chosen to promote the Church's goals of reducing their carbon footprint and increasing sustainability. The Church and it's members utilize many of the existing plants on site in their services and also for church functions, for example, providing palm fronds for services, harvesting grapes for wine and food for Church events. They would like to increase the variety of the plants they can harvest on site by including more fruiting trees and edible plants as shown on the legend.

0' 20' 40' 80'

NORTH

YAMASAKI
LANDSCAPE ARCHITECTURE

JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
www.yamasaki-la.com

ST. ANNA MINISTRIES
LANDSCAPE DEVELOPMENT PLANS
1001 STONE CANYON DRIVE
ROCKLIN, CALIFORNIA

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Sheet Title
PRELIMINARY LANDSCAPE PLAN

Seal
LICENSED LANDSCAPE ARCHITECT
JEFFREY M. AMBROSIA 4057
Expiration Date 12/16
Renewal Date 04/28/16
Date
STATE OF CALIFORNIA

No.	Date	Revision
△		
△		
△		
△		
△		

Project Mgr.:	JMA	*Sheet No.:*
Drawn By:	BJP	**L1.1**
Scale:	*1" = 20' - 0"*	
Date:	16 SEP 16	
File Name:	SA-PR	of 1 sheets

S:\dwg\St. Anna Sanctuary\Wall's\DD\SA-PR.dwg\L1.1\28 Sep 2016 2:19 PM by: Brian Partridge

Exhibit H

LIONAKIS

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Sacramento CA 95811
P 916.558.1900 F 916.558.1919
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CONSULTANT

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LANDSCAPE ARCHITECTURE
1223 HIGH STREET, AUBURN, CA 95603
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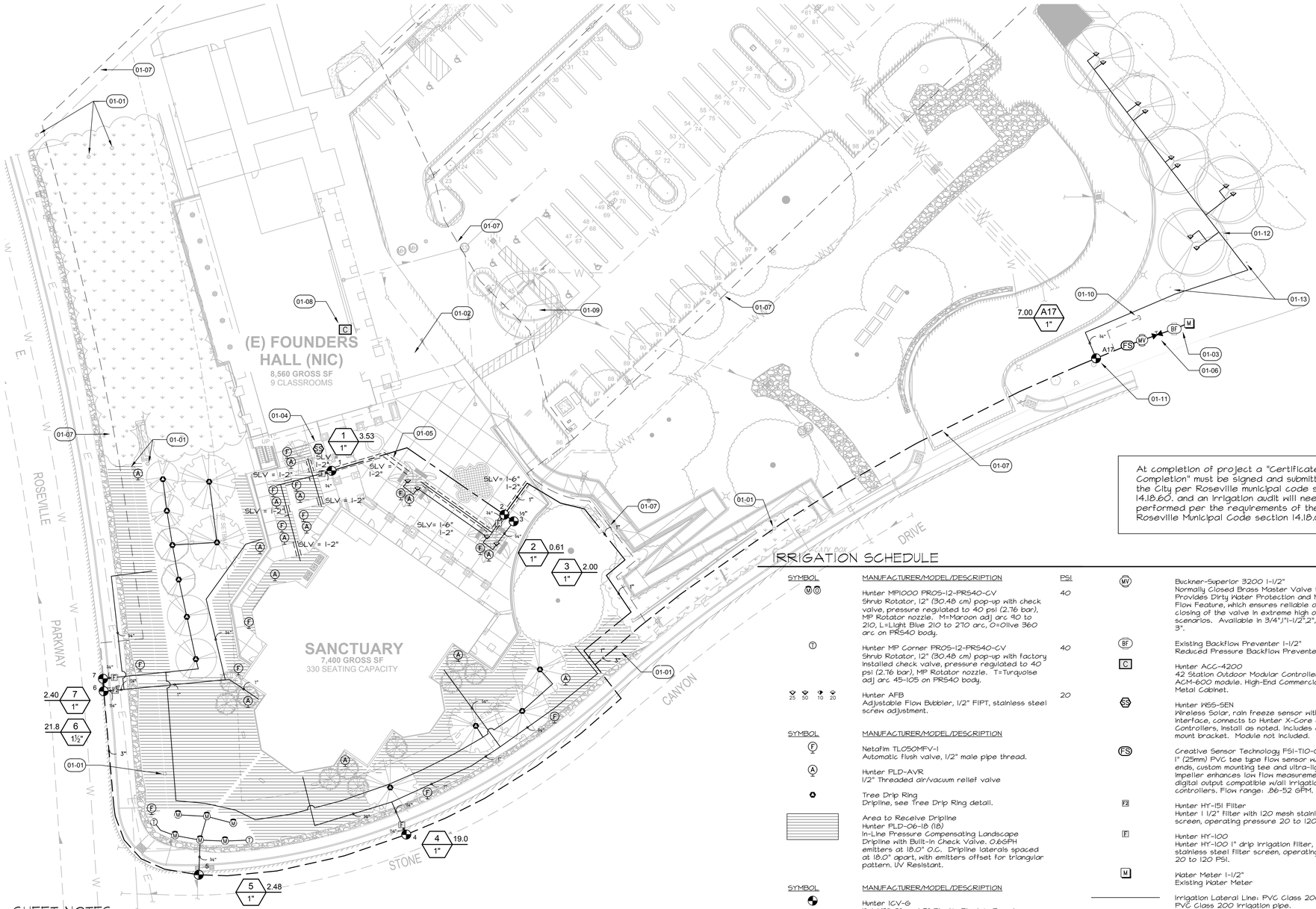
FAX (530) 885-0042



At completion of project a "Certificate of Completion" must be signed and submitted to the City per Roseville municipal code section 14.18.60. and an irrigation audit will need to be performed per the requirements of the City of Roseville Municipal Code section 14.18.080.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
M M	Hunter MP1000 PROS-12-PRS40-CV Shrub Rotator, 12" (30.48 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PRS40 body.	40
T	Hunter MP Corner PROS-12-PRS40-CV Shrub Rotator, 12" (30.48 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. T=Turquoise adj arc 45-105 on PRS40 body.	40
25 50 10 20	Hunter AFB Adjustable Flow Bubbler, 1/2" FIPT, stainless steel screw adjustment.	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
F	Netafim TL050MFV-1 Automatic flush valve, 1/2" male pipe thread.
A	Hunter PLD-AVR 1/2" Threaded air/vacuum relief valve
	Tree Drip Ring Dripline, see Tree Drip Ring detail.
	Area to Receive Dripline Hunter PLD-06-18 (18) In-Line Pressure Compensating Landscape Dripline with Built-in Check Valve. 0.66PH emitters at 18.0" O.C. Dripline laterals spaced at 18.0" apart, with emitters offset for triangular pattern. UV Resistant.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"

