



AGENDA
January 24, 2019
VIDEO

PLANNING COMMISSION MEETING
7:00 p.m.
Council Chambers
311 Vernon Street
Roseville, California
www.roseville.ca.us

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENTS**
5. **CONSENT CALENDAR**
 - 5.1. Minutes of January 10, 2019

6. REQUESTS/PRESENTATIONS

6.1. Tentative Subdivision Map, Lot Line Adjustment, and Administrative Permit – 4280 Santucci Blvd– SVSP PCL WB-20, WB-21, WB-22 & WB-23 – Westbrook Phase 3 Small Lot Map – File # PL18-0266

REQUEST

The applicant requests approval of a Tentative Subdivision Map to create 250 single-family residential lots, a Lot Line Adjustment to reconfigure large lot parcel lines, and an Administrative Permit to transfer units within parcels WB-20, WB-21, WB-22, WB-23, and WB-31 in the Westbrook area of the Sierra Vista Specific Plan.

Applicant: Vance Jones, MacKay & Somps
Owner: Westpark S V 400, LLC, Attn: Ryan O'Keefe

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-nine (69) conditions of approval.
- B. Adopt the four (4) findings of fact and approve the Lot Line Adjustment subject to six (6) conditions of approval.
- C. Adopt the three (3) findings of fact and approve the Administrative Permit subject to one (1) condition of approval.

6.2. Design Review Permit Modification and Lot Line Adjustment – 9277 Sierra College – SERSP PCL 40 - Granite Bay Pavilions Offices – File # PL17-0131

REQUEST

The applicant requests approval of a Design Review Permit Modification to allow two (2) new medical office buildings and two (2) new professional office buildings, totaling 16,434 square feet, and parking and landscape improvements within the Granite Bay Pavilions center. A Lot Line Adjustment is also requested to reconfigure the existing pad building parcels.

Applicant: Hilton L. Williams, HWA Architects
Owner: Ismak Alshatti, Sheba Development, LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to twenty-four (24) conditions of approval.
- B. Adopt the four (4) findings of fact and approve the Lot Line Adjustment subject to nine (9) conditions of approval.

6.3. General Plan Amendment, Specific Plan Amendment, Rezone, Design Review Permit, and Tentative Parcel Map – NRSP PCL WW-71 – Play Care Commercial – 4050 Baseline Road – File # PL18-0024

REQUEST

The applicant requests a Tentative Parcel Map to subdivide the existing 2.98-

acre parcel into three (3) separate parcels (Lots A, B, and C), and a General Plan Amendment, Specific Plan Amendment, and Rezone to change the land use and zoning designations of Lots B and C from Public/Quasi-Public (P/QP) to Community Commercial (CC). The project also includes a Design Review Permit to construct two (2) commercial buildings totaling 8,018 square feet in size with associated parking and landscaping.

Applicant: Michael Buschow, GRA Architecture
Owner: Brian Lee, Crown Pacific Holdings

SUMMARY RECOMMENDATION

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

- A. Adopt the Play Care Commercial Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;
- B. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map);
- C. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
- D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- E. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-eight (88) conditions of approval; and
- F. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to fifty-three (53) conditions of approval.

6.4. General Plan Amendment, Rezone, Tentative Subdivision Map, Design Review Permit for Residential Subdivision, and Tree Permit – 1612-1618 Kit Carson Way – The Villages at Kit Carson – File # PL18-0063

REQUEST

The applicant requests approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, Design Review Permit For Residential Subdivision, And Tree Permit to create 21 single family parcels and three open space parcels for the construction of 10 attached residences each consisting of two single-family dwellings, for a total of 20 single-family units. Ten of the residences (five buildings) will front on to Kit Carson Way and the other ten residences (five buildings) will front toward the adjacent open space. All 20 dwellings will be accessed from a proposed cul-de-sac.

Applicant: Chris Coulter, 3eDevelopments LLC
Owner: J. William Roach 2012 Revocable Trust

SUMMARY RECOMMENDATION

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

- A. Adopt the Villages at Kit Carson Initial Study and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Recommend that the City Council approve the General Plan Amendment (Text and Land Use Map);
- C. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;

- D. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to 82 conditions of approval;
- E. Adopt the four (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to 29 conditions of approval; and,
- F. Adopt the two (2) findings of fact and approve the Tree Permit subject to 21 conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: Minutes of January 10, 2019
Contact: Lupe Nelson, lnelson@roseville.ca.us, 916-774-5281

Meeting Date: 1/24/2019
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of January 10, 2019



MINUTES

January 10, 2019

PLANNING COMMISSION MEETING

7:00pm

Council Chambers

311 Vernon Street

Roseville, CA 95678

www.roseville.ca.us

1. CALL TO ORDER

Chair Krafka called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Brashears, Dohner, Jensen, Krafka, Mendonsa

Absent: Caporusso, Houdesheldt

3. PLEDGE OF ALLEGIANCE

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

4. PUBLIC COMMENTS

Chair Krafka opened the Public Comment period. Hearing none, Chair Krafka closed the Public Comment period.

5. CONSENT CALENDAR

Motion by Tracy Mendonsa, seconded by Robert Jensen, to approve Consent Calendar. The Motion Passed.

Roll call vote: Ayes: Brashears, Dohner, Jensen, Krafka, Mendonsa

Absent: Caporusso, Houdesheldt

5.1. Minutes of December 13, 2018

6. REQUESTS/PRESENTATIONS

6.1. Tentative Subdivision Map, Lot Line Adjustment, and Administrative Permit – 4280 Santucci Blvd– SVSP PCL WB-20, WB-21, WB-22 & WB-23 – Westbrook Phase 3 Small Lot Map – PL18-0266

REQUEST

The applicant requests approval of a Tentative Subdivision Map to create 250 single-family residential lots, a Lot Line Adjustment to reconfigure large lot parcel lines, and an Administrative Permit to transfer units within parcels WB-20, WB-21, WB-22, WB-23, and WB-31 in the Westbrook area of the Sierra Vista Specific Plan.

Owner – Westpark S V 400, LLC, Attn: Ryan O’Keefe

Applicant – Vance Jones, MacKay & Soms

RECOMMENDATION

Staff recommends this item be continued to January 24, 2019.

Motion by Kristine Dohner, seconded by Robert Jensen, to continue this item to January 24, 2019.

Roll Call votes: Ayes: Brashears, Dohner, Jensen, Krafka, Mendonsa

Absent: Caporusso, Houdesheldt

6.2. ARSP Administrative Permit and Large Lot Tentative Subdivision Map – 3884 Westbrook Boulevard – File #PL18-0345

REQUEST

The applicant requests approval of a Large Lot Tentative Subdivision Map (LLTM) and an Administrative Permit for a Minor Modification to the Specific Plan. The modification will further subdivide two Open Space parcels within the Amoruso Ranch Specific Plan (ARSP) for phasing purposes. The subdivision will create 86 large lot parcels consistent with the ARSP Land Use Plan.

Owner – Amoruso Family Living Trust

Applicant – John Norman, Brookfield

RECOMMENDATION

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

- A. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to 78 conditions of approval.
- B. Adopt the three (3) findings of fact and approve the Administrative Permit for a Minor Modification to the Amoruso Ranch Specific Plan subject to one (1) conditions of approval.

Associate Planner, Charity Gold, presented the Staff Report.

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

Representative for the applicant, Marcus Lo Duca, stated they had received a

copy of the staff report and were in agreement with staff's recommendation.

Mike Garabedian, Placer Group Sierra Club, spoke in opposition of the project.

- Placer Parkway concerns.
- Greenhouse gas emission requirements will not be met with the project.
- Rail transit or light rail is needed to relieve congestion.
- Sierra Club is not opposed to the interchange.
- Measure M was rejected by the voters.

Commissioner Discussion:

- This project request is in regards to the subdivision of the parcels only.
- Placer Parkway is not a part of this project.

Recommendation included the following revised conditions:

32. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with **recordation of the first small lot** Final/Parcel Map. The CC&Rs shall include the following item(s):

a) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by ~~these conditions of approval~~ **the Development Agreement or this Section 32** without the prior written consent of the City Attorney.

b) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)

36. With the recordation of the first Large Lot Map, the Landowner shall grant **IOD's** to the City **for** all public lands as identified in Note 11 of the Large Lot Tentative Map, and as identified in the Development Agreement Section 3.3.1. (Engineering)

37. Per the Development Agreement Section ~~3.34~~ **3.3.1**, Temporary Construction Easements (TCE), including rights of access and rights to construct, shall be placed over all right of way/irrevocable offers of dedication, public utility easements, temporary access easements, and open space parcels. (Engineering)

Motion by Robert Jensen, seconded by Tracy Mendonsa, to approve Motion. The Motion Passed.

Roll call vote: Ayes: Brashears, Dohner, Jensen, Krafka, Mendonsa

Absent: Caporusso, Houdesheldt

6.3. Tentative Subdivision Map, Major Project Permit Stage 2, and Administrative Permit – 8841 Crimson Ridge Drive – NIPA PCL CO-11, CO-13, CO-14, CO-16 – PL18-0175

REQUEST

The applicant requests approval of a Tentative Subdivision Map to create 101 small lot single-family residential parcels, a Major Project Permit Stage 2 for residential architecture and landscaping, and an Administrative Permit to transfer 13 units from parcels CO-1 and CO-7 to parcels CO-11, 13, 14, and 16 within the Campus Oaks Master Plan. The unit transfers will not change the number of units within a transferring or receiving parcel by more than 20-percent.

Applicant—Stephen Des Jardins, BBC Diamond Creek, LLC

Owner – BBC Roseville Oaks, LLC

RECOMMENDATION

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

- A. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to 72 conditions of approval.
- B. Adopt the two (2) findings of fact to approve the Major Project Permit Stage 2 subject to 24 conditions of approval.
- C. Adopt the three (3) findings of fact and approve the Administrative Permit subject to one (1) condition of approval.

Associate Planner, Shelby Vockel, presented the Staff Report.

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

Applicant, Stephen Des Jardin, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Mike Garabedian, Placer Group Sierra Club, spoke.

- Appreciates this type of infill development project.
- This is the type of project the Sierra Club can support

Commissioner Discussion:

- None

Motion by Tracy Mendonsa, seconded by Erich Brashears, to approve Motion. The Motion Passed.

Roll call vote: Ayes: Brashears, Dohner, Jensen, Krafka, Mendonsa

Absent: Caporusso, Houdesheldt

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports:

- Associate Planner, Shelby Vockel, was introduced to the Commission.
- There will a Planning Commission meeting on January 24 and February 28, 2019.
- A Special Planning Commission meeting will be scheduled for February 7,

2019.

- The February 14, 2019 Planning Commission meeting will be canceled.
- City Council approved the Junction Crossing project.

8. ADJOURNMENT

Motion by Kristine Dohner, seconded by Robert Jensen, to adjourn the meeting.
The Motion Passed unanimously at 7:26 p.m. with a voice vote.



PLANNING COMMISSION COMMUNICATION

Title: Tentative Subdivision Map, Lot Line Adjustment, and Administrative Permit – 4280 Santucci Blvd– SVSP PCL WB-20, WB-21, WB-22 & WB-23 – Westbrook Phase 3 Small Lot Map – File # PL18-0266

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

Meeting Date: 1/24/2019
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 SVSP Applicable Mitigation Measures

Attachment 2 Development Standards Table (Exhibit E-1) from Westbrook Development Agreement

Exhibit A Lot Line Adjustment

Exhibit B Phased Tentative Subdivision Map

Exhibit C Grading and Drainage Plan

Exhibit D Utilities Plan

Exhibit E Entry Monument Details

Exhibit F Site Distance

Exhibit G Santucci Blvd. Interim Design

Exhibit H Specific Plan Change Pages

ITEM 6.1: **Tentative Subdivision Map, Lot Line Adjustment, and Administrative Permit – 4280 Santucci Blvd– SVSP PCL WB-20, WB-21, WB-22 & WB-23 – Westbrook Phase 3 Small Lot Map – PL18-0266**

REQUEST

The applicant requests approval of a Tentative Subdivision Map to create 250 single-family residential lots, a Lot Line Adjustment to reconfigure large lot parcel lines, and an Administrative Permit to transfer units within parcels WB-20, WB-21, WB-22, WB-23, and WB-31 in the Westbrook area of the Sierra Vista Specific Plan.

Owner – Westpark S V 400, LLC, Attn: Ryan O’Keefe
Applicant -- Vance Jones, MacKay & Soms

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-nine (69) conditions of approval.
- B. Adopt the four (4) findings of fact and approve the Lot Line Adjustment subject to six (6) conditions of approval.
- C. Adopt the three (3) findings of fact and approve the Administrative Permit subject to one (1) condition of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located within the Westbrook area of the Sierra Vista Specific Plan (SVSP) (Figure 1). In June 2012, the Westbrook project (File# 2011PL-043) amended much of the Urban Reserve portion of the SVSP to show proposed land uses, including residential, commercial, and open space/park areas. An Initial Study/Mitigated Negative Declaration (MND) was prepared and adopted for the project-level environmental analysis, which tiered from the program-level Environmental Impact Report (EIR) analysis prepared for the SVSP. The land uses within the Westbrook area were further amended by the Westbrook Phase 2 and 3 project (PL13-0318) and an Addendum to the prior MND was prepared. The project reconfigured and re-designated land uses within the Westbrook portion of the SVSP, and also included small-lot tentative subdivision maps.

Parcels WB-20 through WB-23 are all designated Medium Density Residential (MDR) parcels with RS/DS zoning in the SVSP area. The project site is located to the east of the future Santucci Boulevard, and is bisected by Solaire Drive (Figure 2). Parcels WB-20 and WB-21 are located to the north of Solaire Drive, and WB-22 and WB-23 are located to the south of Solaire Drive. The purpose of this proposed project is to create small-lot tentative subdivision maps for Parcels WB-20, 21, 22, and 23 within the Westbrook area of the SVSP. Additionally, a Lot Line Adjustment is proposed to create more logical boundaries, which will provide multiple points of access to each large lot parcel without conflicting with the small-lot

tentative map. Unit transfers are also proposed between the subject parcels, including a transfer of seven units from parcel WB-20 to WB-21; two units from WB-22 to WB-21; 12 units from WB-22 to WB-23; and eight units from WB-22 to High Density Residential (HDR) parcel WB-31.

Figure 1: Westbrook Portion of SVSP



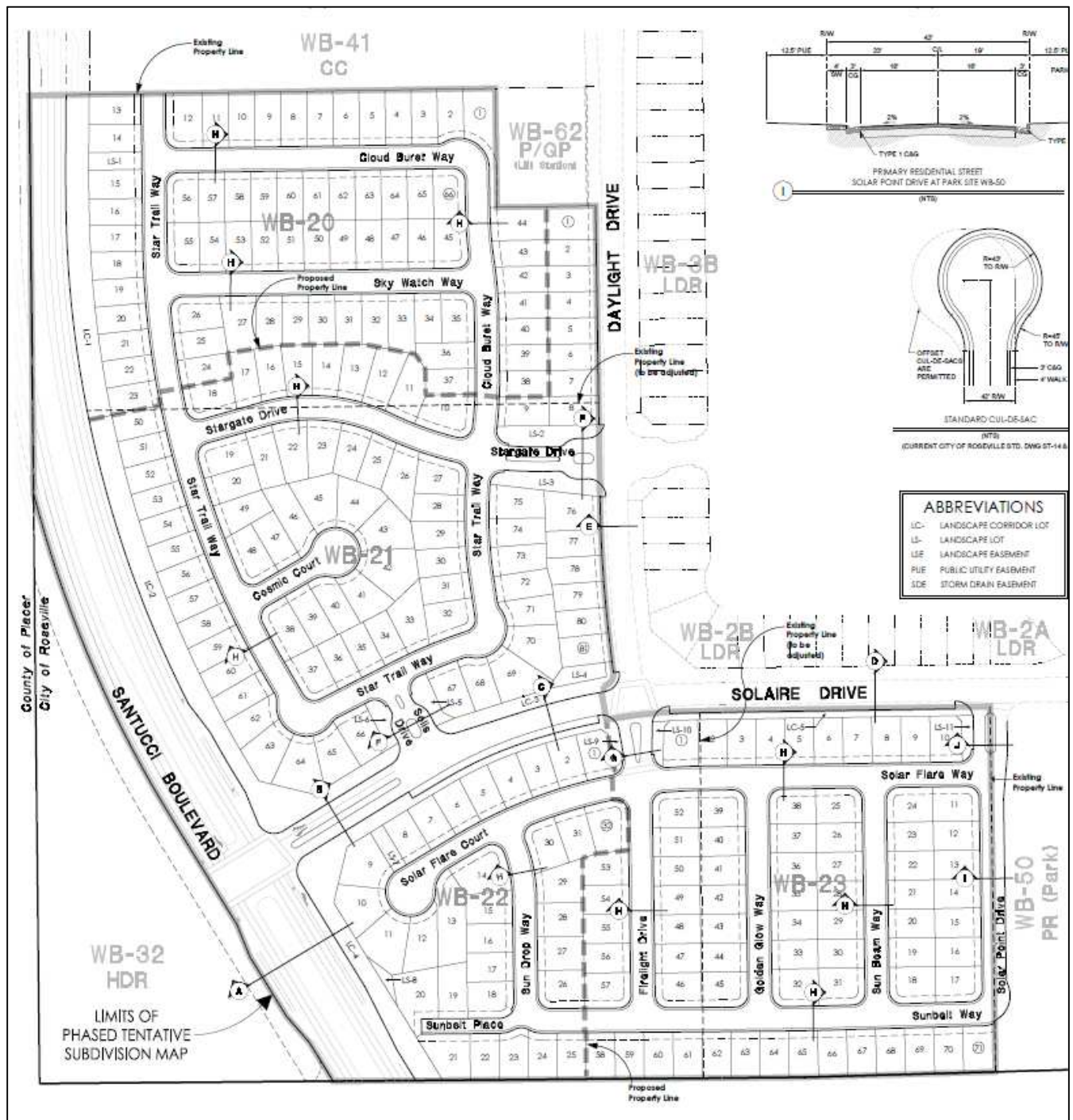
EVALUATION: TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a tentative subdivision map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation, and configuration of lots, roads, and all improvements for the Tentative Subdivision Map are consistent with the density, uses, circulation, and open space systems, applicable policies and standards of the General Plan or Sierra Vista Specific Plan, whichever is more restrictive, and the design standards of the Subdivision Ordinance.***

Consistent with the SVSP, the proposed subdivision configuration will create practical lots for the development of residential and public facility uses. Adequate access and circulation is provided to each large lot parcel to facilitate development of the small lots. Two entrance points are available for the subdivision north of Solaire Drive via Solis Drive and Stargate Drive, with an additional two entrances for the neighborhood on the south side of Solaire Drive via Firelight Drive and Solar Point Drive. Access to each lot within the neighborhoods will be provided either from a residential street or an alleyway (which functions similar to a street). The alleyways are narrower than a typical residential street, do not have sidewalks, and cannot accommodate on-street parking. Due to the narrow width and dead-end design of the alleyway, refuse vehicles cannot access the lots. Condition 39 for the Tentative Subdivision Map requires that all tenants of the units located on the alleyway place their refuse bins on the residential street adjacent to the alleyway. Four homes will be impacted by this condition. Given the relatively short length of the alleyway (approximately 165 feet to the end), staff has not identified any safety or design issue with the proposed alleyway. Similar stub-street designs have been used successfully in other small lot subdivisions within the City, including a nearby SVSP subdivision approved in December 2017 (Federico Tentative Map, File # PL17-0024). The subdivision layout and street design was reviewed by the City's Engineering Division and the Fire Department to ensure that there are adequate street widths for circulation and emergency response.

Figure 2: Tentative Subdivision Map



According to the Development Agreement for the Westbrook portion of the SVSP the MDR parcels within the plan area can either utilize the Zoning Ordinance RS/DS standards or an alternative set of RS/DS development standards as provided in the Development Agreement under Exhibit E-1 (Attachment 2 of this report). These standards include a minimum interior lot area of 3,000 square feet for single-family lots with attached sidewalk, with a minimum interior lot width of 45 feet. Some of the smaller typical lot sizes are 45'x85' (3,825 square feet) and 50'x80' (4,000 square feet), consistent with the standards in Attachment 2. As no building footprints are included with this application, consistency with other standards such as height and setbacks will need to be evaluated at the time of DRRS application. The proposed project is consistent with the applicable Development Agreement standards.

A paseo network for pedestrian and bicycle travel is planned throughout the SVSP. Attached sidewalks are provided within the minor residential streets of the project. Separated sidewalks are provided within the landscape corridors along Solaire Drive and Daylight Drive, facilitating pedestrian access to the future park (parcel WB-50) to the east of parcel WB-23. The landscape corridor along Solaire Drive connects to Santucci Boulevard, where a paseo containing a ten-foot-wide sidewalk will be provided within a 40-foot public utility and landscape easement along the roadway. A break within the wall between Lots 14 and 15 in parcel WB-20 provides a pedestrian connection to Santucci Boulevard within the northern section of the project. Additionally, Class II (on-street dedicated lanes) will be included along Santucci Boulevard. The design is consistent with the Circulation chapter of the SVSP.

2. The subdivision will result in lots which can be used or built upon. The Subdivision will not create lots which are impractical for improvement or use due to the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access, or some other physical condition of the area.

The proposed parcels are of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements. As mentioned above, the lots meet the minimum lot size standards for RS/DS designated parcels. The RS/DS standards have been determined to be of adequate size and shape to support development consistent with the SVSP guidelines.

The SVSP requires all development on RS/DS designated parcels with a land use density of seven (7) units/acre or greater to be evaluated for consistency with the Community Design Guidelines for Compact Residential Development through a Design Review Permit for Residential Subdivisions (DRRS). Parcels WB-20, 21, 22, and 23 all propose medium density residential development of 7 units/acre or greater. As the applicant for this current project will not be constructing homes on the parcels, a deferral of the DRRS entitlement is requested. The Roseville Municipal Code provides the requirement for the DRRS. Condition 2 for the Tentative Subdivision Map ensures that the future builder of the parcels will obtain a DRRS prior to any home construction. Typical design standards that will be applied to the development within the DRRS include variation of wall planes, roof forms, colors and materials on the units, window and door trim, de-emphasis of the garages and encouragement of front porches. In addition, the Westbrook area of the SVSP has several other subdivisions which provide lots almost identical in size and shape to the proposed project, which demonstrate that these lots can be used and built upon. Parcels WB-24 and WB-25, for example, both contain lots which are 3,800 to 5,000 square feet in size, and are currently nearing successful buildout. The subdivision designs provide parcels shaped and sized adequately to support development that will be consistent with the applicable design guidelines.

Lastly, the subdivision is located on relatively flat land. A master drainage plan has been approved for the SVSP area. The project has been reviewed by the City's Engineering Division and no conflicts with the master drainage plan have been identified.