MV	Buckner-Superior 3200 1-1/2" Normally Closed Brass Master Valve that Provides Dirty Water Protection and No Minimum Flow Feature, which ensures reliable opening and closing of the valve in extreme high or low flow scenarios. Available in 3/4",1"1-1/2",2",2-1/2" and 3".
BF	Existing Backflow Preventer 1-1/2" Reduced Pressure Backflow Preventer
C	Hunter ACC-4200 42 Station Outdoor Modular Controller. With five ACM-600 module. High-End Commercial Use. Metal Cabinet.
SS	Hunter WSS-SEN Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers. Install as noted. Includes gutter mount bracket. Module not included.
FS	Creative Sensor Technology FSI-110-001 1" (25mm) PVC tee type flow sensor w/socket ends, custom mounting tee and ultra-lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range: .86-52 GPM.
FZ	Hunter HY-151 Filter Hunter 1 1/2" filter with 120 mesh stainless steel screen, operating pressure 20 to 120 PSI.
F	Hunter HY-100 Hunter HY-100 1" drip irrigation filter, 150 stainless steel filter screen, operating pressure 20 to 120 PSI.
M	Water Meter 1-1/2" Existing Water Meter
	Irrigation Lateral Line: PVC Class 200 SDR 21 PVC Class 200 irrigation pipe.
	Irrigation Mainline: PVC Class 315 SDR 13.5 (Existing
	Irrigation Mainline: PVC Schedule 40 (Proposed)
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.

Valve Callout
Valve Number
Valve Flow
Valve Size

SHEET NOTES

SYMBOL	DESCRIPTION
01-01	Existing irrigation valve.
01-02	Contractor to field locate and protect existing control wire path. Path is assumed to leave electric room and continue to closets finger island planter in parking lot or to follow curb to the south towards Stone Canyon Drive and cross parking lot with existing mainline.
01-03	Existing 1 1/2" irrigation reduced pressure principle backflow preventer and water meter.
01-04	Solar Sync Sensor, connect to facia of covered walkway. Solar Sync must be located with unobstructed path to the sky above.
01-05	Provide sleeve with sweeps for control wires.
01-06	Cut into existing mainline at this point and install new master valve and flow sensor.
01-07	Existing mainline, typ.
01-08	Replace existing controller in electrical room.
01-09	Patch and repair existing irrigation to provide head to head coverage.
01-10	Existing stub for future expansion.
01-11	Existing valve.
01-12	Connect to existing bubbler system at this point. Replace single 1 gpm bubbler with two 1/2 gpm bubbler and extend to proposed trees as shown.
01-13	Existing bubblers at these trees not shown.

0' 20' 40' 80'
SCALE: 1"=20'
NORTH

SEAL
LICENSED LANDSCAPE ARCHITECT
JEFFREY M. AMBROSY #4057
12/18
EXPIRATION DATE
01/11/17
DATE
STATE OF CALIFORNIA

PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION
CITY OF ROSEVILLE	12/22/2016	AGENCY REVIEW

MANAGEMENT

LIONAKIS PROJECT NO:	016169
CLIENT PROJECT NO:	700.00.007
COPYRIGHT:	LIONAKIS 2015

AGENCY

TITLE
IRRIGATION PLAN

SHEET
L2.1

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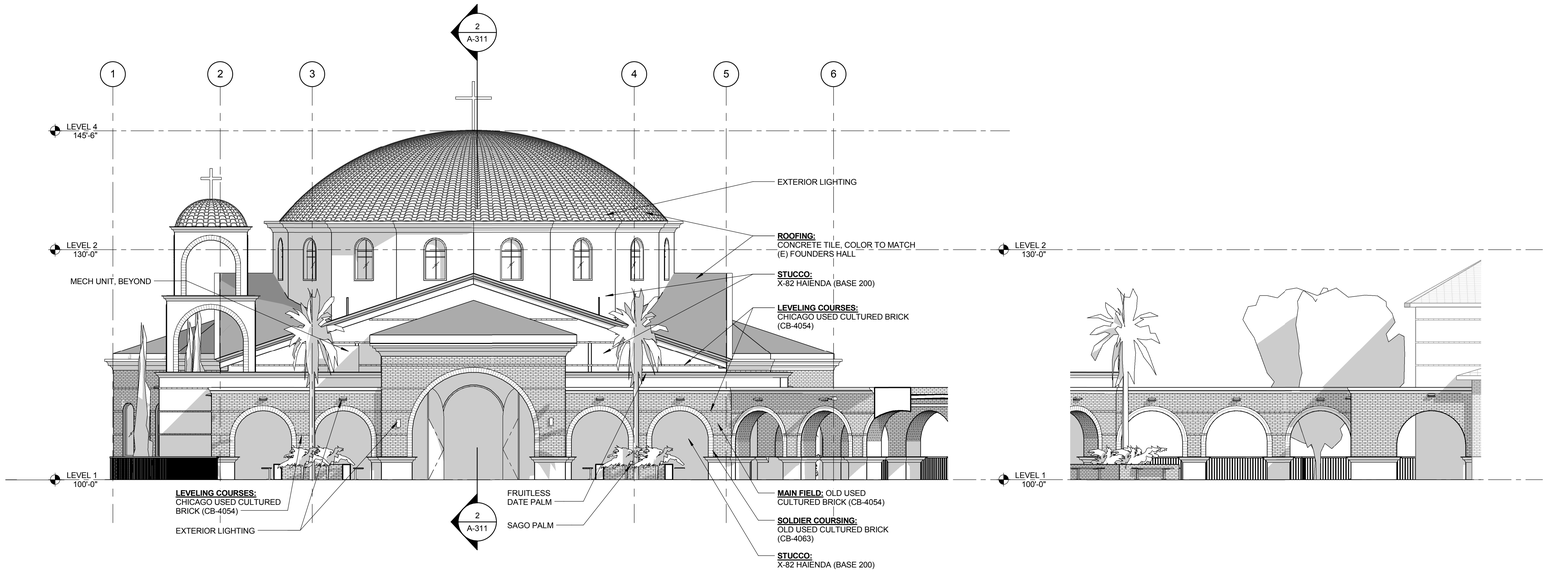
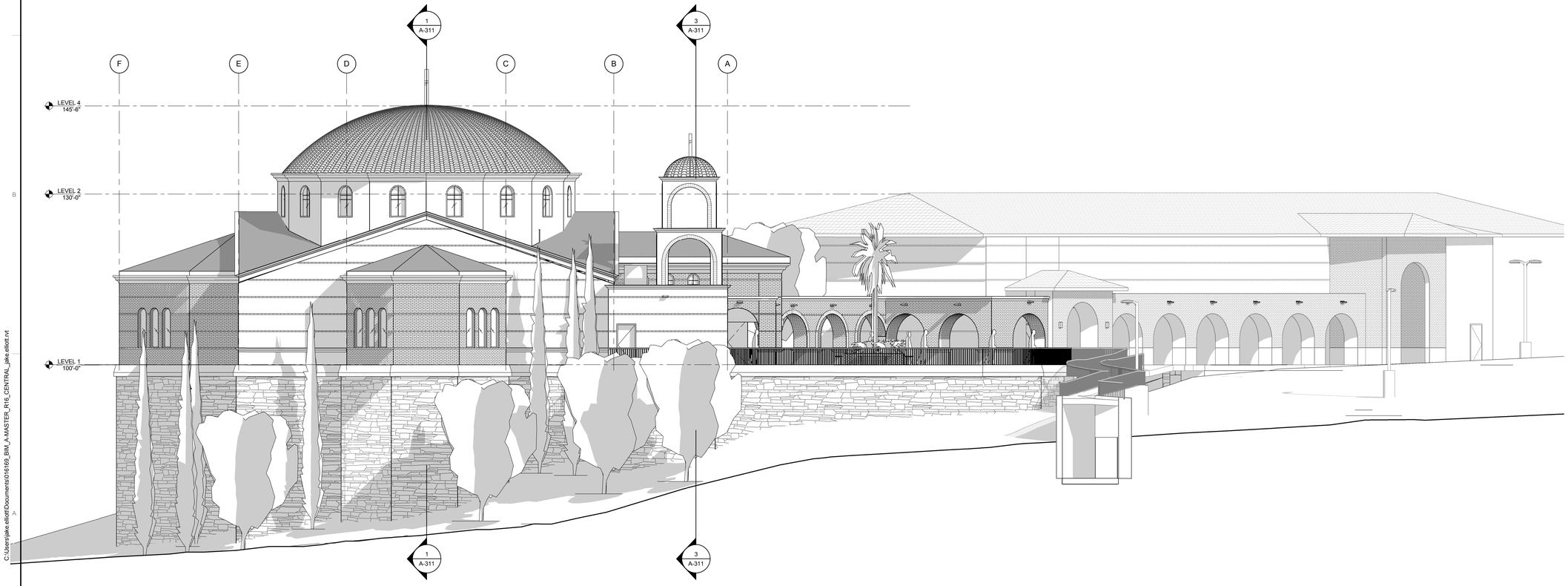


1 SOUTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

2 EXTERIOR ELEVATION - SOUTHWEST
SCALE 1/8" = 1'-0"



3 WEST EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

LEGEND

BRICK FIELD:
OWENS CORNING: OLD USED CULTERED BRICK (CB-4063)

LEVELING COURSES:
OWENS CORNING: CHICAGO USED CULTERED BRICK (CB-4054)

STONE VENEER:
OWENS CORNING: 80% RUSTIC SOUTHERN LEDGESTONE (CVS-2055) &
OWENS CORNING: 20% BRANDYWINE DRESSED FIELDSTONE(CSV-2029)

CLAY TILE ROOFING:
BORAL: 2-PIECE MISSION - TUSCANY BLEND (SKU 1UADU6075)

STUCCO:
DRYVIT: 403 DOESKIN

Exhibit I

LIONAKIS
1919 Nineteenth Street
Sacramento CA 95811
P 916.558.1900 F 916.558.1919
www.lionakis.com

CONSULTANT

SEAL

PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION

MANAGEMENT

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AGENCY

TITLE
ELEVATIONS - EXTERIOR

SHEET
A-211

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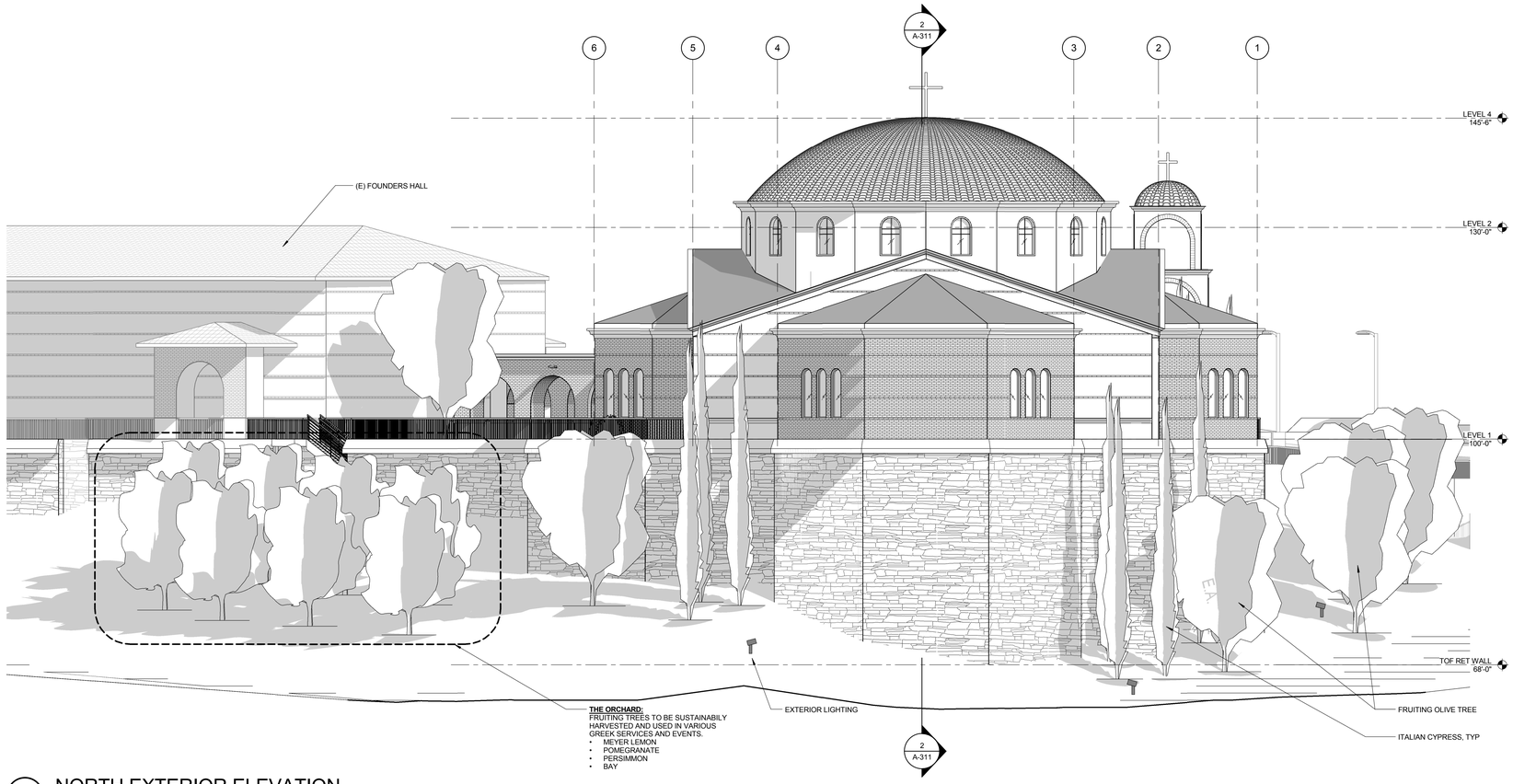