3. *The design and density of the Subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.*

Anticipated water quality impacts and discharge of waste are not affected by the proposed map. The Tentative Subdivision Map is consistent with the SVSP and the SVSP EIR, which anticipated the required infrastructure necessary to support a development of this intensity on the project site. The project has been reviewed by the Engineering division to ensure that adequate facilities will be provided. The City's sewage treatment plant has adequate conveyance and capacity to accommodate development on the parcels created by the Tentative Subdivision Map.

Based on the evaluation above, staff believes that the required findings can be made to approve the Tentative Subdivision Map for the proposed residential lots.

EVALUATION: LOT LINE ADJUSTMENT

In accordance with the Subdivision Map Act and the City of Roseville Subdivision Ordinance Chapter 18.10, the evaluation of the request is based on compliance with the City's Zoning Ordinance and Building Code as follows:

1. *The proposed Lot Line Adjustment complies with the Zoning Ordinance for the district in which the parcels are located.*

The proposed Lot Line Adjustment is for a large-lot map, not a small-lot subdivision map, so there are no specific development standards which apply. Large Lot maps are reviewed to ensure they have logical boundaries and do not conflict with any underlying small-lot map. The purpose of this Lot Line Adjustment is to create more logical boundaries that allow for phased construction of the site. The project complies with the Zoning Ordinance, creates logical boundaries, and does not conflict with the proposed small-lot Tentative Subdivision Map.

2. *The proposed Lot Line Adjustment complies with the local building regulations, including the California Building Code.*

The California Building Code (CBC) establishes building regulations based on upon the type of construction, the use of a building or structure, and a building's proximity to other buildings and property lines. The future construction and uses of the site have been and will continue to be reviewed for compliance with the City's Design and Development Standards and the CBC through the building permit process. Therefore, approval of the Lot Line Adjustment will not create conflicts with local building regulations.

3. *The proposed Lot Line Adjustment provides for any necessary relocation of existing infrastructure or easements.*

The project area is in the early stages of development, so very little infrastructure currently exists. The proposed Lot Line Adjustment does not conflict with any of this existing infrastructure, so no relocation is required. The Lot Line Adjustment includes all of the appropriate easements to ensure the project can be appropriately phased and constructed.

4. *Compliance with General, Specific Plan, and Subdivision Design Standards.*

As discussed in the evaluation sections above, the project is consistent with subdivision design standards. The SVSP allows for minor revisions to the Specific Plan, as will be discussed in the

evaluation of the Administrative Permit below. The project is consistent with the provisions for a minor revision.

EVALUATION: ADMINISTRATIVE PERMIT

Minor Modification to the Specific Plan

As discussed in the Lot Line Adjustment section of this report, the applicant proposes changes to the large lot boundaries to prevent conflicts with the proposed small lot Tentative Subdivision Map and ensure that two points of access are maintained for each of the large lot parcels. Given the need to adjust large lot parcel lines for access, staff believes a minor modification to the SVSP is appropriate to analyze parcels WB-22 and WB-23 as one larger parcel, both with regard to density and the proposed unit allocation transfer. The Implementation chapter of the SVSP provides the standards of review for minor revisions. The text indicates that “to provide a degree of flexibility to respond to changing conditions, the SVSP allows for administrative approval of Minor Revisions to the Specific Plan...” A minor revision may be acted upon administratively if found to be in substantial conformance with:

1. The overarching vision and community design principles intended for the Sierra Vista Specific Plan, including applicable development standards and design guidelines;
2. The applicable Specific Plan development agreement(s);
3. The City of Roseville General Plan; and
4. The Specific Plan Environmental Impact Report.

Large lot parcels WB-22 and WB-23 exist as separate, adjacent parcels within the SVSP, and the boundary between these two parcels is one of the large lot lines to be repositioned. The adjustment will align with the proposed small lot Tentative Subdivision Map, and per City requirements will ensure that adequate access is maintained in the event that one parcel is developed before the other. However, the Lot Line Adjustment will create a density for parcel WB-22 that is less than the minimum 7.0 dwelling units per acre (as seen in Table 2 below), and the unit transfer between these two parcels will exceed the 20-percent cumulative transfer requirement. As previously discussed, the Tentative Subdivision Map creates parcels that are consistent with the SVSP and the MDR land use designation. It is only the movement of the large lot line, which underlies the small lot Tentative Subdivision Map, which results in the non-conforming condition. Due to this condition, staff will evaluate parcels WB-22 and WB-23 as one parcel to determine consistency with the SVSP.

Density for the large lot parcels is calculated based on the number of dwelling units per acre; therefore, a change in area for a large lot parcel impacts the calculated density of the parcel. The small lot Tentative Subdivision Map proposes parcels which are consistent with the SVSP and design standards for MDR parcels; however, moving the large lot line between parcels WB-22 and WB-23 reduces the calculated density for parcel WB-22 to a density inconsistent with the MDR land use designation. This is illustrated in Tables 1 and 2.

Table 1 – Calculated Density for Subject Parcels prior to Unit Allocation Transfers and Lot Line Adjustment

Parcel	Original Unit Allocation	Current Acreage	Density (Units/Acre)
WB-20	80	10.51	6.9
WB-21	80	11.07	6.5
WB-22	61	7.92	6.8
WB-23	59	7.29	8.1

Table 2 – Calculated Density for Subject Parcels following Unit Allocation Transfers and Lot Line Adjustment

Parcel	Proposed Unit Allocation	Proposed Acreage	Density (Units/Acre)	Percent Change from Original Units
WB-20	66	8.40	7.9	-17.5%
WB-21	81	11.57	7.0	+1.3%
WB-22	32	4.66	6.9	-47.5%
WB-23	71	9.72	7.3	+20.3%

It is noted that the current acreage calculation for the parcels results in densities that are inconsistent with the land use designation for MDR parcels. This is due to the previous inclusion of the landscape corridor areas along Santucci Blvd. According to the SVSP (page 6-4), landscape corridors adjacent to LDR and MDR large lot parcels along arterial and collector roadways shall be incorporated within the right-of-way, rather than the parcel. The proposed acreage for the project has been adjusted to reflect both the lot line adjustment and the removal of the landscape corridor area from the parcel's acreage calculation.

As shown in Table 2, parcels WB-20 and WB-21 are consistent with the density requirements for the MDR land use designation. When evaluated as one parcel, WB-22 and WB-23 have a unit count of 103 units on 14.38 acres, resulting in a density of 7.2 dwelling units per acre. This is consistent with the intent of the SVSP and the General Plan requirements for MDR parcels.

Unit Allocation Transfers

The Implementation chapter of the SVSP provides the standards of review for minor residential unit transfers. A minor unit transfer may be acted upon administratively if the following conditions are found to be satisfied (paraphrased):

1. The parcels are located within the SVSP and are subject to a Development Agreement,
2. The transfer does not change the land use designation (e.g. low density to medium density),
3. The transfer does not increase impacts,

4. The transfer does not adversely impact planned infrastructure,
5. The cumulative increase/decrease in units does not change the allocation of any parcel by more than 20%,
6. The units are not encumbered by an Affordable Housing Regulatory Agreement and,
7. If a High Density Residential (HDR) parcel, the density does not fall below 18 units per acre.

All four large lots are within the SVSP and are within the Westpark S.V. 400, LLC Development Agreement. The proposed Lot Line Adjustment and unit transfer has no effect on the total number of small lot parcels or units within the specific plan. The project does not change the anticipated number or location of residential units or other improvements, and thus has no new environmental impacts (the project is exempt from CEQA). None of the parcels are High Density Residential, nor are they subject to an affordable housing agreement.

As shown in Table 2, the cumulative transfers for parcels WB-22 and WB-23 exceed the 20-percent maximum transfer allowable by an administrative unit allocation transfer. This is due to the need to realign the large lot parcel lines to provide two points of access to each large lot parcel. Parcel WB-22 in particular is affected by the large lot line adjustment, with a 1.63 acre reduction in area. All 12 of the units transferred to parcel WB-23 are from WB-22 as a direct result of the lot line adjustment. Therefore, when evaluated as one parcel, WB-22 and WB-23 have a total of 103 units and 14.38 acres. This is demonstrated in Table 3 below.

Table 3 – Unit Allocations for Parcels WB-22, WB-23, and Combined Parcels

Parcel	Original Unit Allocation	Proposed Unit Allocation	Cumulative Units Transferred	Cumulative % Change
WB-22	61	32	-29	-47.5%
WB-23	59	71	+12	+20.3%
WB-22 and WB-23 (Combined)	120	103	-17	-14.2%

Staff previously established that for the purpose of determining consistency with the SVSP, parcels WB-22 and WB-23 would be evaluated as a single large lot parcel. While these parcels will not be formally merged, the intent and the ultimate development of these parcels will be consistent with the MDR land use designation as outlined by the General Plan and the SVSP.

Conclusion

Section 19.78.060A of the City of Roseville Zoning Ordinance requires that three findings be made prior the approval of an Administrative Permit. The required findings are listed below in ***italicized, bold print*** and are followed by an evaluation.

- 1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable Specific Plan.***
- 2. The proposed use or development conforms to all applicable standards and requirements of the Zoning Ordinance.***

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

The first two findings mimic the standards which must be met in order to allow a minor revision to the SVSP, and as already discussed, the project is consistent with the General Plan, SVSP, and the Zoning Ordinance. The purpose of the project is to create a Tentative Subdivision Map for single-family residential development. The project will shift the Specific Plan parcel boundaries to align with the street boundaries and provide adequate access to all large lot parcels through the development phase. These changes will have no effect on the health, safety, or welfare of people in the area, nor will it be detrimental or injurious to private property or improvements.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on January 11, 2019, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which exempts residential projects consistent with a Specific Plan. The project is consistent with the Sierra Vista Specific Plan (SVSP) EIR (SCH #2008032115) and the Negative Declaration for the SVSP Westbrook Amendment. No additional environmental analysis is required.

RECOMMENDATION

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

- A. Adopt the three (3) findings of fact as stated in the staff report and approve the **TENTATIVE SUBDIVISION MAP – 4280 SANTUCCI BLVD -- SVSP WB-20, WB-21, WB-22, WB-23 – WESTBROOK PHASE 3 SMALL LOT MAP – PL18-0266** subject to sixty-nine (69) conditions of approval.
- B. Adopt the three (4) findings of fact as stated in the staff report and approve the **LOT LINE ADJUSTMENT – 4280 SANTUCCI BLVD -- SVSP WB-20, WB-21, WB-22, WB-23 – WESTBROOK PHASE 3 SMALL LOT MAP – PL18-0266** subject to six (6) conditions of approval.
- C. Adopt the three (3) findings of fact as stated in the staff report and approve the **ADMINISTRATIVE PERMIT – 4280 SANTUCCI BLVD -- SVSP WB-20, WB-21, WB-22, WB-23 – WESTBROOK PHASE 3 SMALL LOT MAP – PL18-0266** subject to one (1) condition of approval.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP #PL18-0266

1. The project is approved as shown in Exhibits A-H and as conditioned or modified below. (Planning)
2. Prior to issuance of building permits for home construction within villages WB-20, WB-21, WB-22, and WB-23, the home builder shall be required to submit for a Design Review for a Residential Subdivision (DRRS) approval to evaluate the proposed architecture. Detailed information (e.g. floor plans, additional

architectural styles, materials, and color boards, etc.) shall be provided as part of the DRRS submittal. A separate Sign Permit is requirement for all project signs. (Planning)

3. The approval of a Tentative Map does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
4. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Development Services – Engineering Division. (Engineering)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)
6. The project shall comply with all required environmental mitigation identified in SVSP EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

7. Prior to approval of Improvement Plans, Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan shall comply with the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
8. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
9. The applicant shall submit a street name application with proposed street names. The application can be found [HERE](#). After city review, the applicant will receive the application identifying approved or rejected street names. If enough street names are approved, the applicant shall submit a map with the approved street names to receive a stamp and to be used as the approved street name exhibit. This shall be included in the submittal for improvement plans.
10. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.

- c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d) Access to the floodplain as required by Engineering and the Streets Department.
 - e) Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
11. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. If a right-of-entry cannot be obtained for the improvement along the southern boundary, then the alternative design shown on the tentative map shall be used. (Engineering)
12. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
13. The phasing of the infrastructure shall be consistent with the Westbrook Phase 3 – Infrastructure Matrix (as prepared by MacKay & Somps), the Sierra Vista Specific Plan and as defined in the Development Agreement between the City of Roseville and Westpark S.V. 400, LLC. The phasing of the subdivisions shall occur as outlined in the Westbrook Phase 3 – Infrastructure Matrix. Acceptance of each subdivision by the City shall be contingent on the prerequisite phases and infrastructure having been accepted by the City. (Engineering)
14. Santucci Boulevard shall be constructed in conformance with the approved Tentative Map, the Sierra Vista Specific Plan, section 3.5.2(c) of the Development Agreement. The following improvements shall be constructed in Santucci Boulevard and as illustrated in Attachment C:
- a) From Solaire Drive to the southern property limits, Santucci Boulevard shall be designed as a 6-lane arterial roadway with a 38-foot center median. The developer is responsible for the full grading of the ultimate roadway section, construction of the frontage improvements, including curb, gutter, and sidewalk, two 12-foot travel lanes, 6-foot bike lanes, and the 80-foot median. No median landscaping.
 - b) From Solaire Drive north to the limits of WB-20, Santucci Boulevard shall be designed such that the southbound travel lane transitions from the east side of Santucci Boulevard to the west side as it approaches the intersection of Solaire Drive. The developer is responsible for full grading of half of the ultimate roadway section, construction of the frontage improvements, including curb, gutter, and sidewalk along the eastern boundary, 2 travel lanes. No median landscaping.
 - c) The developer shall install underground conduit, traffic loops, and poles (not including the mast arms) for the signal located at the intersection of Santucci Boulevard and Solaire Drive. (Engineering)
15. Santucci Boulevard improvements in excess of the Developer's requirements as stated in the Development Agreement and the traffic signal improvements are subject to reimbursement through the TMF set aside fund. (Engineering)
16. Solaire Drive shall be constructed in conformance with the approved Tentative Map and the Sierra Vista Specific Plan as a primary residential roadway with a paseo along the north side. At the intersection of Santucci Boulevard, Solaire shall accommodate a minimum 16-foot wide ingress, a 12-foot wide left turn egress, and a 10-foot wide right turn egress. (Engineering)

17. If Santucci Boulevard is not connected, K-rail and a vehicle access gate shall be placed on Solaire Drive, west of “Solis” Drive to prevent public access to Santucci Boulevard. (Engineering)
18. Masonry walls shall be constructed between WB-20 and WB-41 and WB-62. Wall height shall be a minimum of 6-foot, as measured from the higher adjacent pad elevation. (Engineering)
19. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
20. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
21. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:

- a) *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
- b) *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
- c) *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
- d) *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
- e) *The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*

22. 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)*

23. A standard bus shelter pad shall be installed on the northbound corner of Santucci Boulevard after Solaire Drive. (Alternative Transportation, Engineering)
24. A standard bus shelter pad shall be installed on the southbound corner of Santucci Boulevard after Solaire Drive. (Alternative Transportation, Engineering)
25. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on the NE corner of Santucci Boulevard and Solaire Drive (shelter number 270) (Engineering, Alternative Transportation)

26. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on the SW corner of Santucci Boulevard and Solaire Drive (shelter number 267) (Engineering, Alternative Transportation)
27. Pedestrian and NEV access shall be provided between Lot 12 and Lot 13 of parcel WB20. (Alternative Transportation)
28. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
29. The applicant shall dedicate a separate drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
30. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual, as shown on the Tentative Map, and as specified in the Storm Drainage Report for Westbrook Phase 3. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. If located within a private subdivision, the storm drain system and proposed BMP's shall be privately owned and maintained by the property owner, unless otherwise identified on the approved tentative map. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's.
31. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
32. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
33. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
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. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
- a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.
 - d) All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
36. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
37. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- a) There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b) For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
 - c) The control valves and the water meter shall be physically unobstructed.
 - d) The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)
38. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
39. Units in the courts without the bulb outs will be required to roll their trash bins to a designated pick up area on the main street. Wording to this effect shall be included in the CC&Rs. Signage to prevent parking during pick up time will be required. (Environmental Utilities)
40. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)

41. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
42. Testing of all fire systems shall be performed prior to the sales office can be opened for business. (Fire)
43. Framing construction cannot commerce until access roads and public fire hydrants are approved by the Fire Department. (Fire)
44. If this project will be phased, the fire department requirements for access and circulation throughout shall be approved by the City for such proposal. Access road shall comply in accordance with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan shall be reviewed and approved by this department. (Fire)
45. 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)
46. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
47. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
48. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching." (Electric)
49. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
50. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO RECORDATION OF THE FINAL MAP

51. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:
 - a) A 12.5 foot wide public utilities easement along all road frontages;
 - b) Water and sewer easements; and,
 - c) Drainage easement for access and maintenance of the public storm drain, starting at the northern limit of WB-20 and extending north to the drain outfall. The easement width shall meet city standards for easement widths based on depth and size of pipe. (Engineering)
52. The applicant shall dedicate a separate easement to the City of Roseville for the future bus stops at the following locations:
 - a) Northbound corner of Santucci Boulevard after Solaire Drive.

- b) Southbound corner of Santucci Boulevard after Solaire Drive.

The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the County Recorder's Office (Alternative Transportation, Engineering)

53. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
54. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
55. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Environmental Utilities, Electric, Engineering)
56. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning, Fire)
- a) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - b) A clause excluding any property owned by the City from the terms of the CC&Rs.
 - c) A clause regarding the parking restrictions, pursuant to City of Roseville Fire Department Requirements. The CC&R's shall be submitted to the Fire Department for review and approval.
57. The City shall not approve the Final Map for recordation until either:
- a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.
- OR
- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
58. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
59. 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)
60. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)
61. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

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

OTHER CONDITIONS OF APPROVAL

63. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)
64. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
65. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
66. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
67. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
68. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
69. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

CONDITIONS OF APPROVAL FOR LOT LINE ADJUSTMENT #PL18-0266

1. The Lot Line Adjustment is approved as shown in Exhibit A. (Planning, Engineering)
2. The following shall be submitted to Engineering prior to recordation of the Voluntary Merger or Lot Line Adjustment:
 - a) Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - b) One copy of the Conditions of Approval.
 - c) A completed Property Owner Consent Form.

- d) Deed to convey interest in the property.
 - e) Preliminary title report no older than six months for all properties involved. (Engineering)
3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorder's Office. (Engineering)
 4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
 5. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded Lot Line Adjustment per the "Digital Submittal of Cadastral Surveys." (Environmental Utilities)
 6. Prior to recordation of the Lot Line Adjustment, the applicant shall pay the City's surveyor's processing and consulting fee of \$150. (Engineering)

CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT #PL18-0266

1. The Administrative Permit for the Unit Allocation Transfer is approved as shown in Exhibit H. (Planning)

Attachments

1. SVSP Applicable Mitigation Measures
2. Development Standards Table (Exhibit E-1) from the Westbrook Development Agreement

Exhibits

- A. Lot Line Adjustment
- B. Phased Tentative Subdivision Map
- C. Grading and Drainage Plan
- D. Utilities Plan
- E. Monument Entry Details
- F. Site Distance
- G. Santucci Blvd. Interim Design
- H. Specific Plan Change Pages

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.

TABLE OF APPLICABLE MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
MM 4.4-1 Dust and Construction Control Measures In accordance with the PCAPCD, the applicant shall comply with all applicable rules and regulations as listed above (e.g., Rule 202, 218 and 228). In addition, at the time of tentative map the applicant(s) shall implement a minimum of five (5) of the following measures unless superseded by state or other more stringent standards: The following mitigation measures shall be implemented to reduce short-term construction-related air quality impacts. In addition, dust control measures are required to be implemented by all projects in accordance with the City of Roseville Grading Ordinance, and the PCAPCD Fugitive Dust Rule 228. - Applicant shall submit to PCAPCD a Construction Emission / Dust Control Plan within 30 days prior to groundbreaking. If the PCAPCD does not respond within 20 days, the plan shall be considered approved. The plan must address the minimum requirements found in section 300 and 400 of District Rule 228, Fugitive Dust (www.placer.ca.gov/airpollution/airpolut.htm). The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference. - The Construction Emission/Dust Control Plan shall include a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower (HP) or greater) that will be used an aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall the prime contractor shall contact the APCD prior to the new equipment being utilized. The project representative shall provide PCAPCD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The plan shall demonstrate that the heavy-duty (> 50 HP) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% NO_x reduction and 45% particulate reduction compared to the most recent ARB fleet average. PCAPCD shall be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure (http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls). The following measures are also included to reduce construction-related ROG, NO_x, PM₁₀ and PM_{2.5} emissions: - All construction equipment shall be maintained in good operating condition. Contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specifications. Maintenance records shall be available at the construction site for verification. This measure will reduce combustion emissions of all criteria air pollutants. - Prior to the issuance of any grading permits, all applicants shall submit construction plans denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction will be used, or that their use was investigated and found to be infeasible for the project. Low emission equipment is defined as meeting the California Air Resources Board's Tier III standards. Contractors shall also conform to any construction measures imposed by the PCAPCD as well as City Planning Staff. This measure will primarily reduce ROG, NO_x, PM₁₀, and PM_{2.5} exhaust emissions. - Paints and coating shall be applied either by hand or by high volume, low-pressure spray. This measure will reduce evaporative ROG emissions. - All construction shall comply with the following measures to reduce fugitive dust related emissions of PM₁₀ and PM_{2.5}: - Maintain a minimum 24-inch freeboard on soil haul trucks or cover payloads using tarps or other suitable means. - Suspend grading operations during high winds (greater than 15 mph). - Sweep streets as necessary if silt is carried off-site to adjacent public thoroughfares or occurs as a result of hauling.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	<i>Pre-Construction:</i> Prior to issuance of Grading Permits or Improvement Plans. Add as note on all Improvement Plans.	Engineering	Dust Control Plan and proof of submittal to PCAPCD	

○ Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices. ○ Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods. ○ Phase grading into smaller areas to prevent the susceptibility of larger areas to erosion over extended periods of time. ○ Pave or apply gravel to any on-site haul roads. ○ Reestablish ground cover on the construction site through seeding and water. ○ Clean earth moving construction equipment with water or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with National Pollutant Discharge Elimination System Best Management Practices and the Roseville Grading Ordinance. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall be on-site, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned, as needed, to prevent dust, silt, mud, and dirt from being released or tracked off-site. ○ Spread soil binders on unpaved roads and employee/equipment parking areas. Soil binders shall be non-toxic in accordance with state and local regulations. Apply approved chemical soil stabilizers, or vegetated mats, etc. according to manufacturers' specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours). ○ Minimize diesel idling time to a maximum of five minutes. ○ Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible. ○ An applicant representative, ARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely (i.e., once per week) evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size, regardless of how many acres are to be disturbed daily. ○ Construction equipment exhaust emissions shall not exceed the PCAPCD Visible Emissions Rule 202. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours. The following measures will be required: 1. Include the following standard note on the Improvement/Grading Plan: <i>If required by the Public Works Department, the contractor shall hold a pre-construction meeting prior to grading activities. The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors.</i> 2. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment. 3. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits. 4. Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance. (Rule 225) 5. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (Rule 225 / section 302.2) 6. Prior to the issuance of a Building Permit, the applicant shall show that all flat roofs with parapets shall include a white or silver cap sheet to reduce energy demands. 7. Diesel trucks shall be prohibited from idling more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show that all truck loading and unloading docks shall be					
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equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than five minutes shall be required to connect to the 110/208 volt power to run any auxiliary equipment. 2'x3' signage which indicates "Diesel engine Idling Limited to a Maximum of 5 Minutes" shall be shown on the building elevations and shall be submitted to the Placer County APCD prior to the issuance of Building Permits for the project. 8. Prior to approval of Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities on a weekly basis, using standards as defined in California Code of Regulations, Title 13, Sections 2180 – 2194. An Environmental Coordinator, hired by the prime contractor or property owner, and who is CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. (California Code of Regulations, Title 13, Sections 2180 – 2194) <i>The project shall comply with all applicable Placer County Air Pollution Control District rules and regulations, and shall obtain applicable permits and/or clearances from the District prior to the start of construction.</i> • The contractor shall use CARB ultra-low sulfur diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. (California Standards for Motor Vehicle Diesel Fuel, title 13, article 4.8, chapter 9, California Code of Regulations). • Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits are required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Rule 501) • Pursuant to the Placer County Air Pollution Control District Rule 501, General Permit Requirements, the proposed project may need a permit from the District prior to construction. In general, any engine greater than 50 brake horsepower or any boiler with heat greater than 1,000,000 Btu per hour shall require a permit issued by the District. (Rule 501) • All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit. (California Portable Equipment Registration Program, Section 2452). • The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators if feasible. • During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. • During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (Rule 228 / section 401.2)					
MM 4.6-2 & 4.4-1 Commercial Noise Controls For all commercial uses within 150 feet of residential uses, the developer shall implement the following or equally effective measures: • In general, where commercial land uses adjoin residential property lines, the following measures should be included in the design of the commercial use. If the primary noise sources are parking lot noise, HVAC equipment and light truck deliveries, then 6-7 foot tall masonry walls shall be constructed to provide adequate isolation of parking lot and delivery truck activities. HVAC equipment shall be located either at ground level, or when located on roof-tops the building facades shall include parapets for shielding. • Where commercial uses adjoin common residential property lines, and loading docks or truck circulation routes face the residential areas, the following mitigation measures shall be included in the project design: ○ Loading docks and truck delivery areas shall maintain a minimum distance of 30 feet from residential property lines; ○ Property line barriers shall be 6 to 8 feet in height. Circulation routes for trucks should be located a minimum of 30-feet from residential property lines;	Project plans will be reviewed for compliance.	<i>Pre-Construction:</i> Prior to issuance of Improvement Plans and/or Building Permits Add as note on Commercial Improvement Plans and Building Plans	Engineering will review Improvement Plans for compliance with wall requirements. Building will review Building Plans for compliance with HVAC requirements.	Acoustical Study if loading docks or truck delivery routes are less than 100 feet from residential property lines	

○ All heating, cooling and ventilation equipment shall be located within mechanical rooms where possible; ○ All heating, cooling and ventilation equipment shall be shielded from view with solid barriers; ○ Emergency generators shall comply with the local noise criteria at the nearest noise-sensitive receivers; In cases where loading docks or truck delivery circulation routes are located less than 100 feet from residential property lines, an acoustical evaluation shall be submitted to verify compliance with the City of Roseville Noise Level Performance Standards.					
MM 4.6-4: Traffic Noise Attenuation MM 4.6-4(a): Masonry walls and/or landscaped berms shall be constructed along the major project-area roadways adjacent to proposed residential uses if acoustical studies warrant sound attenuation, otherwise standard wood fencing is acceptable. Draft EIR Table 4.6-10 data shall be consulted to determine appropriate barrier heights. If the assumptions shown in Table 4.6-10 vary considerably, a detailed analysis of exterior and interior mitigation measures should be conducted when tentative maps become available. MM 4.6-4(b): In areas requiring sound attenuation, noise barrier walls shall be constructed of concrete panels, concrete masonry units, earthen berms, or any combination of these materials. Wood is not recommended for construction due to eventual warping and degradation of acoustical performance.	The developer shall construct walls in locations consistent with the walls exhibit of the Specific Plan, which shall be a minimum of six feet tall per the Draft EIR. The developer shall include wall and/or landscaped berm details as part of Improvement Plans which demonstrate consistency with the design requirements of the measure.	<i>Pre-Construction:</i> Prior to issuance of Improvement Plans. Add as note on Residential Improvement Plans	Engineering to review plans for consistency with measure.	An acoustical Study, if conditions or plans deviate from Specific Plan or EIR.	
WMM 4.7-13 Riparian Habitat Policies To protect riparian vegetation within the SOI Amendment Area SVSP and Urban Reserve areas, the following policies shall be implemented: a) The project applicant shall provide for temporary fencing along the top of the bank during construction of those areas of the proposed project adjacent to riparian habitat to discourage access to the riparian habitat by humans and pets. b) The project applicant shall provide for permanent fencing and/or a landscape barrier to discourage access to the riparian habitat by humans and pets. The fencing and/or landscape barrier shall be placed at the top of the bank of the creeks along those portions of the site adjacent to riparian habitat. The proposed recreation trail shall be on the project site side of the fence/landscape barrier. The fencing and/or landscape barrier shall be constructed of wood or other natural materials and shall allow for the viewing of the riparian habitat while discouraging access. c) Interpretive signs and displays shall be posted along the border of the riparian area to educate the public and route access away from sensitive areas. These informative signs will be posted at intervals determined appropriate by the City of Roseville Parks and Recreation Director along the border with information regarding the objectives of creek and riparian habitat protection. Signs should also include information regarding the importance of restricting access to the riparian area by household pets. Such signs will be made of wood or similar natural material, and be maintained by the Applicant. d) Lighting adjacent to riparian buffers should be shielded away from the riparian areas.	The applicants shall design the project to avoid and preserve riparian vegetation.	<i>Pre-Construction:</i> Temporary fencing shall be installed prior to construction. Permanent measures shall be shown on Improvement Plans. Add as note on Improvement Plans.	Engineering and Parks	None	
MM 4.6-1 Construction Noise Reduction MM 4.6-1(a): Construction activities shall comply with the requirements of the City of Roseville Noise Ordinance. MM4.6-1(b): Locate fixed construction equipment such as compressors and generators as far as possible from sensitive receptors. Shroud or shield all impact tools, and muffle or shield all in-take and exhaust ports on power construction equipment. MM 4.6-1(c): Designate a construction disturbance coordinator and conspicuously post the Coordinator's contact information around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances, and will be responsible for determining the cause of the complaint, and implementing any feasible measures to be taken to alleviate the problem.	Discuss during pre-construction meeting and comply with the measure.	<i>Pre-Construction and Construction:</i> During construction for MM 4.6-1(d), and prior to issuance of Improvement Plans and/or Building Permits for all others. Add as note on Improvement Plans and Building Plans	<u>Engineering</u> staff to discuss this measure during pre-construction meeting and ensure posting has occurred. <u>Environmental Utilities</u> to address well drilling.	None	
MM 4.8-3 Avoid Nesting Sites To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures:	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable	<i>Pre-Construction and Construction:</i> Surveys required prior to construction. If surveys are positive for birds,	Engineering	Nesting bird surveys	

<i>Raptors</i> a) When feasible, all tree removal shall occur between August 30th and February 15th to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. b) For Swainson’s hawk, if avoidance of tree removal outside the breeding season is not feasible, and a nest is present, the applicants would be required to obtain a 2081 permit from CDFG to mitigate for potential “take” under CESA. If no nesting is occurring, a take permit would not be required. c) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15th and August 30th, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30-days prior to disturbance. If active raptor nests or burrows are found, and the site is within 350-feet of potential construction activity, a highly visible temporary fence shall be erected around the tree or burrow(s) at a distance of up to 350-feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. d) Preconstruction and non-breeding season exclusion measures shall be developed in consultation with CDFG, and shall preclude burrowing owl occupation of the portions of the project site subject to disturbance such as grading. Burrowing owls may be passively excluded from burrows in construction areas by placing one-way doors in the burrows according to CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls regardless of whether they exhibit signs of occupation must be cleared with the one way doors. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow. e) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones) unless directly related to the management or protection of the legally protected species. f) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist.	construction restrictions shall be reflected within plans. The applicants shall prepare annual reports on the status and success of mitigation and shall submit these reports to USFWS and CDFG. The applicants shall coordinate with USFWS and CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.			
MM 4.13-1 Implementation of construction activity stormwater protection standards Prior to the issuance of a City grading permit and the commencement of construction activities, compliance with the State’s General Construction permit, the City of Roseville’s Construction Standards, and the City’s Stormwater BMP Guidance Manual will be met. This includes the creation of a Storm Water Pollution Prevention Plan (SWPPP) that will identify the site, the location of sensitive habitats or watercourses, drainage areas, discharge locations, soil disturbance areas, and the locations of all runoff, erosion control, and sediment control Best Management Practices (BMPs). On-going monitoring and adjustments to the SWPPP will occur when needed to address changes in the field as construction activities evolve.	The developer shall create a SWPPP, submit it to the City, and comply with its provisions.	<i>Pre-Construction and Construction:</i> Submit SWPPP and ensure that BMPs remain in place during construction. Add as note on Improvement Plans and Building Plans.	Engineering	SWPPP	
MM 4.9-1 Cease Work and Consult with Qualified Archaeologist Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, the City of Roseville shall coordinate any necessary investigation of the site with qualified archaeologists as needed, to assess the resource (i.e., whether it is an “historical resource” or a “unique archaeological resource”) and provide proper management recommendations should potential impacts to the resources be found to be significant. Possible management recommendations for important resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to be to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section 5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	<i>Construction:</i> Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
Mitigation Measure 4.9-3 Cease Work and Consult with Qualified Paleontologist Should any evidence of paleontological resources (e.g. fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be	This condition shall be reflected in all construction and building plans, and construction site workers shall	<i>Construction:</i> Measure applies if resources are discovered during construction.	Engineering and Building	None	

immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance, if feasible in light of project design or layout, or data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff in consultation with the paleontologist for the protection of the paleontological resources.	be advised by the site manager of this measure.	Add as note on Improvement Plans and Building Plans.			
MM 4.10-1 Identify Potential Hazardous Materials (soil contamination, tank or well sites, lead based paint and/or asbestos) Prior to site development in the SVSP, recommended testing and remediation, if needed, shall occur. Groundwater wells shall be properly closed. If evidence of soil contamination, septic tanks, or other underground storage tanks are encountered in previously unidentified locations in the SVSP area, work shall cease until the area can be tested, and if necessary remediated and/or properly removed or closed. Remediation activities could include removal of contaminated soil, and/or onsite treatment. As part of the process, the City shall ensure that any necessary investigation and/or remediation activities are coordinated with the Roseville Fire Department, Placer County Division of Environmental Health, and if needed, other appropriate federal, state and local agencies. Once a site is remediated, construction can continue.	The applicants shall be responsible for conducting soil testing and/or recommendation of the Phase I environmental site assessments, if conditions are encountered which warrant such studies.	<i>Construction:</i> Applies if conditions found which warrant assessment (e.g. stained soils, underground tanks). Add as note on Improvement Plans.	Engineering and Fire	Phase I environmental assessment, if conditions warrant	
MM 4.12.4-2 Divert Construction Debris The applicants shall ensure a 50% reduction in the construction waste stream generated from development within the SVSP. In Developer contracts with construction contractors and their sub-contractors, the Developer shall require that construction waste be reduced by 50%. The Developer shall further require that contractors and sub-contractors submit records of diversion and disposal to the City's Environmental Utilities Department in order to verify compliance with this requirement.	Comply with the measure	<i>Construction:</i> Contractor to ensure diversion occurs during construction. Add as note on Improvement Plans and Building Plans.	Environmental Utilities	Records of diversion	

NOTE: This table is provided as a courtesy to the developer, to highlight the text of measures which are required to be placed on Improvement Plans and/or Building Plans. Refer to the applicable environmental document (e.g. Environmental Impact Report) for a full list of measures, and for context. Other measures may be applicable, but are not included here because they have already been completed or they are addressed via other mechanisms (e.g. development fees).

Exhibit E-1: RS/DS Development Standards

	Single Family with Attached Sidewalk⁴	Single Family with Separated Sidewalk^{2,4}
Lot Size (minimum)		
Area, Interior Lot	3,000 sq. ft.	2,800 sq. ft. ²
Area, Corner Lot	3,300 sq. ft.	3,000 sq. ft. ²
Width, Interior	45 ft.	45 ft.
Width, Corner	52.5 ft.	47.5 ft.
Permitted Density (maximum per lot)		
Residential Density	1 dwelling; 1 second unit	1 dwelling; 1 second unit
Setbacks (minimum)		
Front ³	14 ft. to living space or side wall of garage; 18 ft. min. driveway depth w/roll up garage door.	9 ft. to single-story living space or side wall of garage; 18 ft. min. driveway depth w/roll up garage door.
Sides ^{3,5}	5 ft. interior; 12.5 ft. street side on corner	5 ft. interior; 7.5 ft. street side on corner
Rear	10 ft. to 1 st story wall 15 ft. to 2 nd story wall	10 ft. to 1 st story wall 15 ft. to 2 nd story wall
Coverage (maximum)		
Site Coverage	None & no min. usable open space required	None & no min. usable open space required
Height (maximum)		
Height	35 ft.	35 ft.
Other Provisions		
Front Yard Stagger	None required, but optional per unit design	None required, but optional per unit design
2nd story wall separation	10 ft.	10 ft.
Two-story unit mix	No limit	No limit
Stagger for 3 rd car garages	2 ft. between 3rd car bay and two-car garage	2 ft. between 3rd car bay and two-car garage

¹ Items in *italics* represent modifications to City Zoning Ordinance standards.

² Sidewalk separated from back of curb by 5-foot planter strip.

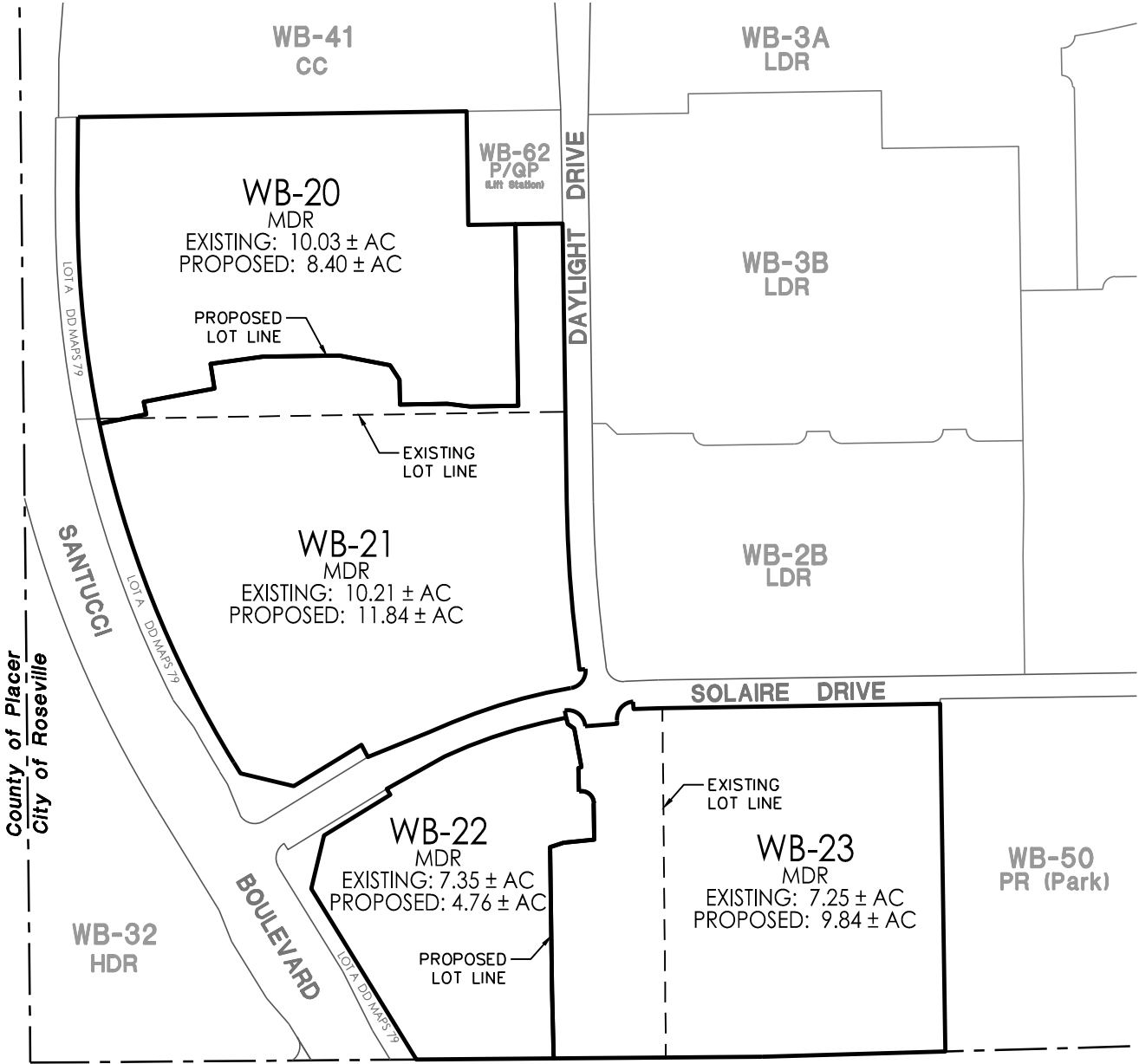
³ Front setback (and side setback where adjacent to street) measured from back of walk.
If no sidewalk is present, setbacks measured from back of curb. Minimum separation
between two-story elements shall be 10 ft.

⁴ A DRRS permit (required for neighborhoods greater than 7 du/ac) will be used to ensure
compliance with the standards above.

⁵ Fence side yard setback is 5' from back of walk where facing a street with an attached
sidewalk. Fence side yard setback is 2.5' from back of walk where facing a street with a
detached sidewalk.

LOT LINE ADJUSTMENT SUMMARY

PARCEL NO.	ASSESSOR'S PARCEL NO.	EXISTING ZONE	EXISTING LAND USE	EXISTING ACRES (GROSS)	PROPOSED ACRES (GROSS)	ADJUSTED ACRES
WB-20	496-100-031	RS/DS	MDR	10.03	8.40	-1.63
WB-21	496-100-033	RS/DS	MDR	10.21	11.84	+1.63
WB-22	496-100-035	RS/DS	MDR	7.35	4.76	-2.59
WB-23	496-100-036 & -037	RS/DS	MDR	7.25	9.84	+2.59
TOTALS				34.84	34.84	0.00



LOT LINE ADJUSTMENT EXHIBIT
for
PARCELS WB-20, WB-21, WB-22, and WB-23

A portion of

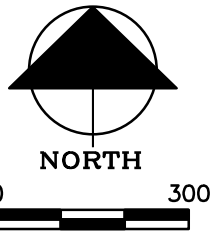
Westbrook - Phase 3

of the West Roseville Specific Plan Area

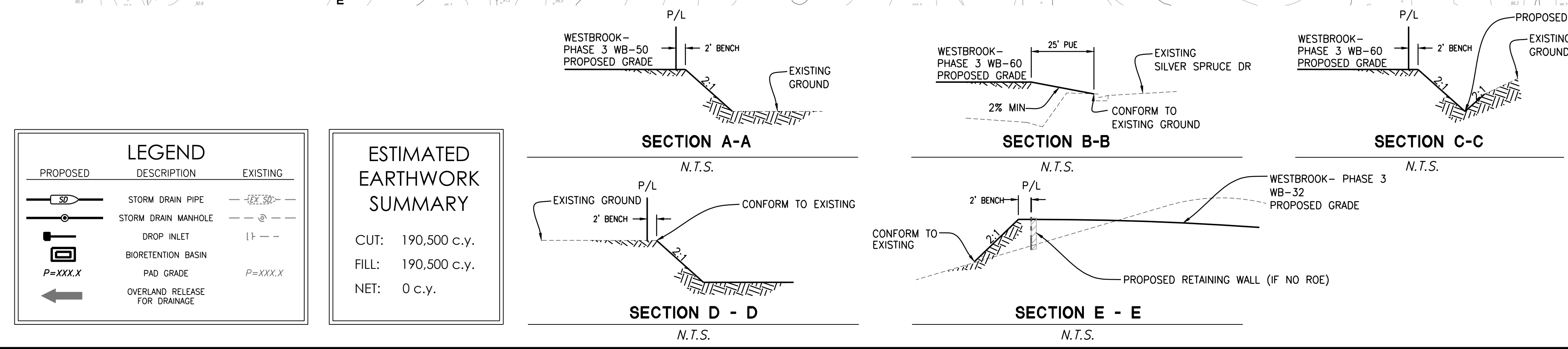
Scale: 1" = 300'