1 NORTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

LEGEND

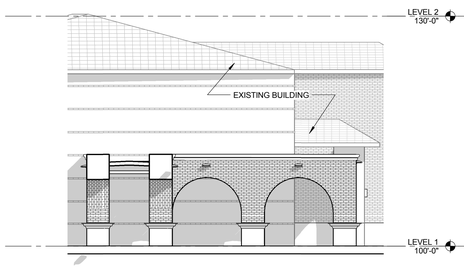
BRICK FIELD:
OWENS CORNING: OLD USED CULTERED BRICK (CB-4063)

LEVELING COURSES:
OWENS CORNING: CHICAGO USED CULTERED BRICK (CB-4054)

STONE VENEER:
OWENS CORNING: 80% RUSTIC SOUTHERN LEDGESTONE (CVS-2055) &
OWENS CORNING: 20% BRANDYWINE DRESSED FIELDSTONE(CSV-2029)

CLAY TILE ROOFING:
BORAL: 2-PIECE MISSION - TUSCANY BLEND (SKU 1UADU6075)

STUCCO:
DRYVIT: 403 DOESKIN



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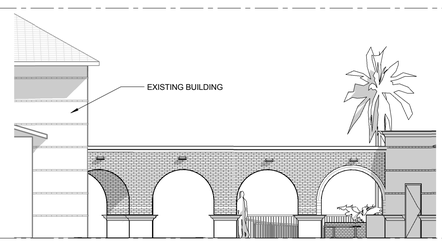
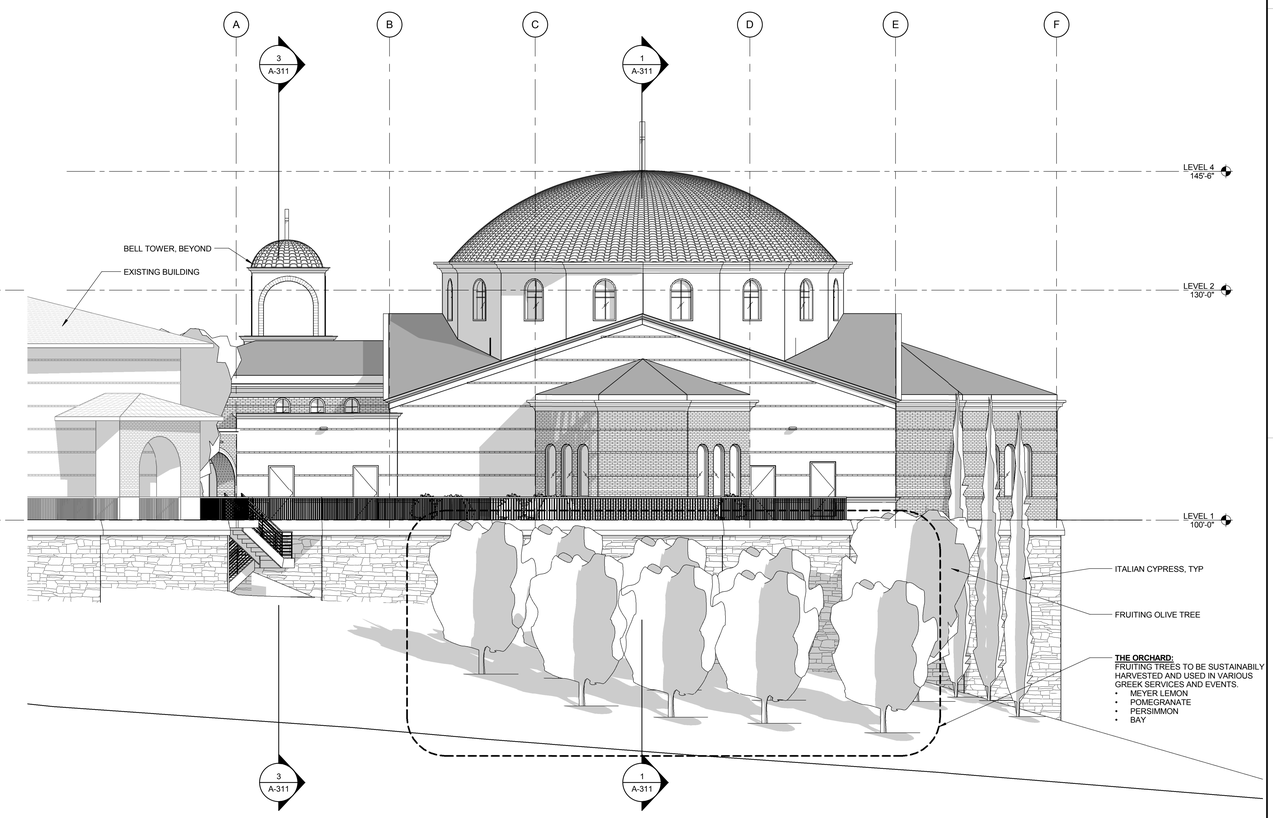


3 EXTERIOR ELEVATION - NORTHEAST
SCALE 1/8" = 1'-0"



4 EAST EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

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CONSULTANT

SEAL

PROJECT
ST ANNA SANCTUARY

1001 STONE CANYON DR,
ROSEVILLE, CA 95661

CLIENT
ST. ANNA GREEK ORTHODOX CHURCH

1001 STONE CANYON DR,

ISSUED

MARK	DATE	DESCRIPTION

MANAGEMENT

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CLIENT PROJECT NO:	700.00.007
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AGENCY

TITLE
ELEVATIONS - EXTERIOR

SHEET
A-212

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LIONAKIS
St. Anna Greek Orthodox Church Project Site
1001 Stone Canyon Drive, City of Roseville, California
TREE INVENTORY SUMMARY & CONSTRUCTION IMPACT ASSESSMENT

TREE#	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH INCHES	DLR (feet)	CONDITIONAL ASSESSMENT						PERCEIVED IMPACTS	NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR			
1416	Blue Oak	*(Quercus wislizeni)*		16	18	Fair	Fair	Fair	Fair	Fair	Fair	Requires removal to facilitate proposed activities.	**AKA Tree #4** Slightly above average amount of deadwood	None at this time
1421	Blue Oak	*(Quercus wislizeni)*		14	18	Obscurred	Poor to fair	Poor to fair	Poor to fair	Poor to fair	Fair	No encroachment depicted.	**AKA Tree #10** Root collar obscurred by approximately 1' of fill soil; some material has been removed from trunk; out of balance to the southwest.	None at this time
1422	Blue Oak	*(Quercus wislizeni)*		15	17	Obscurred	Fair	Fair	Fair	Fair	Fair	No encroachment depicted.	**AKA Tree #11** Root collar partially obscurred by fill soil approximately 1' deep.	None at this time
1427	Blue Oak	*(Quercus wislizeni)*		22	25	Fair	Fair	Fair	Fair	Fair	Fair	Will sustain minor encroachment from excavation for retaining wall footings which fall approximately 20' west of the trunk.	**AKA Tree #7** Slightly above average amount of deadwood	***Excavation within the PZR should be monitored by the project arborist and any roots encountered should be properly root pruned and treated.***
1428	Blue Oak	*(Quercus wislizeni)*		17	17	Fair	Fair	Fair	Fair	Fair	Fair	Will sustain minor encroachment from excavation for retaining wall footings which fall approximately 18' west of the trunk.	**AKA Tree #8** Slightly above average amount of deadwood	***Excavation within the PZR should be monitored by the project arborist and any roots encountered should be properly root pruned and treated.***
1441	Blue Oak	*(Quercus douglasii)*		8	13	Poor to fair	Poor to fair	Fair	Fair	Fair	Fair	No encroachment depicted.	Fill approximately 10" deep at trunk, partially removed.	None at this time

Exhibit K

ARBORIST REPORT, TREE INVENTORY SUMMARY, AND IMPACT ASSESSMENT

ST. ANNA GREEK ORTHODOX CHURCH PROJECT SITE 1001 Stone Canyon Drive, City of Roseville, California

Prepared for:

Lionakis
1919 19th Street
Sacramento, California 95811

Prepared by:

Edwin E. Stirtz
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

Acorn Arboricultural Services, Inc.
129 Linda Drive
Roseville, California 95678

October 21, 2016

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A. Tree Inventory Summary and Construction Impact Assessment

B. Tree Inventory Exhibit

COPYRIGHT STATEMENT

This consultant's report, dated October 21, 2016, is for the exclusive and confidential use of Lionakis concerning potential development of the St. Anna Greek Orthodox Church project site located at 1001 Stone Canyon Drive in the City of Roseville, California. Any use of this report, the accompanying appendices, or portions thereof, other than for project review and approval by appropriate governmental authorities, shall be subject to and require the written permission of Acorn Arboricultural Services, Inc. Unauthorized modification, distribution and/or use of this report, including the data or portions thereof contained within the accompanying appendices, is strictly prohibited.

QUALIFICATION STATEMENT

Acorn Arboricultural Services, Inc. is a fully insured, Roseville-based arboriculture consulting firm founded by its Principal, Jay Bate. Edwin E. Stirtz is an ISA Certified Arborist and a member of the American Society of Consulting Arborists and International Society of Arboriculture. Mr. Stirtz possesses in excess of 30 years of experience in horticulture and arboriculture, both maintenance and construction, and has spent the last 23 years as a consulting and preservation specialist in the Sacramento and surrounding regions.

INTRODUCTION

Acorn Arboricultural Services is pleased to present to Lionakis this Arborist Report, Tree Inventory Summary, and Construction Impact Assessment for the trees located within and/or overhanging the subject parcel at the St. Anna Greek Orthodox Church Project Site, located at 1001 Stone Canyon Drive, in the City of Roseville, California. This report memorializes the tree data obtained by Edwin E. Stirtz, ISA Certified Arborist WE-0510A, at the time of field reconnaissance and inventory efforts on October 8, 2016.

SCOPE OF INVENTORY EFFORT

The City of Roseville Municipal Code, Chapter 19.66, Tree Preservation, defines a "Protected Tree" as any native oak tree equal to or greater than six inches diameter at breast height (DBH) measured as a total of a single trunk or multiple trunks.

At the request of Lionakis, on October 8, 2016, Edwin E. Stirtz of Acorn Arboricultural Services visited the St. Anna Greek Orthodox Church Project Site located in the City of Roseville, California. The purpose of this field reconnaissance effort was to identify, inventory and comment upon the current structure and vigor of the "protected trees" located within and/or overhanging the project boundaries as depicted on the Fire Access Plan provided by Lionakis.

This Arborist Report, Tree Inventory Summary, and Impact Assessment presents information concerning the species, size, and current condition of the trees meeting the criteria detailed above within the proposed project area, along with initial pre-development recommendations on a tree-by-tree basis which logically follow the characteristics noted within the trees at the time of field inventory efforts. Information concerning the nature and extent of root system and canopy impacts which will be sustained by the trees from proposed development activities, along with specific tree-by-tree mitigation recommendations for the trees which will sustain encroachment into their protected root zones can be provided in a Supplemental Arborist Report and Construction Impact Assessment once development plans have been refined and finalized for the proposed project area.