Roseville, California

December 7, 2018



MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS



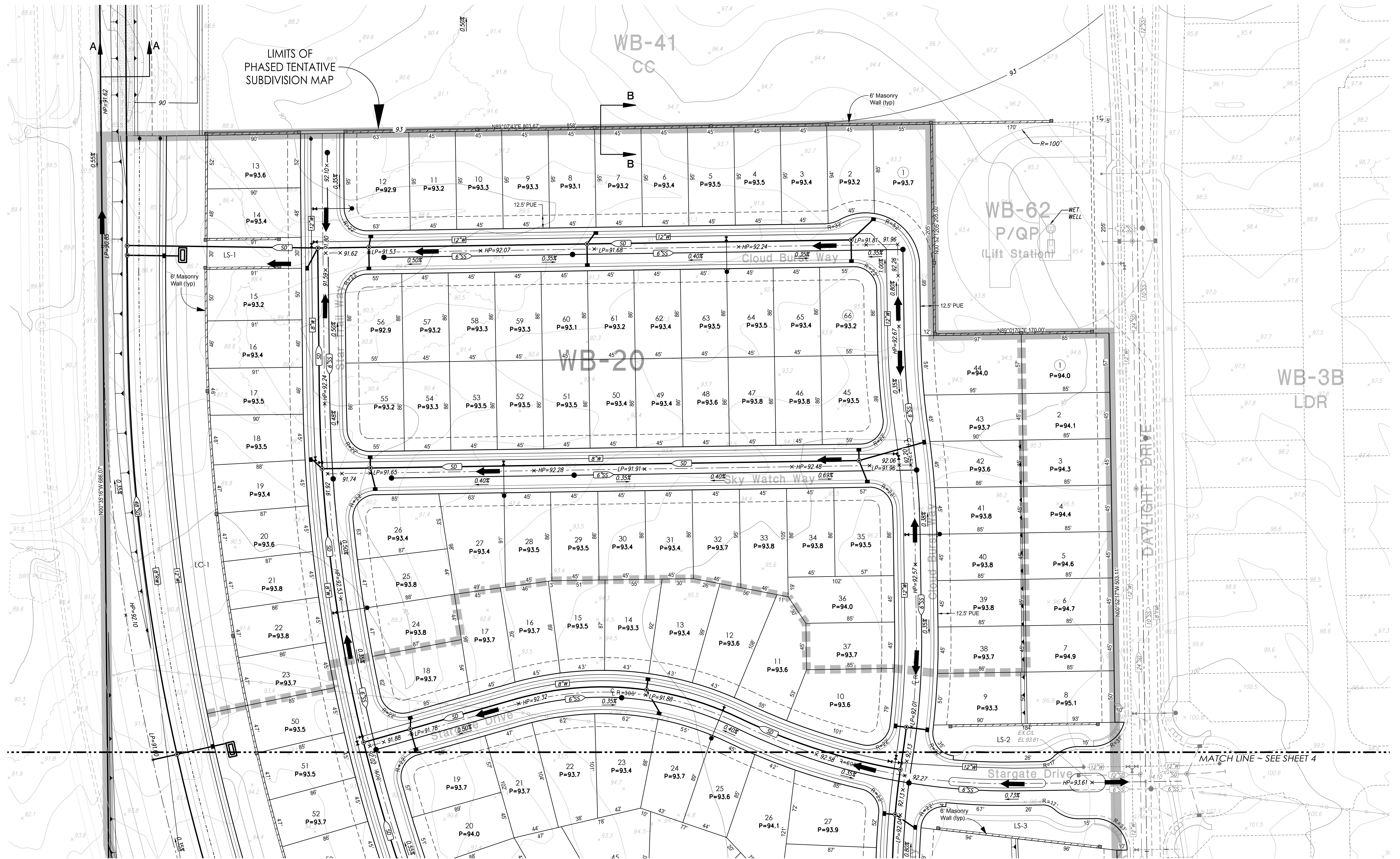
CONCEPTUAL GRADING & DRAINAGE
PHASED TENTATIVE SUBDIVISION MAP

Westbrook - Phase 3

Parcels WB-20, 21, 22 & 23 of the Sierra Vista Specific Plan

	Roseville, California	 December 7, 2018 Sheet 2 of 5
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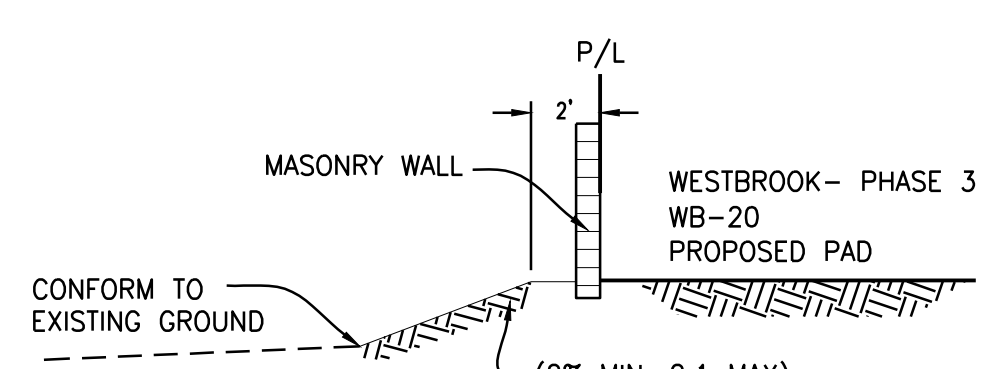
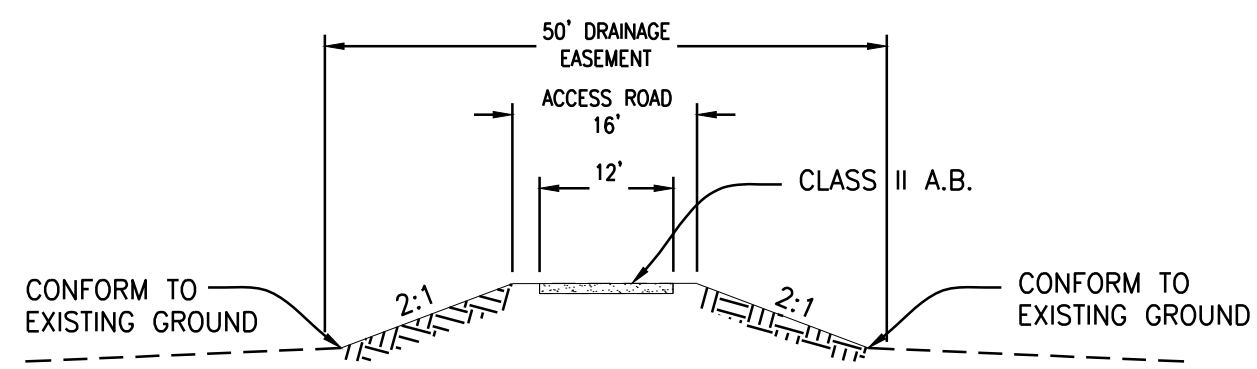
Westpark_Ph.3 SLTM - Submittal 3 - 18437.PH3.LOT



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER PIPE	
	SANITARY SEWER MANHOLE	
	WATER LINE	
	RECYCLED WATER LINE	
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
	STORM DRAIN PIPE	
	STORM DRAIN MANHOLE	
	DROP INLET	
	BIORETENTION BASIN	
	PAD GRADE	
	OVERLAND RELEASE FOR DRAINAGE	

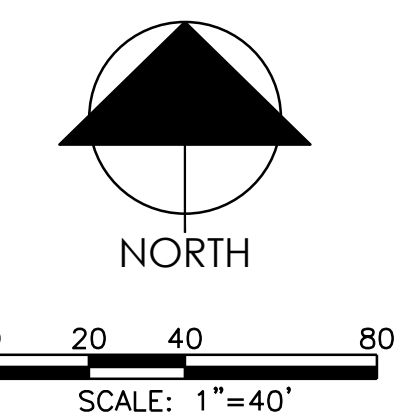
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- UTILITY NOTES**
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 - UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT. SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
 - THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
 - ALL TREES ON THE SITE ARE NON-ORDINANCE TREES AND WILL BE REMOVED.
 - ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNER.

ABBREVIATIONS

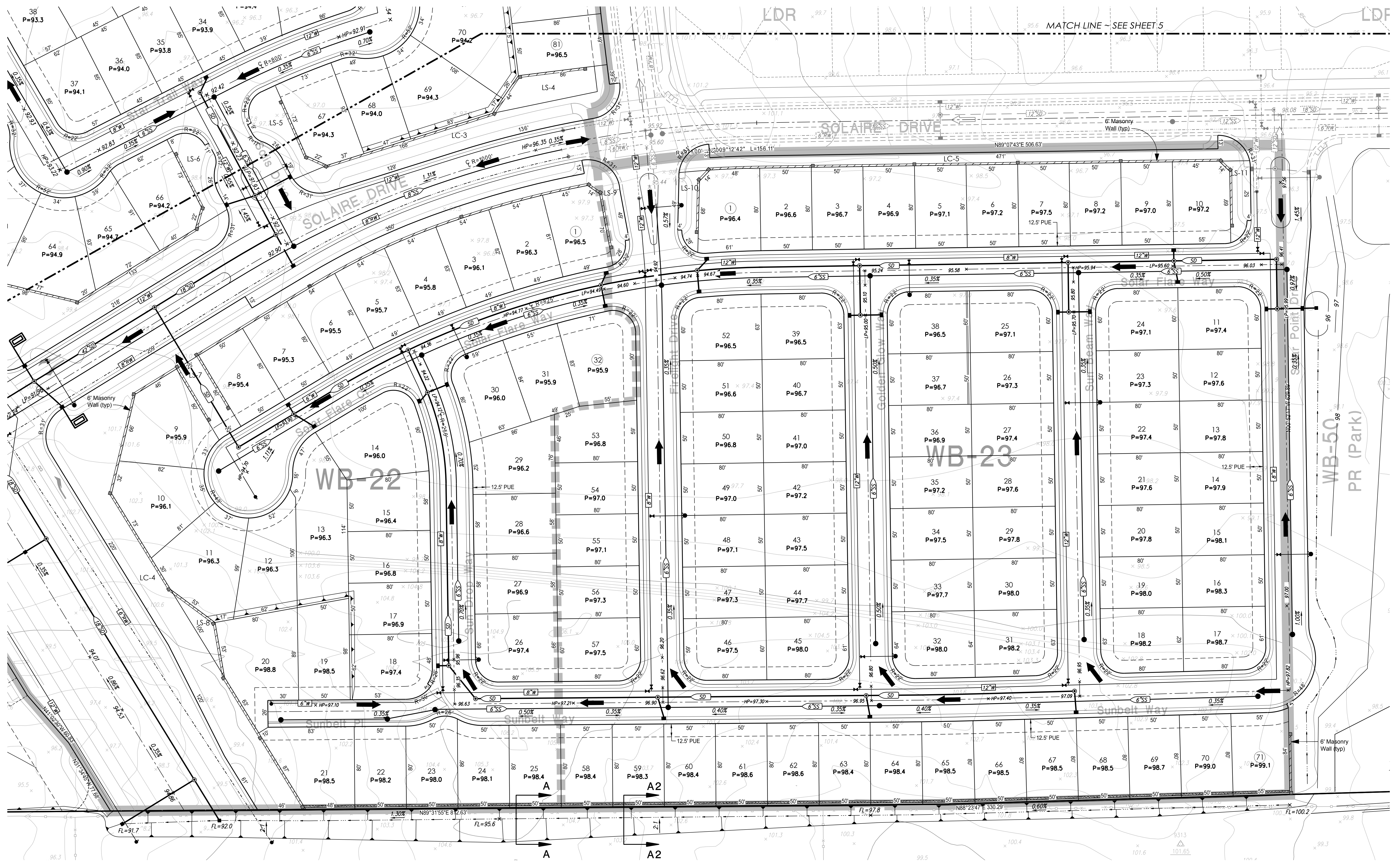
EVA	EMERGENCY VEHICLE ACCESS ESMT.
LC-	LANDSCAPE CORRIDOR LOT
LS-	LANDSCAPE LOT
LSE	LANDSCAPE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT



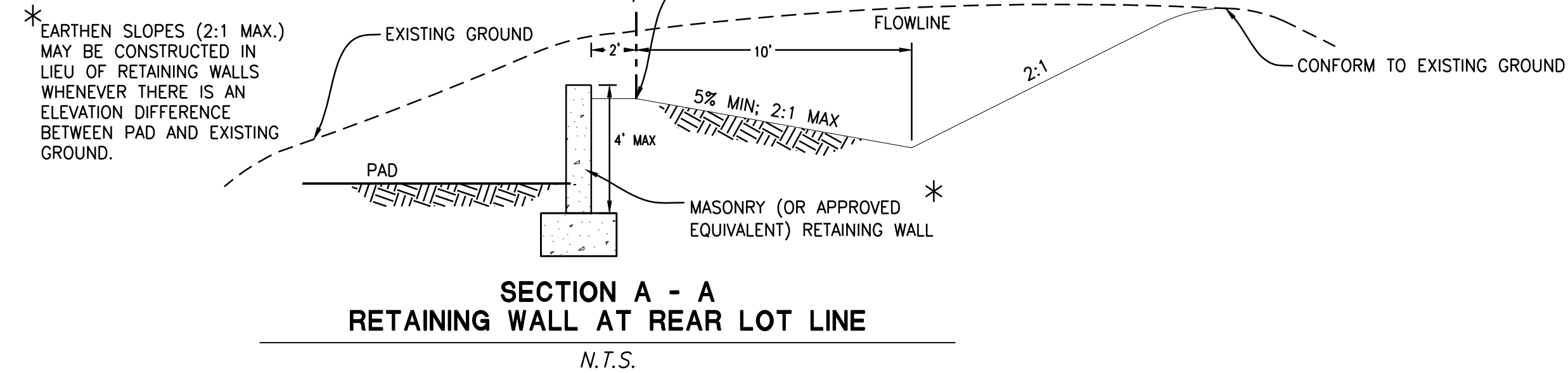
CONCEPTUAL GRADING, DRAINAGE & UTILITIES
PHASED TENTATIVE SUBDIVISION MAP

Westbrook - Phase 3

Parcels WB-20, 21, 22 & 23 of the Sierra Vista Specific Plan

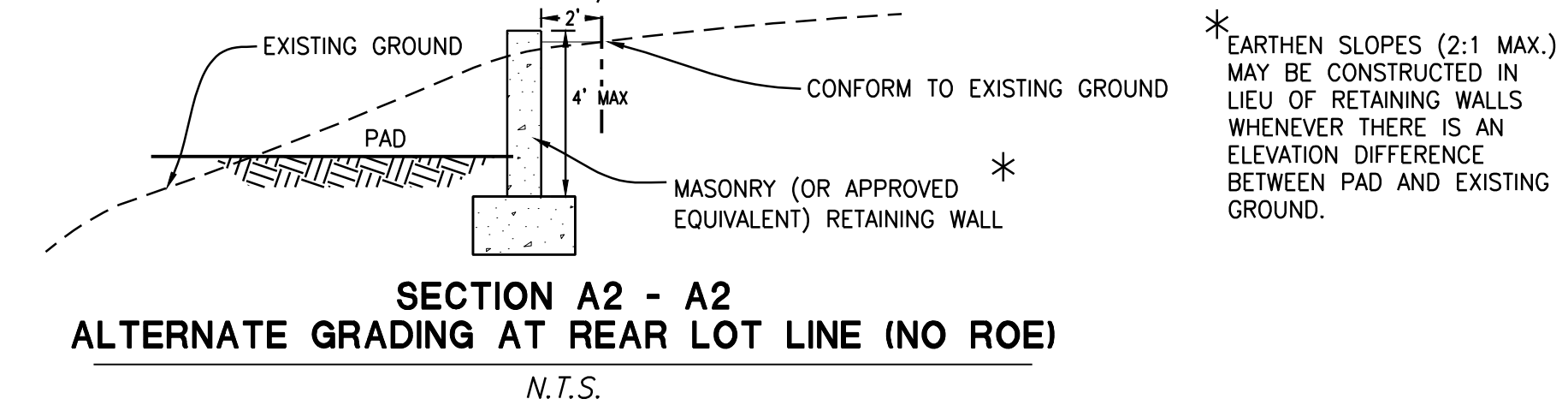
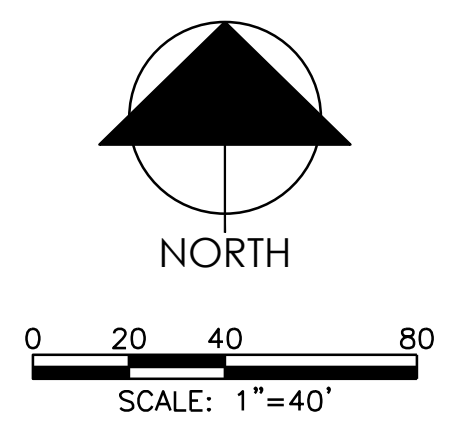


LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER PIPE	
	SANITARY SEWER MANHOLE	
	WATER LINE	
	RECYCLED WATER LINE	
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
	STORM DRAIN PIPE	
	STORM DRAIN MANHOLE	
	DROP INLET	
	BIORETENTION BASIN	
	PAD GRADE	
	OVERLAND RELEASE FOR DRAINAGE	



- UTILITY NOTES
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 - UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
 - THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
 - ALL TREES ON THE SITE ARE NON-ORDINANCE TREES AND WILL BE REMOVED.
 - ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNER.

ABBREVIATIONS	
EVA	EMERGENCY VEHICLE ACCESS ESMT.
LC-	LANDSCAPE CORRIDOR LOT
LS-	LANDSCAPE LOT
LSE	LANDSCAPE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT



CONCEPTUAL GRADING, DRAINAGE & UTILITIES PHASED TENTATIVE SUBDIVISION MAP

Westbrook - Phase 3

Parcels WB-20, 21, 22 & 23 of the Sierra Vista Specific Plan



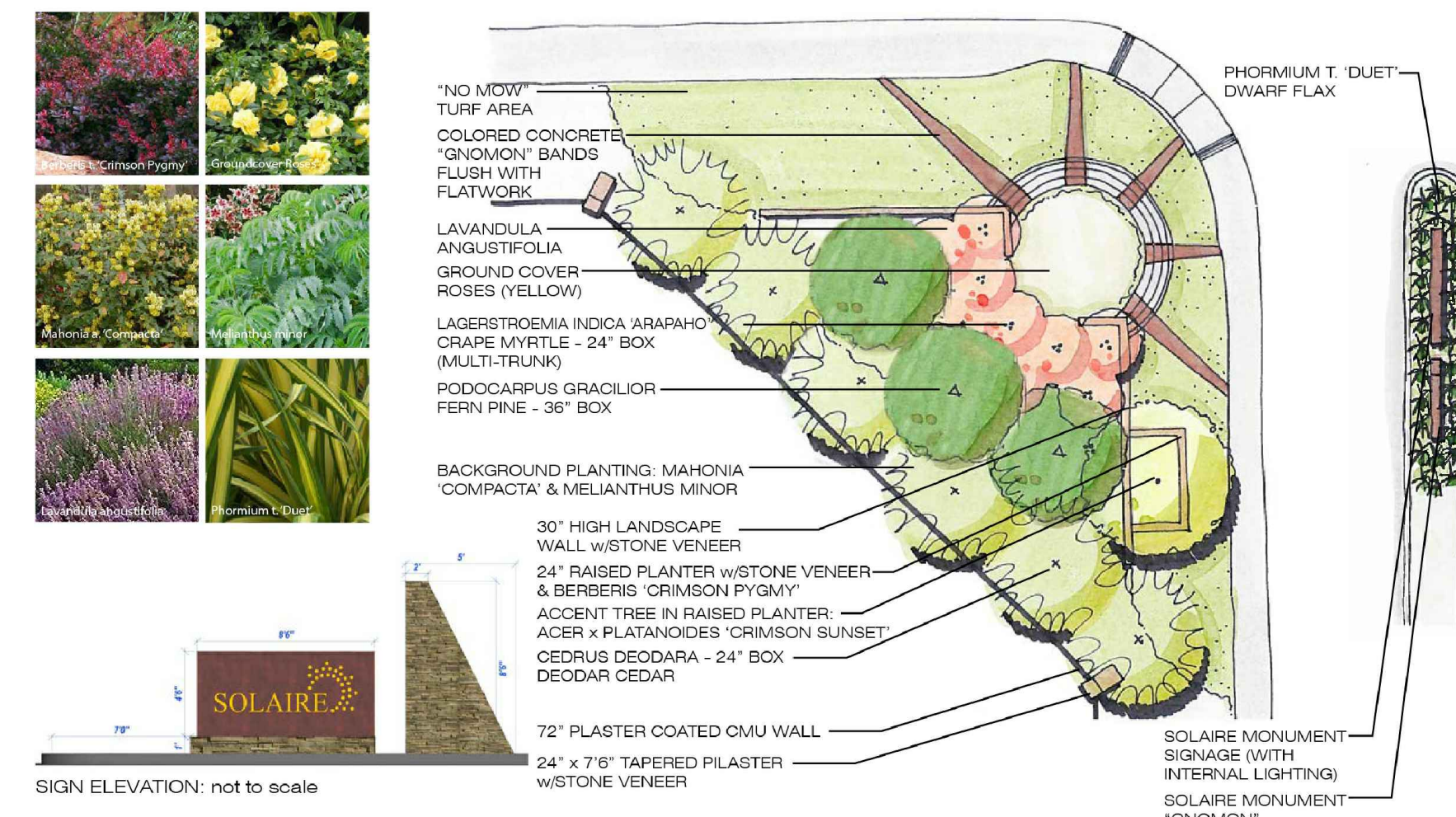
Roseville, California



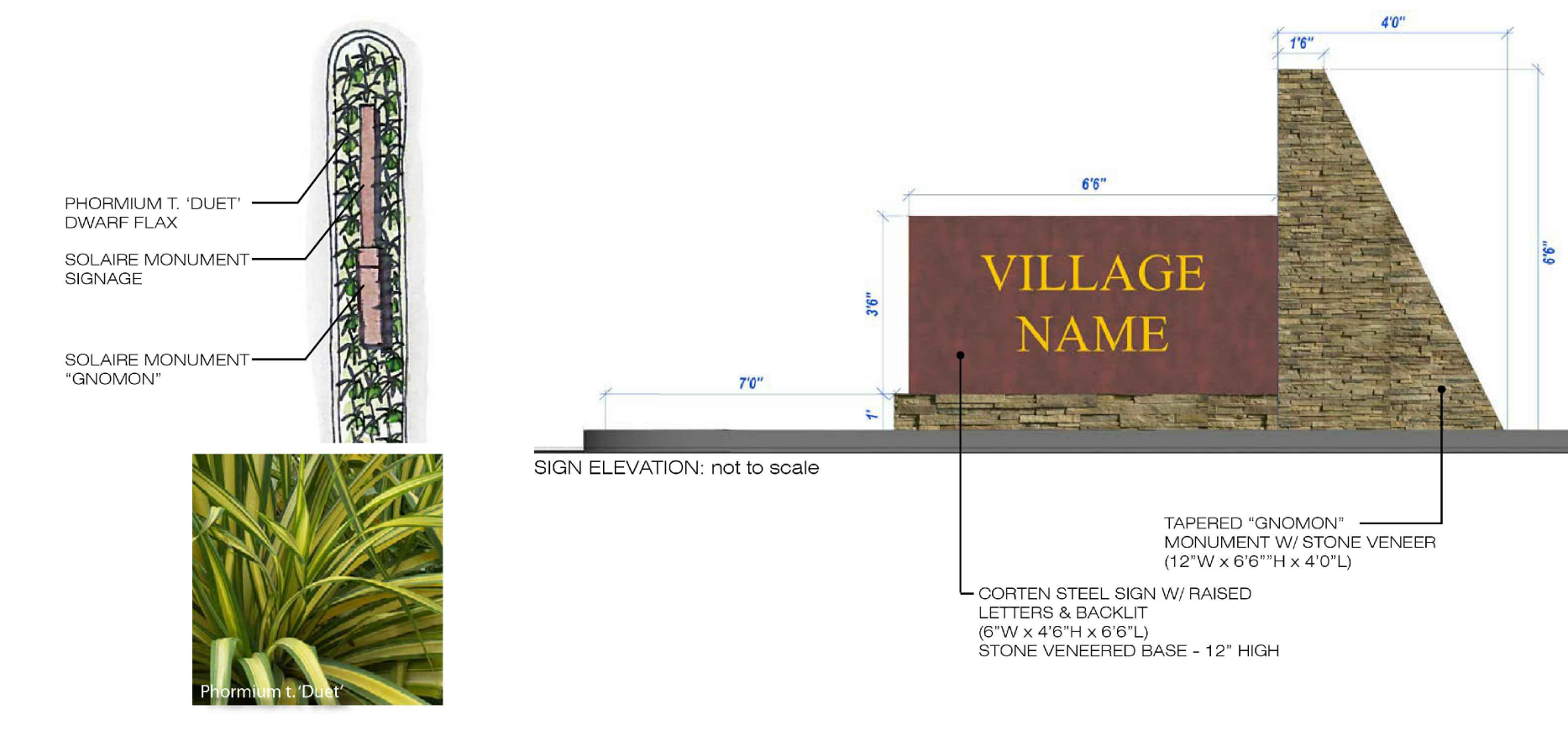
December 7, 2018
Sheet 5 of 5



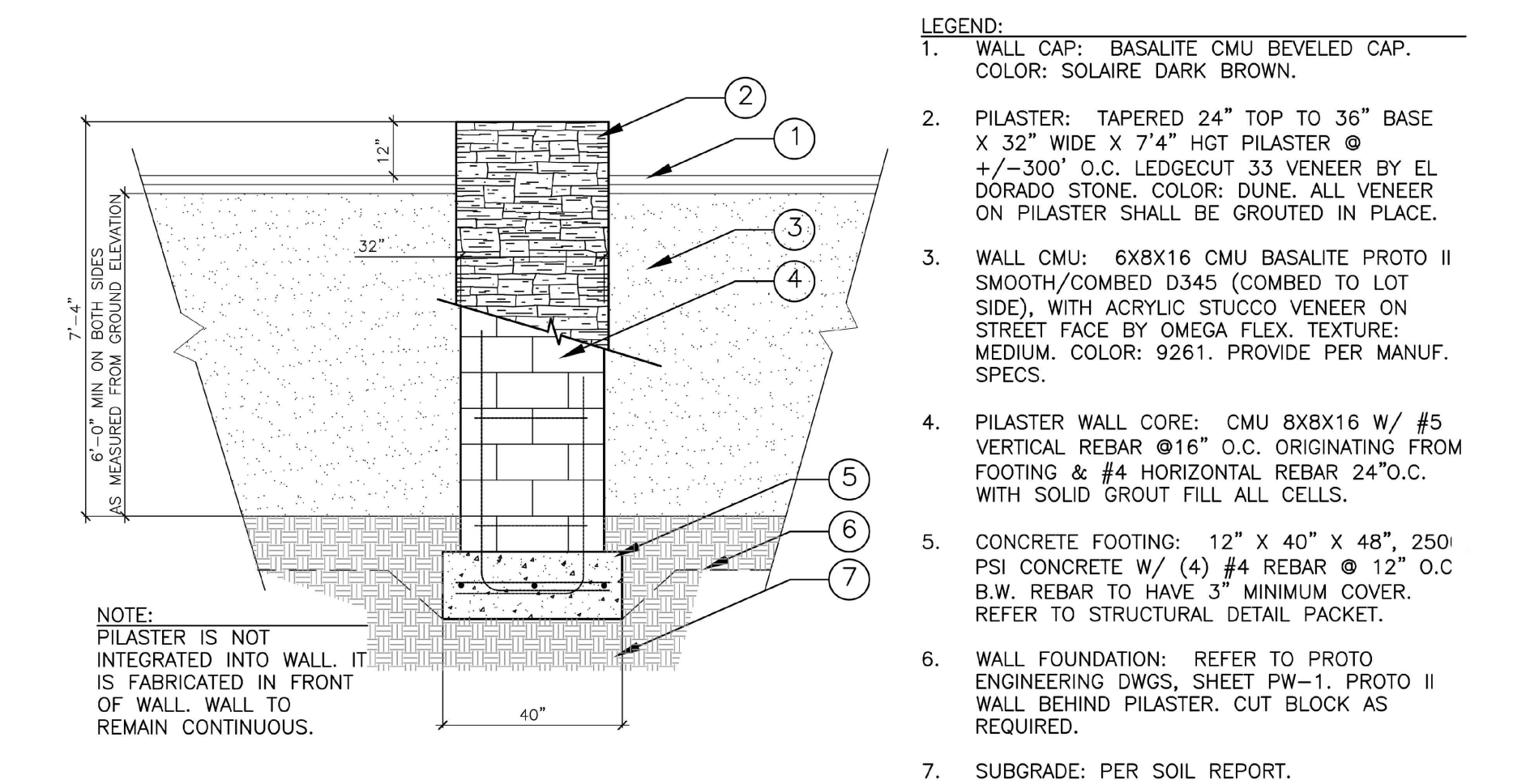
ENTRY MONUMENT LOCATION MAP
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A MINOR ENTRY MONUMENTS
(N.T.S.)

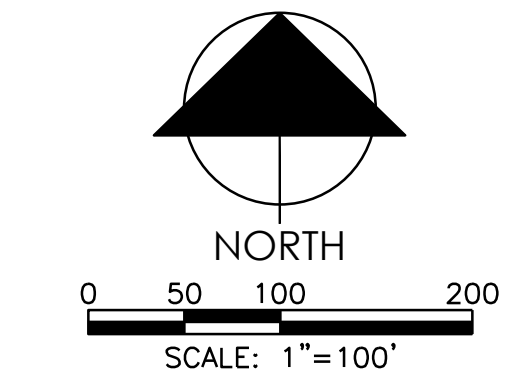


B VILLAGE ENTRY MONUMENTS
(N.T.S.)



C MASONRY WALL DETAIL
(N.T.S.)

- NOTES:
- 1. ALL WESTBROOK PHASE 3 LANDSCAPING, SIGNAGE, MONUMENTS, COLORS, AND LIGHTING SHALL BE CONSISTENT WITH WESTBROOK (SOLAIRE) PHASE 1.
 - 2. ENTRANCES TO PARCELS WB-20 AND WB-21 ON STARGATE DRIVE AND SOLIS DRIVE MAY BE GATED.
 - 3. VILLAGE ENTRANCE SIGN ON SOLAR POINT DRIVE IS OPTIONAL. FINAL DESIGN OF ENTRANCE MEDIAN TO BE DETERMINED WITH FUTURE IMPROVEMENT PLANS FOR PARCEL WB-23.

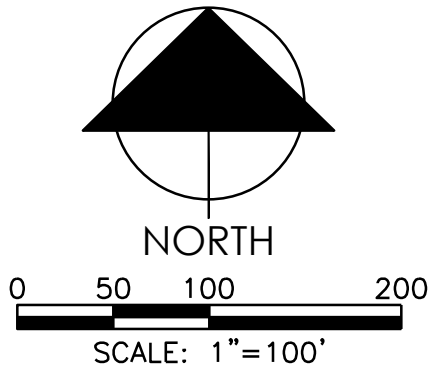


Attachment A
ENTRY MONUMENT DETAILS
PHASED TENTATIVE SUBDIVISION MAP

Westbrook - Phase 3
Parcels WB-20, 21, 22 & 23 of the Sierra Vista Specific Plan



SIGHT DISTANCE EXHIBIT
(Scale: 1"=100')



Attachment B
SIGHT DISTANCE EXHIBIT
PHASED TENTATIVE SUBDIVISION MAP

Westbrook - Phase 3

Parcels WB-20, 21, 22 & 23 of the Sierra Vista Specific Plan

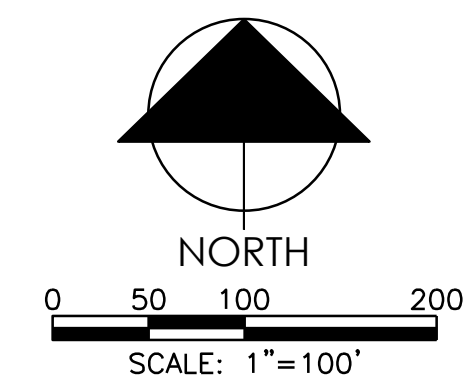
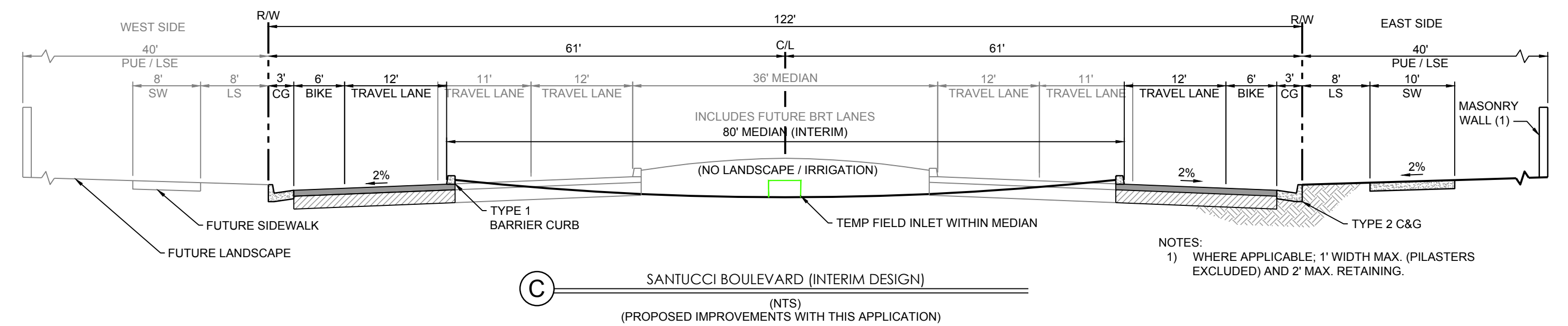
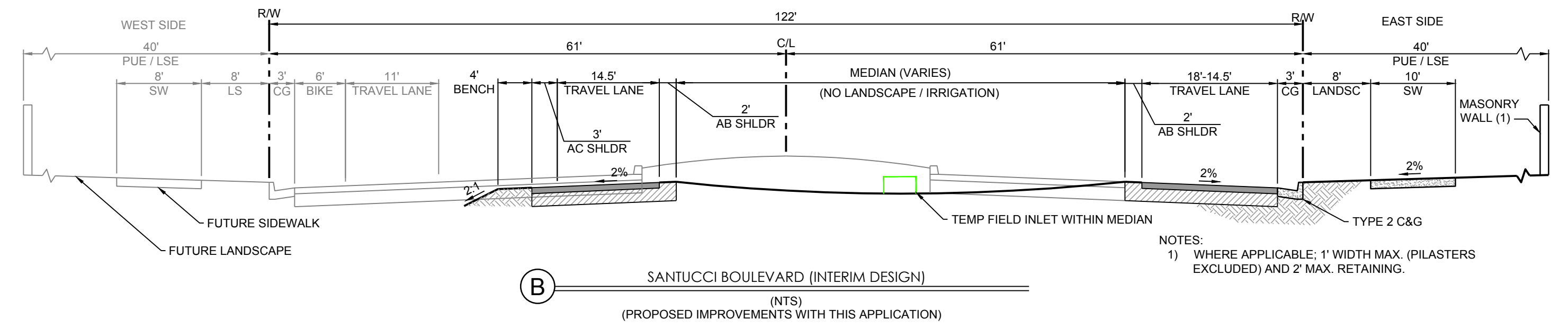
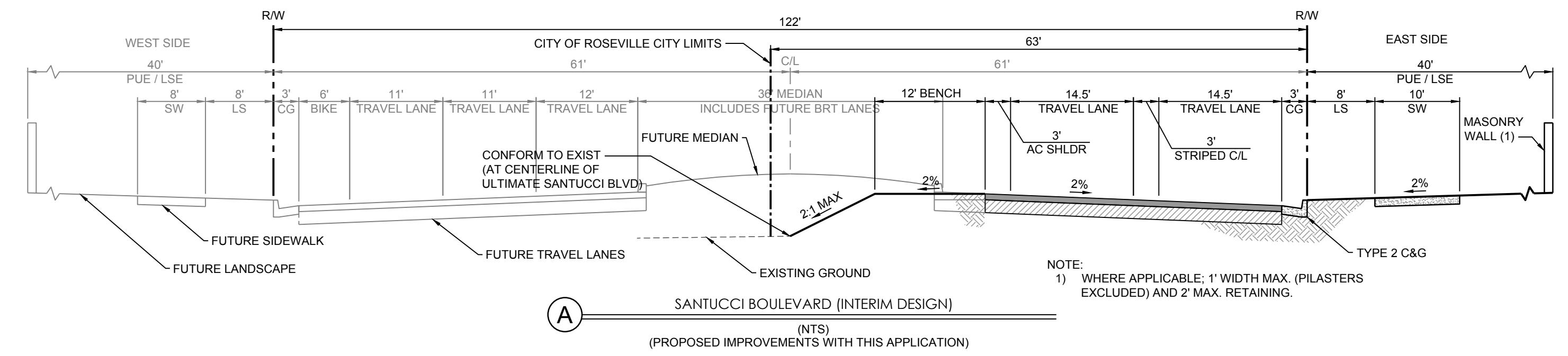


December 7, 2018



SANTUCCI BLVD. INTERIM DESIGN

(Scale: 1"=100')



Attachment C
SANTUCCI BLVD. INTERIM DESIGN
PHASED TENTATIVE SUBDIVISION MAP

Westbrook - Phase 3

Parcels WB-20, 21, 22 & 23 of the Sierra Vista Specific Plan



December 7, 2018

Westbrook Phase 3 *(a portion of the Sierra Vista Specific Plan)*

Revised Land Use Tables for Dwelling Unit Transfers

January 2, 2019

Table 4-1: Plan Area Land Use Summary						
Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Neighborhoods						
LDR	Low Density Residential	RS/DS	619.28	29.8%	3,097	35.7%
LDR	LDR – Age Restricted	RS/DS	97.48	4.7%	493	5.7%
MDR	Medium Density Residential	RS/DS	<u>330.75</u> <u>333.19</u>	<u>15.9%</u> <u>16.1%</u>	<u>2,480</u> <u>2,488</u>	<u>28.6%</u> <u>28.7%</u>
HDR	High Density Residential	R3	92.54	4.5%	<u>2,320</u> <u>2,312</u>	<u>26.7%</u> <u>26.6%</u>
Sub-totals			<u>1140.05</u> <u>1142.49</u>	<u>54.5%</u> <u>54.7%</u>	8,390	96.7%
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	35.25	1.7%	289	3.3%
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	25.52	1.2%	--	--
CC	Community Commercial	CC & GC	178.29	8.6%	--	--
Sub-totals			239.23	11.5%	289	3.3%
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	65.11	3.1%	--	--
PR	Parks & Recreation	PR	106.1	5.1%	--	--
OS	Open Space	OS	302.35	14.6%	--	--
OS	Paseo (60'-wide)	OS	13.67	0.7%	--	--
UR	Urban Reserve	UR	40.31	1.9%	--	--
Sub-totals			533.19	25.7%	--	--
Right of Way/ Landscape Corridor			<u>164.26</u> <u>166.70</u>	8.1%	--	--
TOTAL			2075.79 ac	100%	8,679 du	100%

Last updated: December 2018

Westbrook Phase 3 *(a portion of the Sierra Vista Specific Plan)*

Revised Land Use Tables for Dwelling Unit Transfers

January 2, 2019

Table 4-2: Land Use, Zoning, & Acreage by Parcel *(portion of)*

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
UR-92	Urban Reserve	UR	40.31		
Sub-totals (Urban Reserve)			40.31	0	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	31.65	126	4.0
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	22.76	133	5.8
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	11.81	58	4.9
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	7.66	39	5.1
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	12.37	66	5.3
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	11.23	71	6.3
WB-4	LDR (Residential)	RS/DS	17.03	100	5.9
WB-5	LDR (Residential)	RS/DS	32.76	157	4.8
WB-6	LDR (Residential)	RS/DS	22.28	103	4.6
WB-7	LDR (Residential)	RS/DS	25.14	145	5.7
WB-20	MDR (Residential)	RS/DS	8.40 10.51	66 73	7.9 6.9
WB-21	MDR (Residential)	RS/DS	11.57 11.07	81 72	7.0 6.5
WB-22	MDR (Residential)	RS/DS	4.66 7.92	32 54	6.9 6.8
WB-23	MDR (Residential)	RS/DS	9.72 7.29	71 59	7.3 8.1
WB-24	MDR (Residential)	RS/DS	8.16	53	6.5
WB-25	MDR (Residential)	RS/DS	15.02	100	6.7
WB-30	HDR (Residential)	R3	8.06	237	29.4
WB-31	HDR (Residential)	R3	11.10	263 255	23.7 23.0
WB-32	HDR (Residential)	R3	5.11	128	25.0
WB-41	CC (Commercial)	CC	10.11		
WB-42	CC (Commercial)	CC	14.54		
WB-50	PR (Park)	PR	8.74		
WB-51	PR (Park)	PR	4.47		
WB-52	PR (Park)	PR	1.50		
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.00		
WB-61	Public/Quasi-Public (Well)	P/QP	0.31		
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.80		
WB-80	OS (Open Space)	OS	36.57		
Sub-totals (Westbrook)			363.53 365.98	2,029	
ROW	Right of Way/Landscape Corridors		168.48 166.04		
Sub-totals (ROW)			168.48 166.04	0	
Total			2,072.16	8,679	

Last updated: December 2018



PLANNING COMMISSION COMMUNICATION

Title: Design Review Permit Modification and Lot Line Adjustment – 9277 Sierra College
– SERSP PCL 40 - Granite Bay Pavilions Offices – File # PL17-0131
Contact: Shelby Vockel, svockel@roseville.ca.us, 916-746-1347

Meeting Date: 1/24/2019
Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Notice to Applicant, File #2005PL-067 Granite Bay Pavilions Approval

Exhibit A Site Plan

Exhibit B Lot Line Adjustment

Exhibit C Preliminary Grading and Utility Plan

Exhibit D Stormwater Quality Plan

Exhibit E Preliminary Landscape Plan

Exhibit F Elevations

ITEM 6.2: **Design Review Permit Modification and Lot Line Adjustment – 9277 Sierra College – SERSP PCL 40 - Granite Bay Pavilions Offices – PL17-0131**

REQUEST

The applicant requests approval of a Design Review Permit Modification to allow two (2) new medical office buildings and two (2) new professional office buildings, totaling 16,434 square feet, and parking and landscape improvements within the Granite Bay Pavilions center. A Lot Line Adjustment is also requested to reconfigure the existing pad building parcels.

Applicant—Hilton L. Williams, HWA Architects
Owner – Ismak Alshatti, Sheba Development, LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to twenty-four (24) conditions of approval.
- B. Adopt the four (4) findings of fact and approve the Lot Line Adjustment subject to nine (9) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

In December 2017, two requests for public hearing were submitted to the Planning Division regarding this project (see Public Outreach discussion for details). The requests cited concerns about parking and potential conflicts with the CC&R's for the Granite Bay Pavilions business association. As discussed in this report, the project is consistent with previously approved parking reductions for the Granite Bay Pavilions center, and the required additional parking for the requested change in use will be accommodated on site. While staff acknowledges potential conflict with the business association, CC&R's are held to be a private concern and not within the scope of the City's review.

The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project is located on Parcel 40 within the Southeast Roseville Specific Plan (SERSP) area. The SERSP was adopted February 20, 1985 by the City Council, and was later amended in April of 1988. The plan area encompasses approximately 1,000 acres in the southeast area of the City. An Environmental Impact Report (SERSP EIR, SCH #87040605) was prepared for the 1988 amendment, which was certified upon adoption of the SERSP. The 1988 amendment to the SERSP addressed future development of Parcel 40, which was anticipated to accommodate a 135,000 square foot commercial development.

Prior to the Granite Bay Pavilions project, a separate Design Review Permit for a commercial center was approved for development. On April 25, 2002, the Planning Commission approved a Design Review Permit to construct an 87,000-square foot shopping center, including a 58,000-square foot Albertson's grocery store. The approval also included a Tree Permit to remove 106 oak trees, and a Tentative Subdivision Map to divide the approximately 13 acre property into six parcels. The Albertson's project generated significant neighborhood opposition and was appealed to the City Council, where the project approvals were upheld. However, building permits were never issued and the entitlements have since expired.

The project known as Granite Bay Pavilions (File #2005PL-067) was approved by the Planning Commission February 23, 2006. The project included a Design Review Permit to allow for the development of 16, single-story office buildings, ranging in size from 3,600 to 7,500 square feet, and four retail buildings, between 6,400 and 11,800 square feet in size, for a total of 117,908 square feet of commercial development. The approval also included a Tentative Subdivision Map to divide the 12.75-acre site into 21 parcels, a Tree Permit to remove 251 native oaks trees and to encroach into the protected zone of several others, and an Administrative Permit for a parking reduction to allow the office portion of the project to have a parking calculation based on net, rather than gross, square footage. A subsequent Design Review Permit Modification (DRPMOD) was approved administratively on June 25, 2008 to apply an alternate parking calculation methodology for Professional Office uses within the center (File #2008PL-028). This alternative calculation accounted for “net” leasable space within a building (a 20-percent reduction), as well as for shared trips between businesses in the center (“efficiency” factor, a 15-percent reduction). This is discussed in further detail in the Parking section of this report.

Figure 1: Project Site Aerial



The current application is a request to modify Buildings 2, 3, 4, and 5 within the approved Granite Bay Pavilions project. The changes include a reduction in area for all four of the buildings, as well as a change in use. In the original approval, all four buildings permitted professional office uses, and the current application identified Buildings 2 and 4 as designated for medical office uses. In addition, the proposed project includes a lot line adjustment to modify the parcel lines for the previously approved parcels, reorienting the configuration. This will accommodate the new, smaller buildings and allow additional space for parking. The project will create 28 new parking spaces, in addition to the 54 spaces already allotted for use by Buildings 2-5. The plaza previously shown between buildings 2-5 is eliminated by the modification, and a revised landscaping plan is proposed.

EVALUATION: DESIGN REVIEW PERMIT MODIFICATION

Section 19.78.060A of the City of Roseville Zoning Ordinance requires that two findings be made prior to the approval of a Design Review Permit Modification. The required findings are listed below in ***italicized, bold text*** and are followed by an evaluation.

- 1. The proposed modification is substantially consistent with the intent of the original approval.***

2. The proposed modification complies with all applicable standards and requirements of this title, with the applicable goals, policies, and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the applicable Specific Plan.

The prior Granite Bay Pavilions project, File #2005-PL-067, included a Design Review Permit, a Tentative Subdivision Map, a Tree Permit, and an Administrative Permit to construct approximately 117,908 of commercial development. The portion of the project site to be modified by this application consists of four parcels, totaling approximately 0.6 acres.

The project site has a CC/SA-SE (Community Commercial/Special Area – Southeast) zoning designation and is located within the SERSP area. Medical and professional offices are permitted within the CC/SA-SE zone pursuant to the Zoning Ordinance and the SERSP. The project complies with the maximum height requirement (less than 50 feet tall). No conflicts have been identified with the Zoning Ordinance or the SERSP.

Additionally, the previously approved Granite Bay Pavilions project and the changes proposed by this DRPMOD request are consistent with the applicable standards and requirements of the General Plan. The site is identified as CC (Community Commercial) by the General Plan, and Professional and Medical Office uses are consistent with this land use designation.

Change in use: The project proposes to modify the approved use of two of the buildings from Professional Offices to Medical Offices. All four buildings will also be reduced in area from the previous approval, as reflected in Table 1 below.