METHODOLOGY

During field reconnaissance and inventory efforts Edwin E. Stirtz of Acorn Arboricultural Services conducted a visual review from ground level of the trees within and/or overhanging the proposed project area as depicted on the Fire Access Plan. The trees which met the defined criteria were previously identified in the field during previous tree inventories and to avoid numbering confusion the existing tag numbers were used for this inventory. The tree numbers utilized in this report and accompanying inventory summaries correspond to the tree tag which is affixed to the tree in the field, and those tree numbers or grouping of numbers have been rough-plotted on the enclosed copy of the Tree Inventory Exhibit so that the

precise vertical and horizontal location of the trees may be surveyed in the field by a licensed land surveyor and data for the trees (i.e., tree number, diameter, dripline and protected root zone radii) may be properly depicted on future development plans and Tree Location Exhibit.

At the time of field identification and inventory efforts specific data was gathered for each tagged tree including the tree's species, diameter measured at breast height ("DBH") and dripline radius ("DLR"). Utilizing this data the tree's overall structural condition and vigor were separately assessed ranging from "excellent"[1] to "poor" based upon the observed characteristics noted within the tree and the Arborist's best professional judgment. Ratings are subjective and are dependent upon both the structure and vigor of the tree. The vigor rating considers factors such as the size, color and density of the foliage; the amount of deadwood within the canopy; bud viability; evidence of wound closure; and the presence or evidence of stress, disease, nutrient deficiency and insect infestation. The structural rating reflects the root crown/collar, trunk and branch configurations; canopy balance; the presence of included bark, weak crotches and other structural defects and decay and the potential for structural failure. Finally, notable characteristics were documented and recommendations on a tree-by-tree basis were made which logically followed the observed characteristics noted within the trees at the time of the field inventory effort. The recommendations are based on the assumption that the tree would be introduced into a developed environment and may require maintenance and/or may not be suitable for retention within a post-development setting.

SUMMARY OF INVENTORY EFFORT

Field reconnaissance and inventory efforts found six trees measuring six inches in diameter and larger measured at breast height within and/or overhanging the proposed project area which may qualify as a "protected tree." Composition of the six inventoried trees includes the following species and accompanying aggregate diameter inches:

SPECIES DIVERSIFICATION		
Blue Oak	=	6 trees (92 aggregate diameter inches)
TOTAL	**=**	**6 trees (92 aggregate diameter inches)**

[1] It is rare that a tree qualifies in an "excellent" category, and it should be noted that there were no trees observed within the project area which fell within the criteria of an "excellent" or "good" rating. A complete description of the terms and ratings utilized in this report and accompany inventory summary are found on pages 8-9.

CONSTRUCTION IMPACT ASSESSMENT

On October 7, 2016, Acorn Arboricultural Services, Inc. received for review and assessment sheet C2.1 Preliminary Grading of the project improvement plans depicting the proposed grading activities for the St. Anna Greek Orthodox Church Project Site. Along with this plan set, Acorn Arboricultural Services, Inc. was asked to prepare an assessment of tree impacts which may be sustained by the protected trees from the depicted construction activities.

Removals and Mitigation Overview

At this time, no trees have been recommended for removal from the proposed project area due to the nature and extent of defects, compromised health, and/or structural instability noted at the time of field inventory efforts. However, Tree 1416 will require removal to facilitate construction activities.

Encroachments

A review of the referenced plans finds that two native oak trees will sustain encroachment into their protected root zones from contemplated construction activities as depicted on the referenced plans. The trees which will sustain encroachment from the proposed construction activities have been noted within the accompanying Tree Inventory Summary and Construction Impact Assessment, along with a description of the perceived impacts. The perceived impacts have been rated as either “minor” (no anticipated long-term negative effects), “moderate” (potential long-term negative effects) or “significant” (probable long-term negative effects), and general and specific recommendations on a tree-by-tree basis have been provided to help reduce adverse impacts from construction on the trees which will be retained within the project area. All recommended activities should be performed by an ISA Certified Arborist employed by a licensed and fully-insured tree maintenance company in accordance with current American National Standards Institute (ANSI) A300 standards, specifically including Parts 1 and 2, as updated in 2001 regarding arboricultural practices, tree pruning and subsurface liquid fertilization injection, as well as ANSI Standard 2133.1-2000 regarding safety practices, and the International Society of Arboriculture published Best Management Practices.

GENERAL COMMENTS AND ARBORISTS’ DISCLAIMER

The City of Roseville regulates both the removal of certain trees and the encroachment of construction activities within their driplines. Therefore, a tree permit and/or additional development authorization should be obtained from the City of Roseville prior to the removal of any trees within the proposed project area. All terms and conditions of the tree permit and/or other Conditions of Approval are the sole and exclusive responsibility of the project applicant. It should be noted that prior to final inspection written verification from an ISA Certified Arborist may be required certifying the approved removal activities and/or implementation of other Conditions of Approval outlined for the retained trees on the site. ***Acorn Arboricultural Services will not provide written Certification of Compliance unless***

we have been provided with a copy of the approved site development plans, applicable permits and/or Conditions of Approval, and are on site to monitor and observe regulated activities during the course of construction. Therefore, it will be necessary for the project applicant to notify Acorn Arboricultural Services well in advance (at least 72 hours prior notice) of any regulated activities which are scheduled to occur on site so that those activities can be properly monitored and documented for compliance certification.

Please bear in mind that implementation of the recommendations provided within this report will help to reduce adverse impacts of construction on the retained trees; however, implementation of any recommendations should not be viewed as a guarantee or warranty against the trees' ultimate demise and/or failure in the future. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and ***attempt to reduce the risk of living near trees***. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. There are some inherent risks with trees that cannot be predicted with any degree of certainty, even by a skilled and experienced arborist. Entities who choose to construct homes on wooded property are accepting a certain level of risk from unpredictable tree related hazards such as toppling in storms, limbs falling and fires that may damage property at some time in the future. Since trees are living organisms their structure and vigor constantly change over time, and they are not immune to changes in site conditions or seasonal variations in the weather. Further, conditions are often hidden within the tree and/or below ground. Arborists and other tree care professionals cannot guarantee that a tree will be healthy and/or safe under all circumstances or for a specific period of time. Likewise remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To develop land and live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees would be to eliminate all of the trees. ***An entity who develops land and builds a home with a tree in the vicinity should be aware of and inform their future residents of this Arborists' Disclaimer, and be further advised that the developer and the future residents assume the risk that a tree could at any time suffer a branch and/or limb failure, blow over in a storm and/or fail for no apparent reason which may cause bodily injury or property damage***. Acorn Arboricultural Services cannot predict acts of nature including, without limitation, storms of sufficient strength which can even take down a tree with a structurally sound and vigorous appearance.