Table 1: Proposed Changes to Building Use and Area for DRPMOD

Building	Original Use	Proposed Use	Original Size	Proposed Size
"2"	Professional Office	Medical Office	4,972 square feet	4,728 square feet
"3"	Professional Office	Professional Office	4,972 square feet	3,489 square feet
"4"	Professional Office	Medical Office	4,972 square feet	4,728 square feet
"5"	Professional Office	Professional Office	4,972 square feet	3,489 square feet

Both Medical Office and Professional Office uses are permitted within the CC/SA-SE zone and both types of uses currently exist in the Granite Bay Pavilions center. There are slightly different standards between the two types of uses. For example, more parking is required for medical offices, at a ratio of one parking

space for 150 square feet of floor space. One parking space per 250 square feet of floor space is required for professional office uses. The project proposes 28 additional parking spaces to accommodate the change in use. The parking requirement is discussed further in the following Parking section.

Parking: As noted in the Background section of this report, previous parking reductions (File #2005PL-067 and 2008PL-028) have been approved for the Granite Bay Pavilions center to allow an alternate calculation for the parking standard. These parking reductions were approved for the overall center, rather than for an individual project, and remain in effect. This calculation allows a percentage reduction based on an assumed “net” square footage of each office building. According to the previous analyses, much of the internal space in office buildings is consumed by separate restrooms, lobby area, and electrical/fire rooms. These areas are assumed to total approximately 20-percent of a building, and while essential to building function, do not necessarily accommodate additional capacity. Additionally, the parking reduction approvals further reduced the parking requirement based on an “efficiency” factor of 15-percent—as it is assumed, given the mix of uses within the Granite Bay Pavilions center, that individuals frequenting the center would patronize more than one business per trip.

The approved Buildings 2-5 have a total area 19,888 square feet (4,972 square feet each). Multiplied by a factor of 0.80, applied to determine the “net” area, and again by a factor of 0.85 for the “efficiency” factor, the parking calculation for the office buildings is therefore based on an assumed area of 13,524 square feet. The Zoning Ordinance designates a ratio for parking spaces to area of buildings, based on use type. For Professional Offices, the ratio is one parking space for every 250 square feet of office space. Using the assumed 13,524 square feet, divided by a factor of 250 square feet and rounded to the nearest whole number, the parking requirement for the currently approved office buildings is 54 parking spaces. The calculation is illustrated below.

19,888 square feet x 0.80 (“net” area factor) = 15,910 square feet

15,910 square feet x 0.85 (“efficiency” factor) = 13,524 square feet

13,524 square feet/ 250 (office parking ratio) = 54 parking spaces

A similar calculation is done for the proposed buildings, however; Medical Offices have a higher parking space to square footage ratio of one space per 150 square feet of office. In the current proposal, 9,456 square feet of building space is allocated for Medical Offices, and 6,978 square feet of building space is allocated for Professional Offices. Medical Offices do not qualify for the “net” or “efficiency” parking reductions.

Medical Offices: 9,458 square feet/ 150 (medical parking ratio) = 63 parking spaces

Professional Offices: 6,976 square feet x 0.80 (“net” factor) x 0.85 (“efficiency” factor) = 4,744 square feet. 4,744 square feet/ 250 (office parking ratio) = 19 parking spaces

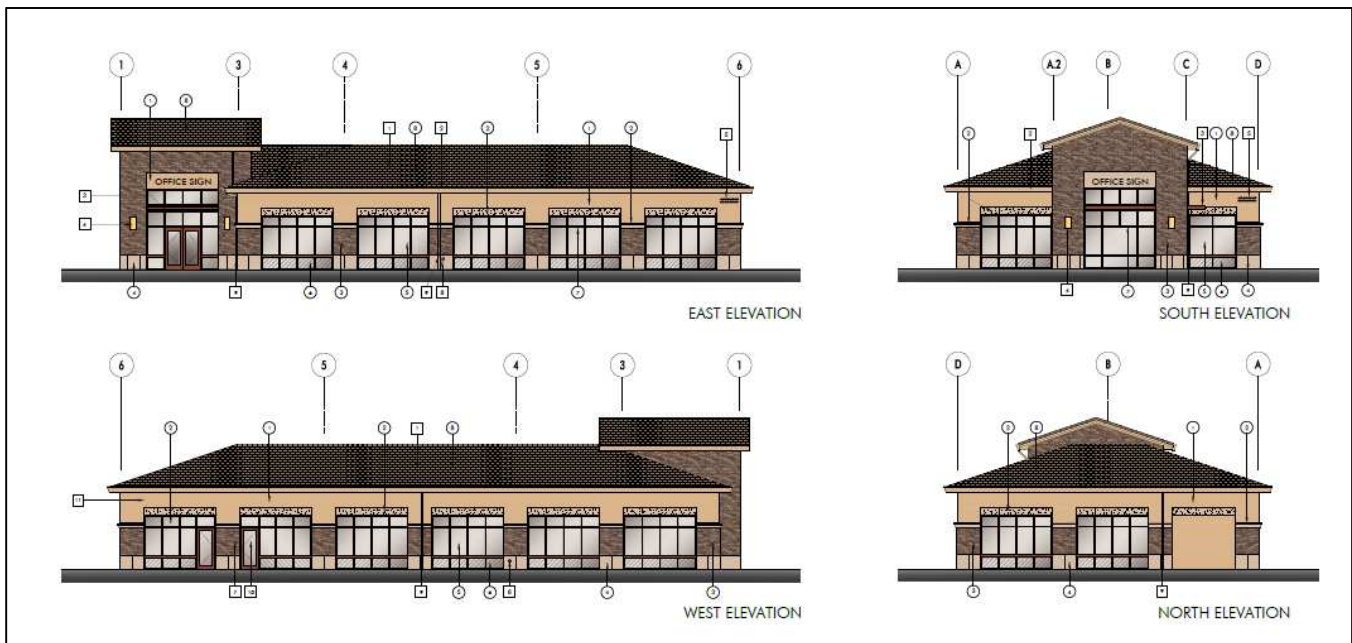
Total: 63 + 19 = 82 parking spaces required for the proposed project.

The project proposes to add 28 parking spaces to the center to accommodate the change in use. This is accomplished by the reconfiguration of the four buildings, and the addition of a new parking area. Based on the calculation parameters established by the previously approved parking reductions for the Granite Bay Pavilions project (File #s 2005PL-067 and 2008PL-028), the project meets the parking requirements for the commercial center.

In addition to parking spaces, short and long term bicycle parking is required per the Zoning Ordinance. The proposed project will provide four short term bicycle parking stalls and six long term lockers, exceeding the required two short term stalls and five bicycle lockers.

Elevations: The elevations proposed for the revised Buildings 2-5 are substantially consistent with the previously approved project. The applicant provided the approved color and materials palate to accompany the application, and will utilize this palate for the new buildings. The buildings are shown as approximately 19 feet in height, consistent with the height of the other buildings throughout the center and well below the maximum height of 50 feet for the CC zone. As with the prior project and required by the Community Design Guidelines (CC-46), the new buildings will be constructed with high quality, durable materials such as stone and concrete. The architectural treatments and rooflines are applied consistently to all four buildings, and will match what has already been constructed in the Granite Bay Pavilions center. The elevations are therefore consistent with the previous approval and the Community Design Guidelines.

Figure 3: Elevations for Building 4



Landscaping: The project proposes revisions to the landscaping design and public outdoor area for Buildings 2-5. The small plaza that was included in the previous approval will be eliminated due to the building reconfiguration, and will be replaced by the new parking area. The revised plan shows new trees and groundcover between the buildings and adequate shading for the new parking area. The Community Design Guidelines require that 50-percent of the parking area be shaded, based on the 15-year mature canopy shade value of the chosen tree species (CC-64). The project proposes an estimated 52-percent shade coverage, exceeding the minimum requirement. All tree species shown on the landscaping plan, including Crape Myrtle, Tupelo, Chinese Pistache, Evergreen Pear, and Chinese Elm, are recommended in the SERSP Landscape Guidelines for plazas, malls, and parking areas. The preliminary landscape plan is consistent with the SERSP Landscape Guidelines and with the previously approved project.

EVALUATION: LOT LINE ADJUSTMENT

In accordance with the Subdivision Map Act and the City of Roseville Subdivision Ordinance Chapter 18.10, the evaluation of the request is based on compliance with the City's Zoning Ordinance and Building Code as follows:

- 1. The proposed Lot Line Adjustment complies with the Zoning Ordinance for the district in which the parcels are located.***

The subject parcels have a zoning designation of CC/SA-SE, which is a commercial zone. The applicant is not proposing to change the zoning designation. The proposed uses are consistent with the requirements for the CC/SA-SE zone, including the height requirements, clear vision triangle standards, and the parking requirements for Professional and Medical Offices. No conflicts with the Zoning Ordinance standards for the CC zone have been identified.

2. The proposed Lot Line Adjustment complies with the local building regulations, including the California Building Code.

The California Building Code (CBC) establishes building regulations based on the type of construction, the use of a building or structure, and a building's proximity to other buildings and property lines. The future construction and uses of the site have been and will continue to be reviewed for compliance with the City's Design and Development Standards and the CBC through the building permit process. Therefore, approval of the Lot Line Adjustment will not create conflicts with local building regulations. In addition, the project has been reviewed by the City's Building Division and appropriate conditions of approval have been included with the project.

3. The proposed Lot Line Adjustment provides for any necessary relocation of existing infrastructure or easements.

The proposed lot line adjustment will adjust lines between four private parcels. The project has been reviewed by various departments and divisions within the City of Roseville, and conditions have been recommended to accommodate any relocations of easements or infrastructure. At present, no facilities have been constructed on the project site. No impacts are anticipated.

4. Compliance with General, SERSP, and Subdivision Design Standards.

The subject parcels have a CC (Community Commercial) land use designation in the General Plan and in the SERSP. Both Medical and Professional Office uses are consistent with the commercial use type. The reconfiguration of the parcels will result in lots which can be used and built upon, and which are practical for improvement based on the existing topography. No conflicts with the General Plan, SERSP, or Subdivision Design Standards have been identified.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. As the project is a Design Review Permit Modification and a Lot Line Adjustment, a Notice of Intent to Approve the project administratively was distributed on December 12, 2017. However, multiple requests for public hearing were received by members of the public within the noticing period, citing concerns with parking and potential conflicts with the center's CC&R's. The project was tentatively scheduled to be heard by the Design Committee on January 18, 2018. However, no hearing was held.

The project became inactive until October 2018, when additional project materials were submitted by the applicant. Consistent with Zoning Ordinance Section 19.74.010, it was determined by the Planning Manager that the Planning Commission would be the appropriate authority to review the request due to surrounding property owner interest. A public notice of the Planning Commission hearing was published on January 11, 2019, and was distributed to all property owners within 300 feet of the project site. One neighbor called with a question regarding the parking situation, but to date, no additional comments have been received.

CONCLUSION

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

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332 for Infill Development and Section 305 of the City of Roseville CEQA Implementing Procedures.

According to Section 15332, Class 32 allows the exemption of projects characterized as infill development that meet the following conditions:

- b) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- c) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- d) The project site has no value as habitat for endangered, rare or threatened species.
- e) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- f) The site can be adequately served by all required utilities and public services.

The project site has a General Plan designation of CC/SA-SE, which allows medical and professional offices. No conflicts with General Plan, SERSP, or Zoning Ordinance policies have been identified, as discussed above in this report. Additionally, the 0.6 acre project site is vacant and has been graded, and is located within an existing, developed shopping center. Development of this property was already anticipated by both the Southeast Roseville Specific Plan and the prior Design Review Permit, and approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The project has been reviewed by the Building and Engineering Divisions of the Development Services Department, as well as the Fire Department and Electric Department, and conditions of approval are recommended to ensure compliance with City standards and the adequate provision of utilities and public services.

RECOMMENDATION

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

- A. Adopt the findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT MODIFICATION – 9277 SIERRA COLLEGE BLVD– SERSP PCL 40 – GRANITE BAY PAVILIONS OFFICES** –subject to twenty-four (24) conditions of approval.
- B. Adopt the findings of fact as stated in the staff report and approve the **LOT LINE ADJUSTMENT – 9277 SIERRA COLLEGE BLVD– SERSP PCL 40 – GRANITE BAY PAVILIONS OFFICES** – subject to nine (9) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION #PL17-0131

1. This Design Review Permit Modification approval shall be effectuated within a period of two (2) years from **January 24, 2019** and if not effectuated shall expire on **January 24, 2021**. Prior to said expiration

date, the applicant may apply for an extension of time, provided this approval is does not extend the expiration beyond **January 24, 2022**. (Planning)

2. The project is approved as shown in Exhibits A-F and as conditioned or modified below. (Planning)
3. The project is subject to the previously approved conditions of approval for the Granite Bay Pavilions (File #2005PL-067), except as conditioned or modified below. (Planning)
4. The project shall be addressed as follows:
 - a) Common Area Improvements – 9243 Sierra College Bl
 - b) Building 2 – 9233 Sierra College Bl
 - c) Building 3 – 9237 Sierra College Bl
 - d) Building 4 – 9277 Sierra College Bl
 - e) Building 5 – 9273 Sierra College Bl (Business Services)

5. All projects with multi-tenants or buildings must submit a site plan upon initial Building Permit submittal specifying building footprint(s) to Business Services for building/suite addressing. (Business Services)
6. The fire separation distance (FSD) shall be dimensioned on the site plan. The City of Roseville Building Division has determined that all measurements for Fire Separation Distance shall be measured from the Face of the Wall or the Building Face to: the closest interior lot line; or the centerline of a street, alley or public way; or imaginary line between two buildings on the same lot.

If a 'no-build' reciprocal agreement or similar restriction is recorded on the common property, it may be treated as a street, alley or public way. (Building)

7. Exterior walls of the buildings shown with less than a 10' FSD, will require a minimum of one-hour fire-resistance-rated construction with parapets and varying degrees of fire-resistance-rated protection for openings and penetrations. (Building)
8. All existing Roseville Electric facilities shall be shown on all future civil drawings. (Electric)
9. In the event that the transformers located on the subject parcels need to be changed out due to the size of the panels or additional voltage needed for the buildings, the developer shall be responsible for the labor and expense. (Electric)
10. Sewer services shall not cross parcel lines unless located in an easement. (Environmental Utilities)
11. No trees are allowed to be planted over sewer services. (Environmental Utilities)
12. 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)
13. 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)
14. This project shall not reduce the responsibilities of the owner(s) or future owners of these parcels from maintaining all on-site fire systems including all underground water lines. Private underground fire lines that serve multiple buildings and/or parcels shall be part of the reciprocal easement agreement. There shall be a clear language regarding maintenance and common easements

agreement for service in the CCRs. A service company shall be obtained to maintain all on-site fire protection systems as noted in the conditions of approval. (Fire)

15. 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)
16. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 2,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
17. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review, Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
18. 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)
19. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)
20. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)
21. Depending on use and the type of medical facilities, if hazardous materials or storage of, liquids, gases and/or chemicals are part of this proposed use, the requirements of Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes shall be met. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact our Hazardous Materials Division within the Fire Department at (916) 774-5800 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
22. The owner shall participate in the existing Granite Bay Pavilions Transportation System Management (TSM) Plan and shall enter into a Transportation Management agreement consistent with the TSM ordinance (Alternative Transportation).
23. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. Parking stall markings are to be marked as "Carpool/Clean Air/EV". Do not use "Vanpool". (Alternative Transportation, Building)

24. A covered seating area shall be located at the handicapped parking area closest to the main entrance, visible from the drive aisle for our Dial-a-Ride passenger drop-off and pick-up. (Alternative Transportation, Planning, Engineering).

CONDITIONS OF APPROVAL FOR LOT LINE ADJUSTMENT #PL17-0131

1. The Lot Line Adjustment is approved as shown in Exhibit B. (Planning, Engineering)
2. The following shall be submitted to Engineering prior to recordation of the lot line adjustment:
 - a) Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - b) One copy of the Conditions of Approval.
 - c) A completed Property Owner Consent Form.
 - d) Deed to convey interest in the property.
 - e) Preliminary title report no older than six months for all properties involved. (Engineering)
3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Records Office. (Engineering)
4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
5. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded Voluntary Merger per the "Digital Submittal of Cadastral Surveys". (Environmental Utilities)
6. Any relocation, rearrangement, or change to existing City facilities due to this Voluntary Merger shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)
7. All existing buildings shall conform to Table 5A of the Uniform Building Code (UBC) with regard to the minimum distance to the property line. (Building)
8. Any structures crossing the adjusted Lot/Parcel lines shall be removed prior to recordation of the Voluntary Merger documents. (Engineering)
9. Prior to recordation of the lot line adjustment, the applicant shall pay the City's surveyor's processing and consulting fee of \$125. (Engineering)

Attachments

1. Notice to Applicant, File #2005PL-067 Granite Bay Pavilions Approval

Exhibits

- A. Site Plan
- B. Lot Line Adjustment
- C. Preliminary Grading and Utility Plan
- D. Stormwater Quality Plan
- E. Preliminary Landscape Plan
- F. Elevations

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

**PLANNING & REDEVELOPMENT**

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

February 24, 2006

Tim Schaedler
Panattoni Development
8401 Jackson Road
Sacramento, CA 95826

SUBJECT: Project Name – SERSP PARCEL 40 (GRANITE BAY PAVILLIONS)
FILE #: **2005PL-067**
Project #: DRP-000057; SUB-000030; TP-000050; AP-000094
City Wide Job #: 060054

On **FEBRUARY 23, 2006**, the *Planning Commission* **APPROVED** the request for a **DESIGN REVIEW PERMIT** to allow for the development of 16, single story office buildings ranging in size from 3,600 to 7,500 square feet and 4 retail buildings ranging from 6,400 to 11,800 square feet; a **TENTATIVE SUBDIVISION MAP** to divide the 12.75 acre site into 21 parcels; a **TREE PERMIT** to remove 251 native oak trees and to encroach into the protected zone of several others; and an **ADMINISTRATIVE PERMIT** for a parking reduction to allow the office portion of the project to be parked on net square footage instead of gross square footage, located at **9243 SIERRA COLLEGE BL.**

EXPIRATION DATE

You have two (2) years from the date of the Planning Commission approval in which to effectuate the permit and record the final map, or else the approval for the **DESIGN REVIEW PERMIT, TENTATIVE SUBDIVISION MAP, TREE PERMIT, AND ADMINISTRATIVE PERMIT** becomes null and void.

The expiration date of this request is **FEBRUARY 23, 2008**.

EXTENSION OF MAP

You may request that a map be extended for a period up to a maximum of five (5) years. An application for an extension shall be submitted to the Planning Department prior to the expiration date indicated above. No notice will be sent to you prior to the date of map expiration.

YOU WILL BE RESPONSIBLE FOR REQUESTING ANY EXTENSION.

EXTENSION OF PERMIT

You may request that a permit be extended for a period up to a maximum of one (1) year. An application for an extension shall be submitted to the Planning Department prior to the expiration date indicated above. No notice will be sent to you prior to the date of permit expiration.

YOU WILL BE RESPONSIBLE FOR REQUESTING ANY EXTENSION.

FEE NOTIFICATION

Per Government Code Section 66000, et seq, this notice shall serve as notification that the 90 day appeal period has begun in which the applicant may protest the imposition of fees, dedications, reservations, or other exactions imposed under the provisions of Government Code Section 66020 to the City Council. The appeal shall be filed in writing or on a form provided by the City stating the reasons for the appeal as provided for in Government Code Section 66020. **The appeal shall be filed with the City Clerk.**

APPEAL PROCEDURE

The decision of the Planning Commission is final unless appealed. This decision must be appealed to the **City Council** by filing a written appeal and paying the required fee **within ten (10) calendar days of February 23, 2006.** **The appeal shall be filed with the City Clerk.**

You may be precluded from filing a lawsuit to challenge this decision unless you use this opportunity for administrative appeal and raise any issues you believe to be wrongly decided.

Persons wishing to commence a court case challenging this decision must do so within ninety (90) days of the final decision (after all administrative appeals are exhausted) pursuant to Code of Civil Procedures Section 1094.6. (See Roseville City Council Resolution No. 82-8I).

DESIGN REVIEW PERMIT CONDITIONS: DRP 000057

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, 2008**. 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, 2008**.
2. The project is approved as shown in Exhibits A - K and as conditioned or modified below.
 - a. The Landscape Plan shall be modified so that the trees along the southern and eastern property lines are evergreen species.
 - b. A wrought iron fence shall be constructed from the end of the masonry wall located along the eastern property line adjacent to Hillsborough park and shall continue along Eureka Road adjacent to the oak tree preserve area. Along the eastern property line the fence shall be six (6) feet in height. The portion of the fence adjacent to Eureka Road may be constructed in conjunction with any required retaining walls.
 - c. The parking area between Building 15 and the oak preserve shall include a turnout area at its terminus. The landscape setback may be reduced to 15 feet to accommodate the turnout area. (Planning)
 - d. Awnings and other architectural elements may be added to the retail buildings as shown in Attachment 7 and as approved by Planning & Redevelopment.

3. 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. (Engineering, Environmental Utilities, Finance)
4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
5. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
6. 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 BUILDING PERMITS:

7. 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--8 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, signages, 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) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
9. 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)
10. The Landscape plan shall comply with the SERSP Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
11. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)

12. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
15. 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)
16. Multiple Building Complexes. As part of the required Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
17. Building permit plans shall comply with all applicable code requirements (Uniform Building Code - UBC, Uniform Mechanical Code - UMC, Uniform Plumbing Code - UPC, Uniform Fire Codes - UFC and National Electrical Code - NEC), 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. Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
19. 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.
20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
21. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Access to the floodplain as required by Engineering and the Streets Department.