Finally, the trees preserved within and/or overhanging the proposed project area will experience a physical environment different from the pre-development environment. As a result, tree health and structural stability should be regularly monitored. Occasional pruning, fertilization, mulch, pest management, replanting and/or irrigation may be required. In addition, ***provisions for monitoring both tree health and structural stability following construction must be made a priority***. As trees age, the likelihood of failure of branches or entire trees increases. Therefore, ***the future management plan must include an annual inspection*** by a qualified ISA Certified Arborist to keep abreast of the trees' changing condition(s) and to assess the trees' ongoing structural integrity and potential for hazard in a developed environment.

Thank you for allowing Acorn Arboricultural Services to assist you with this review. Please feel free to give me a call if you have any questions or require additional information and/or clarification.

Sincerely,

Edwin E. Stirtz
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.

3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

4. The consultant shall not be required to give a deposition and/or attend court by reason of this report unless subsequent contractual arrangements are made for in advance, including payment of an additional fee for such services according to our standard fee schedule, adjusted yearly, and terms of the subsequent contract of engagement.

5. Loss or alteration of any part of this report invalidates the entire report. Ownership of any documents produced passes to the Client only when all fess have been paid.

6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.

7. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed written or verbal consent of the consultant, particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in his qualifications.

8. This report and any values expressed herein represent the opinion of the consultant and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

9. Sketches, diagrams, graphs, drawings and photographs within this report are intended as visual aids and are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of

information generated by other consultants is for coordination and ease of reference. Inclusion of such information does not constitute a representation by the consultant as to the sufficiency or accuracy of the information.

10. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, probing or coring, unless otherwise stated.

11. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

12. This report is based on the observations and opinions of Edwin E. Stirtz, and does not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described herein. Neither this author nor Acorn Arboricultural Services has assumed any responsibility for liability associated with the trees on or adjacent to this project site, their future demise and/or any damage which may result therefrom.

.

13. The information contained within this report is true to the best of the author's knowledge and experience as of the date it was prepared; however, certain conditions may exist which only a comprehensive, scientific, investigation might reveal which should be performed by other consulting professionals.

14. The legal description, dimensions, and areas herein are assumed to be correct. No responsibility is assumed for matters that are legal in nature.

15. Any changes to an established tree's environment can cause its decline, death and/or structural failure.

DEFINITIONS AND RATINGS

Tree Number:	Corresponds to aluminum tag attached to the tree.
Species Identification:	Scientific and common species name.
Diameter ("DBH"):	This is the trunk diameter measured at breast height (industry standard 4.5 feet above ground level).
Dripline radius ("DLR"):	A radius equal to the horizontal distance from the trunk of the tree to the end of the farthest most branch tip prior to any cutting. When depicted on a map, the dripline will appear as an irregularly shaped circle that follows the contour of the tree's branches as seen from overhead.
Protected Zone:	A circle equal to the largest radius of a protected tree's dripline plus 1 foot.
Root Crown:	Assessment of the root crown/collar area located at the base of the trunk of the tree at soil level.
Trunk:	Assessment of the tree's main trunk from ground level generally to the point of the primary crotch structure.
Limbs:	Assessment of both smaller and larger branching, generally from primary crotch structure to branch tips.
Foliage:	Tree's leaves.
Overall Condition:	Describes overall condition of the tree in terms of structure and vigor.
Recommendation:	Pre-development recommendations based upon observed characteristics noted at the time of the field inventory effort.
Obscured:	Occasionally some portion of the tree may be obscured from visual inspection due to the presence of dense vegetation which, during the course of inspection for the arborist report, prevented a complete evaluation of the tree. In these cases, if the tree is to be retained on site the vegetation should be removed to allow for a complete assessment of the tree prior to making final decisions regarding the suitability for retention.

TREE CONDITION RATING CRITERIA

RATING TERM	ROOT CROWN	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR
Good	No apparent injuries, decay, cavities or evidence of hollowing; no anchoring roots exposed; no indications of infestation or disease	No apparent injuries, decay, cavities or evidence of hollowing; no codominant attachments or multiple trunk attachments are observed; no indications of infestation or disease	No apparent injuries, decay, cavities or evidence of hollowing; below average amount of dead limbs or twigs; no major limb failures or included bark; callus growth is vigorous	Leaf size, color and density are typical for the species; buds are normal in size, viable, abundant and uniform throughout the canopy; annual seasonal growth increments are average or above average; no insect or disease infestations/ infections evident	No apparent structural defects; no weak crotches; no excessively weighted branches and no significant cavities or decay	Tree appears healthy and has little or no significant deadwood; foliage is normal and healthy
Fair	Small to moderate injuries, decay, cavities or hollowing may be evident but are not currently affecting the overall structure; some evidence of infestation or disease may be present but is not currently affecting the tree's structure	Small to moderate injuries, decay, cavities or hollowing may be evident; codominant branching or multiple trunk attachments or minor bark inclusion may be observed; some infestation or disease may be present but not currently affecting the tree's structure	Small to moderate injuries, decay or cavities may be present; average or above average dead limbs or twigs may be present; some limb failures or bark inclusion observed; callus growth is average	Leaf size, color and density are typical or slightly below typical for the species; buds are normal or slightly sparse with potentially varied viability, abundance and distribution throughout the canopy; annual seasonal growth increments are average or slightly below average; minor insect or disease infestation/infection may be present	Minor structural problems such as weak crotches, minor wounds and/or cavities or moderate amount of excessive weight; non-critical structural defects which can be mitigated through pruning, cabling or bracing	Tree appears stressed or partially damaged; minimal vegetative growth since previous season; moderate amount of deadwood, abnormal foliage and minor lesions or cambium dieback
Poor	Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the overall structure; presence of infestation or disease may be significant and affecting the tree's structure	Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the tree's structure; presence of infestation or disease may be significant and affecting the tree's structure	Severe injuries, decay or cavities may be present; major deadwood, twig dieback, limb failures or bark inclusion observed; callus growth is below average	Leaf size, color and density are obviously abnormal; buds are obviously abnormal or absent; annual seasonal growth is well below average for the species; insect or disease problems may be severe	Obvious major structural problems which cannot be corrected with mitigation; potential for major limb, trunk or root system failure is high; significant decay or dieback may be present	Tree health is declining; no new vegetative growth; large amounts of deadwood; foliage is severely abnormal

The ratings "good to fair" and "fair to poor" are used to describe trees that fall between the described major categories and have elements of both

GENERAL PROTECTION GUIDELINES
FOR TREES PLANNED FOR PRESERVATION

Great care must be exercised when work is conducted upon or around protected trees. The purpose of these General Protection Measures is to provide guidelines to protect the health of the affected protected trees. These guidelines apply to all encroachments into the protected zone of a protected tree, and may be incorporated into tree permits and/or other Conditions of Approval as deemed appropriate by the applicable governing body.