- e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
22. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
23. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
24. Prior to the approval of the Improvement Plans, the project proponent 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 project proponent during the pre-construction meeting. (Engineering)
25. "Prior to the commencement of grading operations, the contractor shall identify the site where the excess earthen material shall be deposited. If the deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineering 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)
26. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. Prior to plan approval, the project proponent shall acknowledge, in writing, that he understands that all retaining walls are installed at his risk, and alterations may be required upon the review of the final improvement plans. (Engineering)
27. The applicant shall apply for and obtain an encroachment permit from the City of Roseville Engineering Division prior to any work conducted within the City right of way and the Placer County Public Works Department prior to any work conducted in Placer County (Engineering).
28. A standard bus shelter pad shall be installed near the southeast corner of Sierra College Blvd and Eureka Road, just east of the projects driveway on Eureka Road. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. (Engineering)
29. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter. (Shelter No. 05-210) (Engineering, Transit)
30. All driveways shall be standard 35 foot minimum and 40 foot maximum width "Type A-7" with a maximum slope of 2% for the first 20 feet as measured from the traveled way of the adjacent roadway. In addition, the throat depth for each driveway shall be a minimum of 100 ft. (Engineering)
31. The southern Sierra College Blvd driveway shall allow right in and right out with left turns restricted to ingress only. The left turn ingress storage pocket shall have 250 feet of storage/decel length with a standard 120 foot taper. A 220-foot right turn lane (10 foot in width) with 120 foot taper shall be constructed for the right turn ingress. The northern driveway on Sierra College Blvd shall be right in and right out only. A 10-foot wide decel/auxiliary lane shall be provided between the northern driveway and the southern driveway. The Eureka Road Driveway shall allow full access movements. A raised median curb shall be constructed on Eureka Blvd to accommodate left turns into the site. This left turn pocket shall have 120 feet of storage/decel length with a standard 120 foot taper. To accommodate the east bound through lane on Eureka the existing right turn lane for Hillsborough Drive shall be ground and restriped as a through lane. The existing acceleration lane west of the Eureka Road Driveway shall be

extended 80 feet east of the driveway to accommodate a bus turnout. The bus turnout taper at the eastern end of the property shall be 120 feet. (Engineering)

32. The frontage along Sierra College Blvd shall include an 8-foot meandering pedestrian path, except in two locations where the sidewalk may be reduced to 5 foot to meander around existing oak trees. The frontage along Eureka Drive shall include an 8 foot pedestrian path attached to the back of the curb and gutter. (Engineering)
33. The applicant shall dedicate all necessary rights-of-way for the widening of any streets or for frontage improvements required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville and recorded at the County Records Office. (Engineering)
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 for all applicable water and sewer fees to include SSBA 4. (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, which 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 reclaimed 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. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Granite Bay Pavilions to be reviewed and approved by the Transportation Commission. Required bicycle parking shall include a minimum of nine (9) bicycle spaces, four (4) of which shall be bicycle lockers. (Planning/Transportation)
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. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
42. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)
43. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire apparatus. A minimum back of curb radii of not less than 48 feet shall be provided. (Fire)
44. The required fire flow for the protection of the proposed project is 1500 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type VN rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
45. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow 1,500 gpm. (Fire)
46. Applicant shall provide a minimum of one fire hydrant per fire department connection within the complex in accordance with the Roseville Fire Code. . A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)
47. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
48. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
49. The location of each fire department connections shall be approved by the fire department. Each building shall be served by a single fire department connection location subject to the approval of this department. (Fire)
50. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)
51. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will

meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)

52. 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
53. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
54. 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)
55. 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:

56. 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:
57. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
58. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
59. The control valves and the water meter shall be physically unobstructed.
60. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
61. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. Water and sewer easements
 - b. Tract A shall be dedicated as a public utility easement in its entirety. (Electric, Engineering, Environmental Utilities)
62. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Engineering, Environmental Utilities, Electric)

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63. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
64. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
65. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
66. 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.
67. 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)
68. The following note shall be added to the improvement plans:
- a. To minimize dust/ grading impacts during construction the applicant shall:
 - b. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
 - c. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - d. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - e. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
 - f. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
69. The project addressing shall be coordinated with the Engineering Division. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (Engineering)
70. This project falls within the commercial category of the Strap Ravine Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
71. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
72. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)

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73. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
 74. 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)
 75. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Granite Bay Pavilions to be reviewed and approved by the City Manager. (Transportation)
 76. 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)
 77. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
 78. Restaurants or other food services. The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
 79. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
 80. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall have control valves and activation switches electrically supervised and monitored by an approved central alarm monitoring company. Digital alarm communicator system panels shall be installed and maintained in accordance with National Fire Protection Association Standard # 72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
 81. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall be provided with an approved audible and visual alarm notification signal within the interior of the building to alert building occupants. Said alarm notification signal shall be provided throughout the building and shall be installed and maintained in accordance with National Fire Protection Association Standard #72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
 82. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
 83. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)
 84. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)
 85. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within

the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)

86. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
87. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
88. 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)
89. A Knox Company Model # 4400 key box shall be located adjacent to the door opening into the fire control room for each structure to provide access to fire protection system equipment. Said box shall be mounted at 6-feet above finished grade adjacent to the door opening. Contact the Fire Prevention Division for an approved Knox Company order form. The applicant shall pay a \$25 fee associated with the inspection of the key box prior to acceptance by the Fire Department at the time of receiving the Knox Company Order Form. (Fire)
90. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)
91. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.210. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials. Adequate radio coverage shall include all of the following:
 - a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
 - b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
 - d. A 100 % reliability factor. (Fire, Police)
92. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
93. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
94. 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)

95. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
96. 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)
97. 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)
 - a. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
98. Locate the metered service panel on the outside of the building.
99. 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.
 - a. One ¾" 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.
 - b. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

100. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
101. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
102. The project shall comply with all required environmental mitigation identified in the SERSP EIR & Granite Bay Pavilions Initial Study & Negative Declaration.
 - a. Mitigation Measure 4.1: A raptor survey shall be prior to construction during the breeding season of spring and early summer. If an active nest is located, construction activities shall be limited in the vicinity of the nest based on the recommendations of a biologist. (Planning)
103. 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)
104. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
105. 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)

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106. 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)
107. 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)
108. 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)
109. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
110. 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)
111. 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)
112. 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)
113. 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)
114. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
- A description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic (e.g. fencing, etc.);
 - A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

TENTATIVE SUBDIVISION MAP CONDITIONS: SUB-000030

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
4. 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. (Engineering, Environmental Utilities, Finance)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

5. Grading around the native oak trees shall be as shown on the tentative map and tree permit site plan (Exhibit K). (Planning)
6. The applicant shall submit to the Engineering Departments the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Engineering)
7. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
8. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
9. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)

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10. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
 11. All drainage facilities shall conform with natural drainage sheds. (Engineering)
 12. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:
 - a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.
 - b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.
 - c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.
 - e. The City shall have the authority to stop all grading operations if, in opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
 13. All cut-de-sacs with lengths in excess of 200 feet, as measured from the center of the bulb to the center line of the intersecting street, shall be constructed with increased bulb radii of 50 feet to the back of the curb. (Engineering, Fire)
 14. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
 15. Prior to the approval of the Improvement Plans, the project proponent 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 project proponent during the pre-construction meeting. (Engineering)
 16. All newly created parcels shall have reciprocal drainage, reciprocal access and shared parking agreements recorded between them at the Placer County Recorder's Office prior to approval of the final map (Engineering).
 17. Prior to recordation of the final map all onsite and frontage improvements must be complete. (Engineering)
 18. "Prior to the commencement of grading operations, the contractor shall identify the site where the excess earthen material shall be deposited. If the deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineering 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)
 19. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone

type construction, or cast in place concrete with fascia treatment. Prior to plan approval, the project proponent shall acknowledge, in writing, that he understands that all retaining walls are installed at his risk, and alterations may be required upon the review of the final improvement plans. (Engineering)

20. The applicant shall apply for and obtain an encroachment permit from the City of Roseville Engineering Division prior to any work conducted within the City right of way and the Placer County Public Works Department prior to any work conducted in Placer County (Engineering).
21. A standard bus shelter pad shall be installed near the southeast corner of Sierra College Blvd and Eureka Road, just east of the projects driveway on Eureka Road. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter. (Shelter No. 05-210) (Engineering, Transit)
22. All driveways shall be standard 35 foot minimum and 40 foot maximum width "Type A-7" with a maximum slope of 2% for the first 20 feet as measured from the traveled way of the adjacent roadway. In addition, the throat depth for each driveway shall be a minimum of 100 ft. (Engineering)
23. The southern Sierra College Blvd driveway shall allow right in and right out with left turns restricted to ingress only. The left turn ingress storage pocket shall have 250 feet of storage/decel length with a standard 120 foot taper. A 220 foot right turn lane (10 foot in width) with 120 foot taper shall be constructed for the right turn ingress. The northern driveway on Sierra College Blvd shall be right in and right out only. A 10 foot wide decel/auxiliary lane shall be provided between the northern driveway and the southern driveway. The Eureka Road Driveway shall allow full access movements. A raised median curb shall be constructed on Eureka Blvd to accommodate left turns into the site. This left turn pocket shall have 120 feet of storage/decel length with a standard 120 foot taper. To accommodate the east bound through lane on Eureka the existing right turn lane for Hillsborough Drive shall be ground and restriped as a through lane. The existing acceleration lane west of the Eureka Road Driveway shall be extended 80 feet east of the driveway to accommodate a bus turnout. The bus turnout taper at the eastern end of the property shall be 120 feet. (Engineering)
24. The frontage along Sierra College Blvd shall include an 8 foot meandering pedestrian path, except in two locations where the sidewalk may be reduced to 5 foot to meander around existing oak trees. The frontage along Eureka Drive shall include an 8 foot pedestrian path attached to the back of the curb and gutter. (Engineering)
25. The applicant shall dedicate all necessary rights-of-way for the widening of any streets or for frontage improvements required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville and recorded at the County Records Office. (Engineering)
26. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Public Works, a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)
27. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.

- b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.)
 - c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions
 - d. All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
28. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1000 feet on center. (Fire)
29. Minimum fire flow is 1,500 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
30. 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)
31. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
32. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)
33. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
- one (1) set of improvement plans
 - load calculations
 - electrical panel one-line drawings
34. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
35. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

36. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
- a. A 50 foot wide public utilities easement along Eureka Road and a 30 to 50 foot wide easement along Sierra College Boulevard;
 - b. Water, sewer, and reclaimed water easements; and,
 - c. Tract A shall be dedicated as a public utility easement in its entirety. (Electric).

Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)

37. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
38. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)
39. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
 - a. A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville. (Transportation)
 - b. The establishment of a Business Owners Association or other mechanism approved by the City that includes the following provisions:
 - i) Business Owners Association shall be responsible for maintenance of all common areas including landscaping, parking areas, and drive aisles. (Attorney)
 - ii) The common areas provide reciprocal access, parking and utilities (including drainage) for the mutual benefit of all properties. (Attorney, Engineering)
 - iii) Provisions for title to common areas to be held by the Business Owners Association for and on behalf of all owners of each parcel. (Attorney, Engineering, Fire, Environmental Utilities, Planning)
 - iv) The Business Owners Associations (collectively) shall own and maintain Tract A as shown on the Tentative Map. (Attorney, Engineering)
 - c. A clause shall be included within the CC&R's that prohibits changes to any of the items required by the City unless approved by the City. (Attorney)
40. The City shall not approve the Final Map for recordation until either:
 - a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

 - b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
41. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
42. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)
43. 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)

44. The Final/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
45. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
46. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
47. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
48. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
49. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
50. The applicant shall pay all applicable water and sewer fees to include SSBA 4 fees. (Environmental Utilities)
51. Each subdivided lot shall have individual sewer services. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

52. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)
53. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
54. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
55. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
56. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
57. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

58. The project shall comply with all applicable environmental mitigation measures identified in the SERSP EIR & Granite Bay Pavilions Initial Study & Mitigated Negative Declaration.
- a. Mitigation Measure 4.1: A raptor survey shall be prior to construction during the breeding season of spring and early summer. If an active nest is located, construction activities shall be limited in the vicinity of the nest based on the recommendations of a biologist. (Planning) (Planning)

TREE PERMIT CONDITIONS: FILE: TP-000050

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
1. All recommendations contained in the Arborist Report(s) (Exhibit I) shall be incorporated as part of these conditions except as modified herein. (Planning)		
2. Trees as listed in Exhibit I are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)		
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 1,791. Mitigation shall be provided through a combination of on-site planting and the payment of in-lieu fees. Prior to tree removal a mitigation plan shall be submitted and approved by the Planning & Redevelopment Department. In addition, A Performance Bond in the amount of 150% of the inches to be planted shall be posted to ensure that the proposed trees are planted and mitigation on an inch per inch basis is satisfied. (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) zz (or as listed in Exhibit B) as shown in Exhibit C and described in the staff report is permitted. (Planning)		
5. A \$20,000 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)		
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)		
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 Design Review Permit for Granite Bay Pavilions (DRP-000057).		

CONDITIONS OF APPROVAL ADMINISTRATIVE PERMIT: AP-000095

1. This Administrative Permit approval authorizing a 29 space parking reduction for Granite Bay Pavilions runs with the associated Design Review Permit (file #DRP-000057). The Administrative Permit shall expire upon the expiration of the DPR, or shall be effectuated upon the effectuation of the DRP. (Planning)
2. The parking reduction is based on the following permitted uses:

Use Type	Parking Ratio	Number of Parking Spaces
Office (71,687 gross s.f.)	1:250 (net) ¹	258
Medical Office (13,050 s.f.)	1:150 (gross)	87
Retail (21,257 s.f.)	1:300 (gross)	71
Restaurant (11,914 s.f.)	1:100 (gross)	119
Total		535

1. Office parking shall be based on net square footage with an efficiency rate of 90%. AS noted above the office component has a net square footage of 71,687. With a 90% efficiency rate the project has & 64,518 net s.f.

The mix of tenants may be modified from the square footages listed above as long as the total amount of required parking does not exceed 535 spaces. Administrative office uses shall be parked on net square footage based on a 90% efficiency rate. All other uses shall be parked on gross square footage.

The applicant shall provide an updated parking table with every tenant improvement submitted to the City. (Planning)

NOTICE TO PROJECT APPLICANT

All materials introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning Department as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Department's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.



MASTER SITE PLAN



PROJECT RESUME

BUILDING	USE	SIZE
BLDG 2	MEDICAL	4,728 GSF
BLDG 3	BUSINESS PROFESSIONALS	3,489 GSF
BLDG 4	MEDICAL	4,728 GSF
BLDG 5	BUSINESS PROFESSIONALS	3,489 GSF
TOTAL		16,434 GSF
PARKING REQUIRED:		82 STALLS
PARKING PROVIDED:		82 STALLS

SITE PLAN

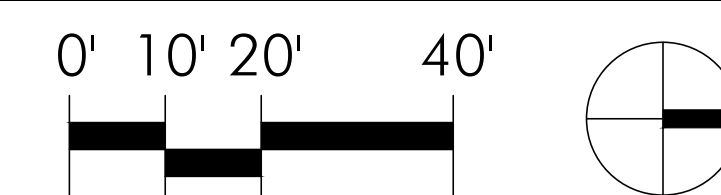
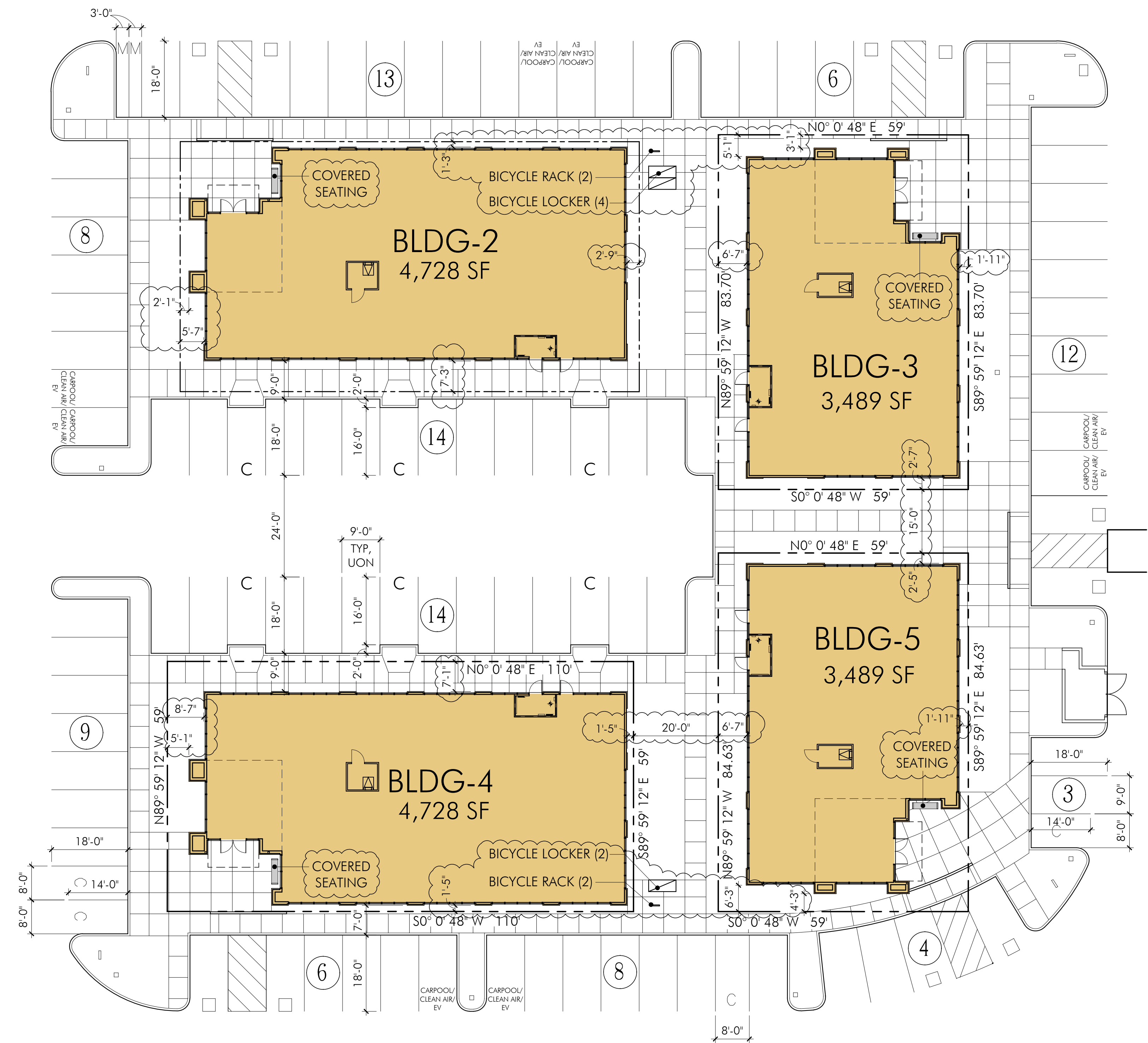


EXHIBIT A - CONCEPTUAL LAND USED

GRANITE BAY MEDICAL OFFICE
GRANITE BAY PAVILIONS
9243 SIERRA COLLEGE BLVD, ROSEVILLE, CALIFORNIA

DATED: 10/24/17
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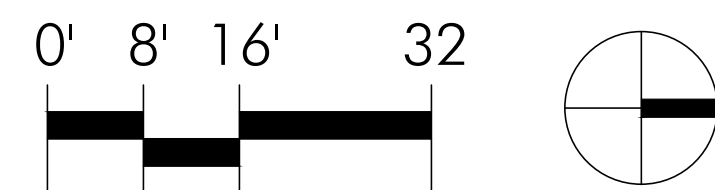


PROJECT RESUME

BUILDING	USE	SIZE
BLDG 2	MEDICAL	4,728 GSF
BLDG 3	BUSINESS PROFESSIONALS	3,489 GSF
BLDG 4	MEDICAL	4,728 GSF
BLDG 5	BUSINESS PROFESSIONALS	3,489 GSF
TOTAL		16,434 GSF

- PARKING REQUIRED
 - AUTOMOBILE 82 STALLS
 - SHORT-TERM BICYCLE 2 STALLS
 - LONG-TERM BICYCLE 5 LOCKERS

- PARKING PROVIDED
 - AUTOMOBILE 82 STALLS
 - SHORT-TERM BICYCLE 4 STALLS
 - LONG-TERM BICYCLE 6 LOCKERS



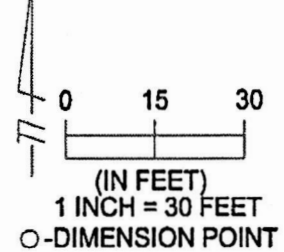
SITE PLAN - REVISED

GRANITE BAY MEDICAL OFFICE
GRANITE BAY PAVILIONS
9243 SIERRA COLLEGE BLVD, ROSEVILLE, CALIFORNIA

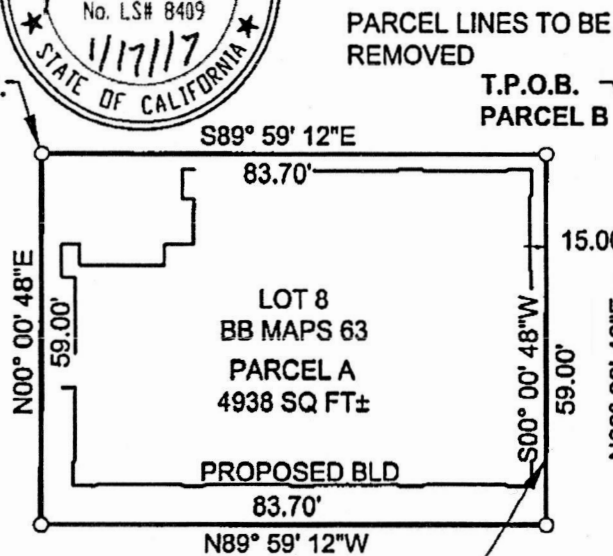
DATED: 10/04/18
F:\GMO - GRANITE BAY MEDICAL OFFICES\PRESENTATION\DRAWINGS\GMO-A103-SITE PLAN REVISED.DWG 10/4/2018 12:33 PM BY LEANNE HINH



PC EXHIBIT B



P.O.B.