- A circle with a radius measurement from the trunk of the tree to the tip of its longest limb, plus one foot, shall constitute the critical root zone protection area of each protected tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each protected tree. Removing limbs that make up the dripline does not change the protected area.

- Any protected trees on site which require pruning shall be pruned by an ISA Certified Arborist prior to the start of construction work. All pruning shall be in accordance with the American National Standards Institute (ANSI) A300 pruning standards, ANSI Standard 2133.1-2000 regarding safety practices, and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines" and Best Management Practices.

- Prior to initiating construction, temporary protective fencing shall be installed at least one foot outside the root protection zone of the protected trees in order to avoid damage to the tree canopies and root systems. Fencing shall be installed in accordance with the approved fencing plan prior to the commencement of any grading operations or such other time as determined by the review body. The developer shall contact the Project Arborist and the Planning Department for an inspection of the fencing prior to commencing construction activities on site.

- Signs shall be installed on the protective fence in four (4) equidistant locations around each individual protected tree. The size of each sign must be a minimum of two (2) feet by two (2) feet and must contain the following language:

  WARNING: THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF ROSEVILLE MUNICIPAL SERVICES AGENCY.

  Once approval has been obtained by the City of Roseville Municipal Services Agency protective fencing shall remain in place throughout the entire construction period and shall not be removed, relocated, taken down or otherwise modified in whole or in part without prior written authorization from the Agency, or as deemed necessary by the Project Arborist to facilitate approved activities within the root protection zone.

- Any removal of paving or structures (i.e. demolition) that occurs within the dripline of a protected tree shall be done under the direct supervision of the Project Arborist. To the maximum extent feasible, demolition work within the dripline protection area of the protected tree shall be performed by hand. If the Project Arborist determines that it is not feasible to perform some portion(s) of this work by hand, then the smallest/lightest weight equipment that will adequately perform the demolition work shall be used.

- No signs, ropes, cables (except those which may be installed by an ISA Certified Arborist to provide limb support) or any other items shall be attached to the protected trees. Small metallic numbering tags for the purpose of identification in preparing tree reports and inventories shall be allowed.

- No vehicles, construction equipment, mobile homes/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.

- Drainage patterns on the site shall not be modified so that water collects, stands or is diverted across the dripline of any protected tree.

- No trenching shall be allowed within the driplines of protected trees, except as specifically approved by the Planning Department as set forth in the project's Conditions of Approval and/or approved tree permit. If it is absolutely necessary to install underground utilities within the dripline of a protected tree the utility line within the protected zone shall be "bored and jacked" or performed utilizing hand tools to avoid root injury under the direct supervision of the Project Arborist.

- Grading within the protected zone of a protected tree shall be minimized. Cuts within the protected zone shall be maintained at less than 20% of the critical root zone area. Grade cuts shall be monitored by the Project Arborist. Any damaged roots encountered shall be root pruned and properly treated as deemed necessary by the Project Arborist.

- Minor roots less than one (1) inch in diameter encountered during approved excavation and/or grading activities may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area as deemed necessary by the Project Arborist.

- Major roots greater than one (1) inch in diameter encountered during approved excavation and/or grading activities may not be cut without approval of the Project Arborist. Depending upon the type of improvement being proposed, bridging techniques or a new site design may need to be employed to protect the roots and the tree.

- Cut faces, which will be exposed for more than 2-3 days, shall be covered with dense burlap fabric and watered to maintain soil moisture at least on a daily basis (or possibly more frequently during summer months). If any native ground surface fabric within the protected zone must be removed for any reason, it shall be replaced within forty-eight (48) hours.

- If fills exceed 1 foot in depth up to 20% of the critical root zone area, aeration systems may serve to mitigate the presence of the fill materials as determined by the Project Arborist.

- When fill materials are deemed necessary on two or three sides of a tree it is critical to provide for drainage away from the critical root zone area of the tree (particularly when considering heavy winter rainfalls). Overland releases and subterranean drains dug outside the critical root zone area and tied directly to the main storm drain system are two options.

- In cases where a permit has been approved for construction of a retaining wall(s) within the protected zone of a protected tree the applicant will be required to provide for immediate protection of exposed roots from moisture loss during the time prior to completion of the wall. The retaining wall within the protected zone of the protected tree shall be constructed within seventy-two (72) hours after completion of grading within the root protection zone.

- The construction of impervious surfaces within the dripline of a protected tree shall be minimized. When necessary, a piped aeration system shall be installed under the direct supervision of the Project Arborist.

- Preservation devices such as aeration systems, tree wells, drains, special paving and cabling systems must be installed in conformance with approved plans and certified by the Project Arborist.

- No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the dripline of a protected tree. An above ground drip irrigation system is recommended. An independent low-flow drip irrigation system may be used for establishing drought-tolerant plants within the protected zone of a protected tree. Irrigation shall be gradually reduced and discontinued after a two (2) year period.

- All portions of permanent fencing that will encroach into the protected zone of a protected tree shall be constructed using posts set no closer than ten (10) feet on center. Posts shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts in order to reduce impacts to the tree(s).

- Landscaping beneath native oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. Planting live material under protected native oak trees is generally discouraged, and is not recommended within six (6) feet of the trunk of a native oak tree with a diameter a breast height (DBH) of eighteen (18) inches or less, or within ten (10) feet of the trunk of a native oak tree with a DBH of more than eighteen (18) inches. The only plant species which shall be planted within the dripline of native oak trees are those which are tolerant of the natural, semi-arid environs of the tree(s).