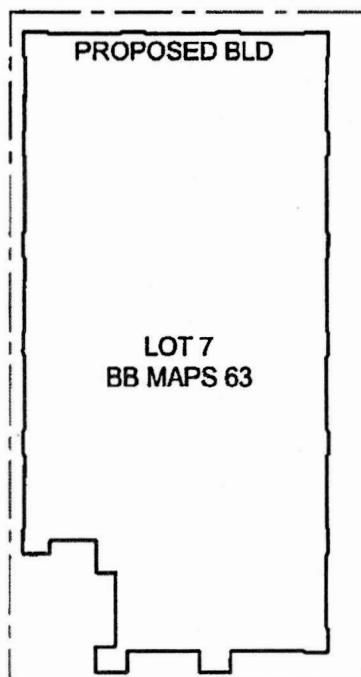


S89° 59' 12"E

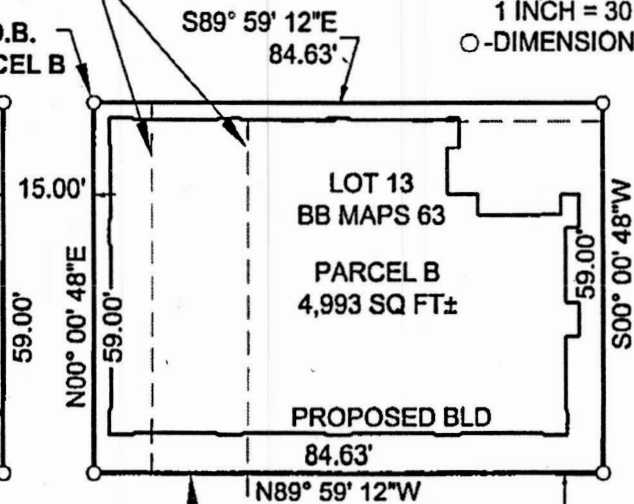
LOT 8
BB MAPS 63PARCEL A
4,938 SQ FT±

PROPOSED BLD

N89° 59' 12"W

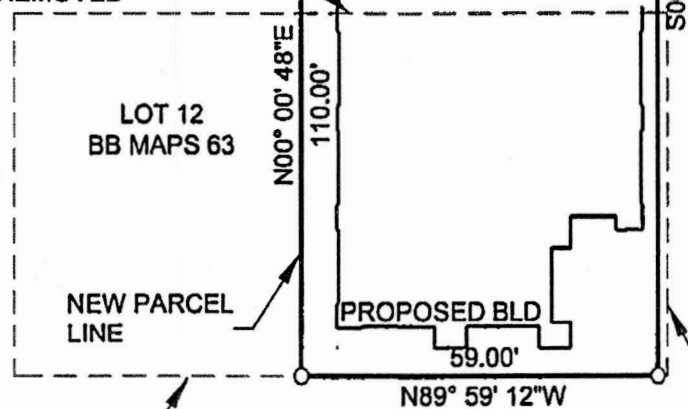
NEW PARCEL
LINES

PROPOSED BLD

LOT 7
BB MAPS 63T.P.O.B.
PARCEL BS89° 59' 12"E
84.63'LOT 13
BB MAPS 63PARCEL B
4,993 SQ FT±

PROPOSED BLD

N89° 59' 12"W

NEW PARCEL
LINESPARCEL D
(COMMON AREA)PARCEL LINES TO BE
REMOVEDLOT 12
BB MAPS 63NEW PARCEL
LINEN00° 00' 48"E
110.00'

PROPOSED BLD

N89° 59' 12"W

PARCEL LINE TO BE
REMOVEDPARCEL LINE TO BE
REMOVEDT.P.O.B. -TRUE POINT OF BEGINNING
P.O.B. -POINT OF BEGINNINGPeabody Engineering
1700 Alhambra Blvd., Suite 102
Sacramento, CA 95816
(916)-731-8088 office (916)-731-8089 fax
www.peabodyeng.comEXHIBIT "B"
MINOR LOT LINE ADJUSTMENT
"GRANITE BAY PAVILIONS LOTS 8, 13, 12 & 21 BK BB MAPS PG. 63"
9243 SIERRA COLLEGE BLVD.
CITY OF ROSEVILLE, PLACER COUNTY, STATE OF CALIFORNIAJOB NO. 1914.00
SCALE: 1" = 30'
DATE: 1/07/17
SHEET NO. 1
OF 1

The site plan illustrates the layout of four buildings and their associated utility services. The buildings are labeled as follows:

- BLDG-2**: 4,728 SF, F.F. = 247.80. Annotations include "NEW DOM. WTR SERVICE" and "USE EX SS SERVICE".
- BLDG-3**: 3,489 SF, F.F. = 247.20. Annotations include "NEW SS SERVICE".
- BLDG-4**: 4,728 SF, F.F. = 248.10. Annotations include "USE EX SS SERVICE" and "ABANDON EXIST SS SERVICE".
- BLDG-5**: 3,489 SF, F.F. = 248.10. Annotations include "USE EX SS SERVICE".

The plan also shows various utility features and easements:

- Water Service**: "NEW DOM. WTR SERVICE" and "EX DOM. WTR SERVICE" are indicated.
- Sanitary Sewer (SS) Service**: "USE EX SS SERVICE" is noted for multiple buildings.
- Utility Relocation**: "RELOCATE DRY UTILITY VALUITS" is shown in a hatched area.
- Easements**: "E17.10 TBC", "E17.20 LIP", "E17.46 TBC", "E17.50 TBC", "E17.56 TBC", "E17.58 TBC", "E17.59 TBC", "E17.60 TBC", "E17.61 TBC", "E17.62 TBC", "E17.63 TBC", "E17.64 TBC", "E17.65 TBC", "E17.66 TBC", "E17.67 TBC", "E17.68 TBC", "E17.69 TBC", "E17.70 TBC", "E17.71 TBC", "E17.72 TBC", "E17.73 TBC", "E17.74 TBC", "E17.75 TBC", "E17.76 TBC", "E17.77 TBC", "E17.78 TBC", "E17.79 TBC", "E17.80 TBC", "E17.81 TBC", "E17.82 TBC", "E17.83 TBC", "E17.84 TBC", "E17.85 TBC", "E17.86 TBC", "E17.87 TBC", "E17.88 TBC", "E17.89 TBC", "E17.90 TBC", "E17.91 TBC", "E17.92 TBC", "E17.93 TBC", "E17.94 TBC", "E17.95 TBC", "E17.96 TBC", "E17.97 TBC", "E17.98 TBC", "E17.99 TBC", "E18.00 TBC", "E18.01 TBC", "E18.02 TBC", "E18.03 TBC", "E18.04 TBC", "E18.05 TBC", "E18.06 TBC", "E18.07 TBC", "E18.08 TBC", "E18.09 TBC", "E18.10 TBC", "E18.11 TBC", "E18.12 TBC", "E18.13 TBC", "E18.14 TBC", "E18.15 TBC", "E18.16 TBC", "E18.17 TBC", "E18.18 TBC", "E18.19 TBC", "E18.20 TBC", "E18.21 TBC", "E18.22 TBC", 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 **Peabody Engineering**
1700 Alhambra Blvd., Suite 102
Sacramento, CA. 95816
(916) 731-8088 office (916) 731-8089 fax

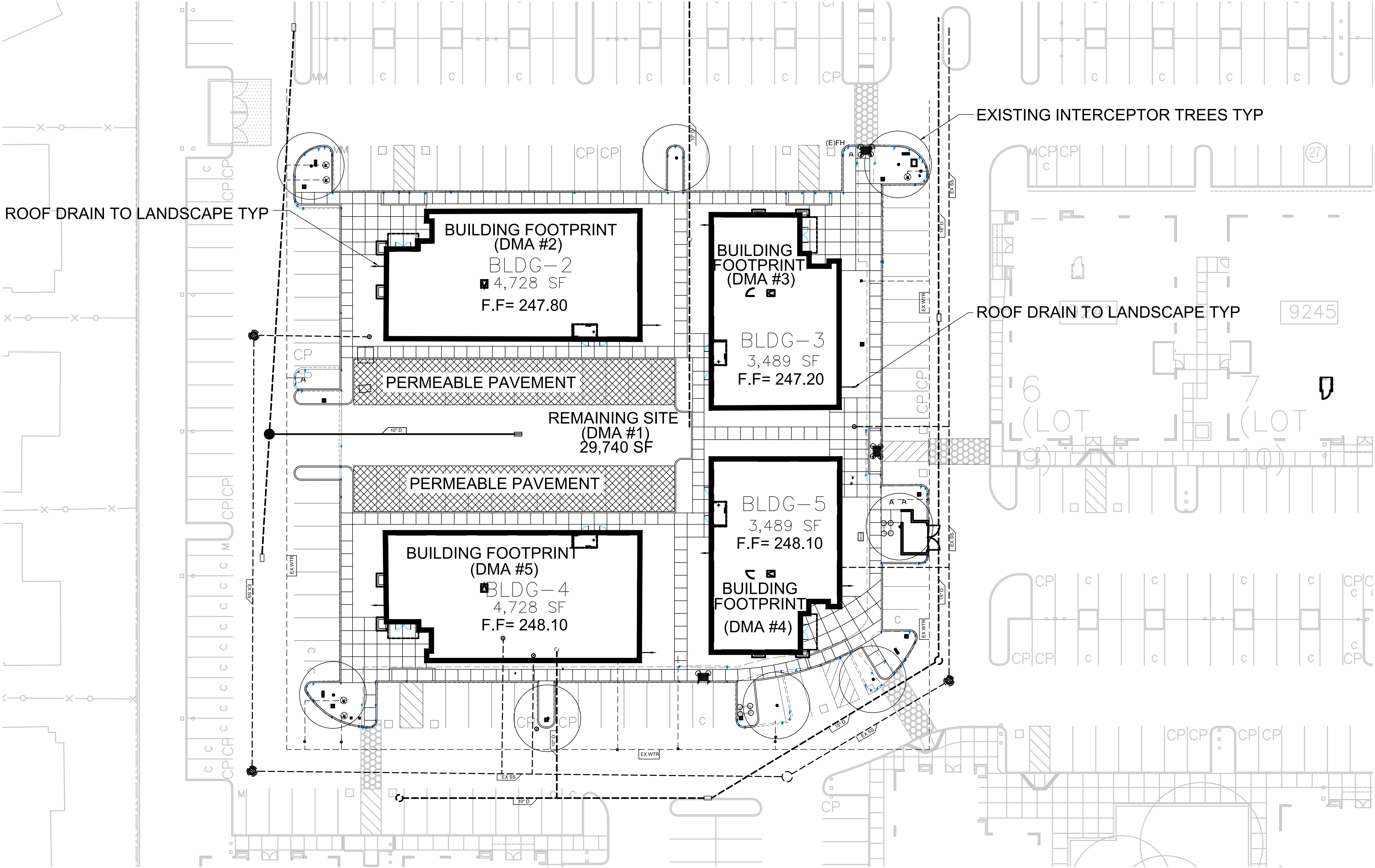
DATE: OCTOBER, 2018

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SCALE: 1"= 20'

STORMWATER QUALITY PLAN GRANITE BAY PAVILIONS MEDICAL OFFICE BUILDING COMPLEX



LEGEND:

- BOUNDARY
- EXIST POWER/TELEPHONE POLE
- EXIST SEWER MAIN
- EXIST STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- PROPOSED WATER
- EXIST STREET LIGHT
- EXISTING CONTOUR
- EXISTING SOUND WALL
- EXISTING RETAINING WALL
- EXISTING WOOD FENCE
- EXISTING WIRE FENCE
- EXISTING EDGE OF PAVEMENT
- RIGHT OF WAY
- ROAD, CURB & GUTTER

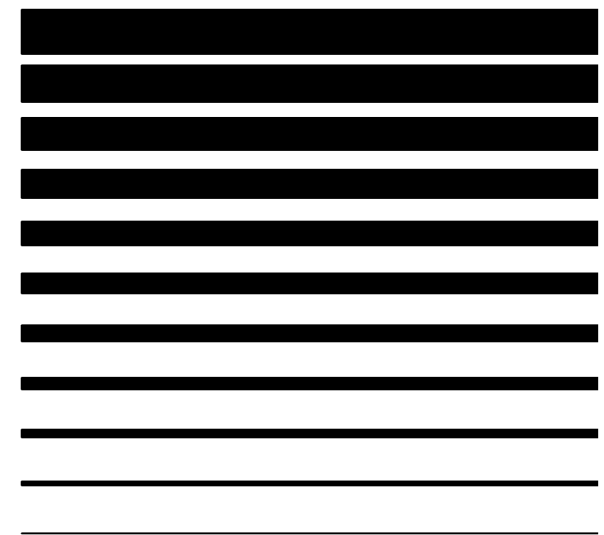
1 SITE PLAN



TENTATIVE MAP FOR:
SHEBA DEVELOPMENT
8150 GREENBACK LANE SUITE 200
FAIR OAKS, CA 95628

STORMWATER QUALITY PLAN
GRANITE BAY PAVILIONS
MEDICAL OFFICE BUILDING COMPLEX
DATE: OCTOBER, 2018

SHEET
1/1



Garth Ruffner
Landscape Architect
(916) 797-2576

4120 Douglas Blvd. #306-301, Roseville, California 95746
GarthRuffner.com CA Landscape Architect #2808

Project:

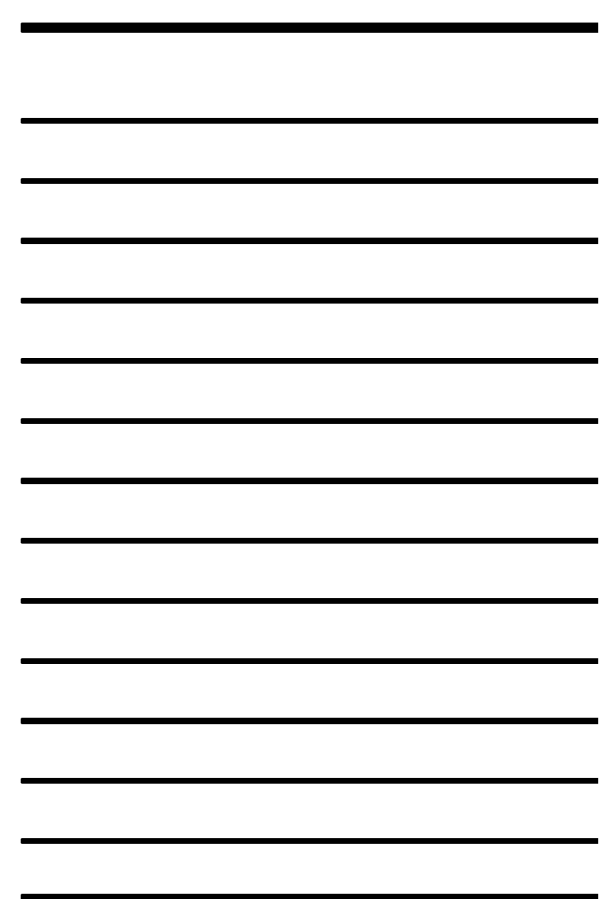
GRANITE
BAY
MEDICAL
OFFICES

9243 SIERRA COLLEGE BLVD.
CITY OF ROSEVILLE
CALIFORNIA

FOR HWA ARCHITECTS

Sheet Title:

PRELIMINARY
LANDSCAPE
PLAN



Date: 10/24/2017

Scale: 1"=20'-0"

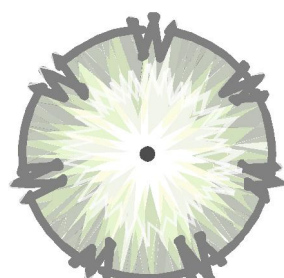
Job Number 36058

Sheet Number: 1 of 1

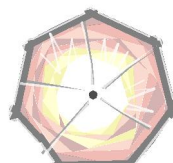


EXISTING TREE LEGEND

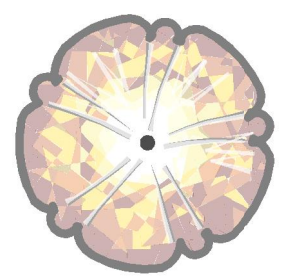
SYMBOL BOTANIC NAME/COMMON NAME



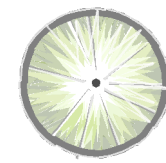
CALOCEDRUS DECURRENS/INCENSE CEDAR



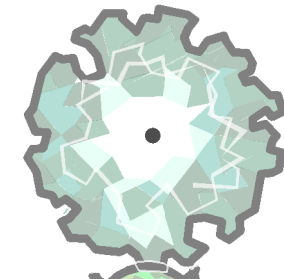
LAGERSTROEMIA X. NATCHEZ/GRAPE MYRTLE



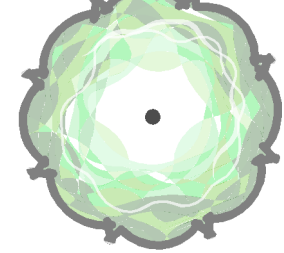
PISTACIA CHINENSIS/CHINESE PISTACHE



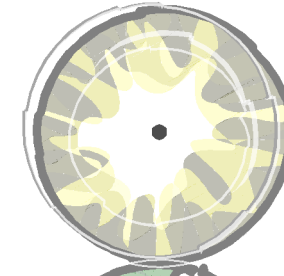
PYRUS KAWAKAMI/EVERGREEN PEAR



QUERCUS LOBATA/VALLEY OAK



QUERCUS WISLIZENII/INTERIOR LIVE OAK



SAPINDUS SEBIFERUM/CHINESE TALLOW



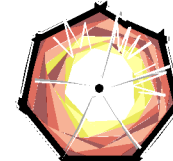
ULMUS PARVIFOLIA 'DRAKE'/CHINESE ELM

PARKING LOT
SHADE CALCULATIONS:

TREE TYPE	AREA/ FULL	QUANTITY				SUBTOTAL	TOTAL
		FULL	3/4	1/2	1/4		
20' DIA. TREES							
PYRUS KAWAKAMI	514 S.F.	1	0	0	0	514 S.F.	514 S.F.
20' TOTAL:							
30' DIA. TREES							
NYSSA SYLVATICA	106 S.F.	0	0	6	0	2118 S.F.	2118 S.F.
30' TOTAL:							
35' DIA. TREES							
PISTACIA CHINENSIS	462 S.F.	0	0	0	2	461 S.F.	461 S.F.
ULMUS PARVIFOLIA	462 S.F.	0	0	2	0	462 S.F.	
35' TOTAL:						1443 S.F.	1443 S.F.
PARKING AREA:							7452 S.F.
SHADE REQUIRED: 50%							3726 S.F.
SHADE PROVIDED: 52%							3875 S.F.

PLANT LIST & LEGEND

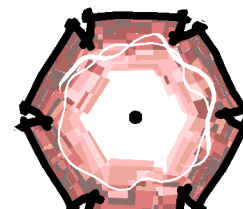
SYMBOL BOTANIC NAME/COMMON NAME SIZE QUANTITY



LAGERSTROEMIA X. NATCHEZ/GRAPE MYRTLE

15 GALLON

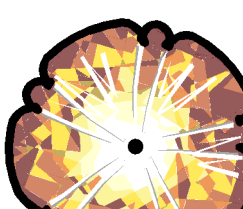
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NYSSA SYLVATICA/TUPELO

15 GALLON

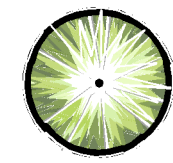
6



PISTACIA CHINENSIS/CHINESE PISTACHE

15 GALLON

2



PYRUS KAWAKAMI/EVERGREEN PEAR

15 GALLON

8



ULMUS PARVIFOLIA 'DRAKE'/CHINESE ELM

15 GALLON

3

SHRUB & GROUND COVER AREA:

ARCTOSTAPHYLOS X. 'EMERALD CARPET'/DNF. MANZANITA

1 GALLON

COTONEASTER DAMERI 'LOWFAST'/LOWFAST COTONEASTER

1 GALLON

CYCAS REVOLUTA/SAGO PALM

24" BOX

DIETES BICOLOR

1 GALLON

ERIGERON KARVINSKIANUS/FLEABANE

1 GALLON

HEUCHERA SANGUINEA (RED)/CORAL BELLS

1 GALLON

HEMEROCALLIS (MIXED EVERGREEN HYBRIDS)/DAYLILY

1 GALLON

IRIS DOUGLASSIANA/DOUGLAS IRIS

1 GALLON

LOROPETALUM CHINESE TRUBRUM/LOROPETALUM

5 GALLON

LIRIOPE MUSCAR/LILY TURF

1 GALLON

MAHONIA A. 'COMPACTA'/COMPACT OREGON GRAPE

5 GALLON

NANDINA DOMESTICA 'SULF STREAM'/DNF. HEAVENLY BAMBOO

5 GALLON

PHORMIUM TENAX 'TOM THUMB'/DNF. NEW ZEALAND FLAX

5 GALLON

ROSA X. 'FLOWER CARPET RED'/LANDSCAPE ROSE

2 GALLON

RHAPHIOLEPS L. 'BALLERINA'/DNF. INDIAN HAWTHORN

5 GALLON

TULBASHIA VIOLACEA/SOCIETY GARLIC

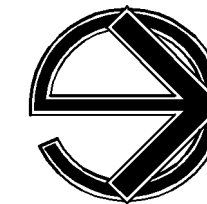
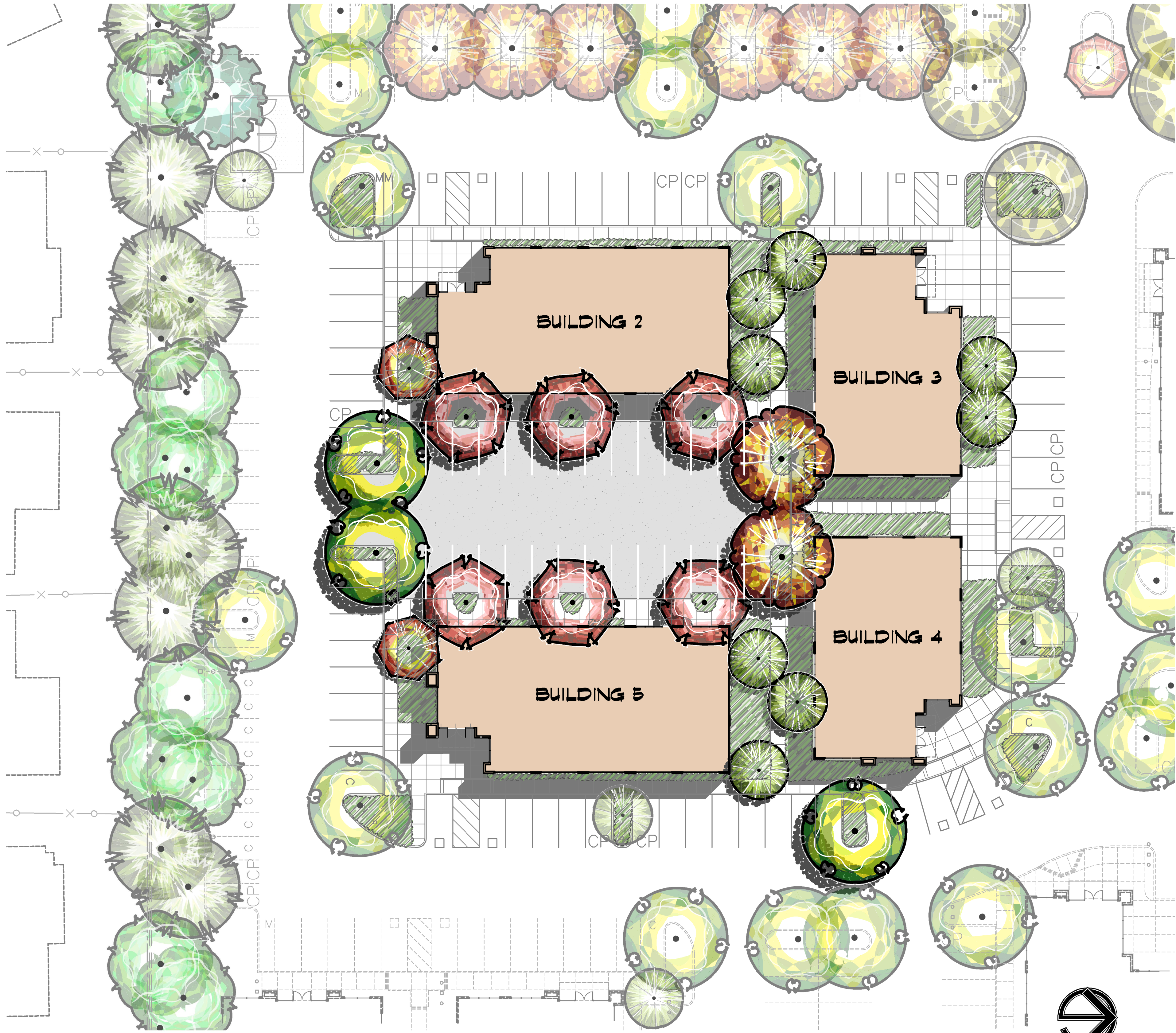
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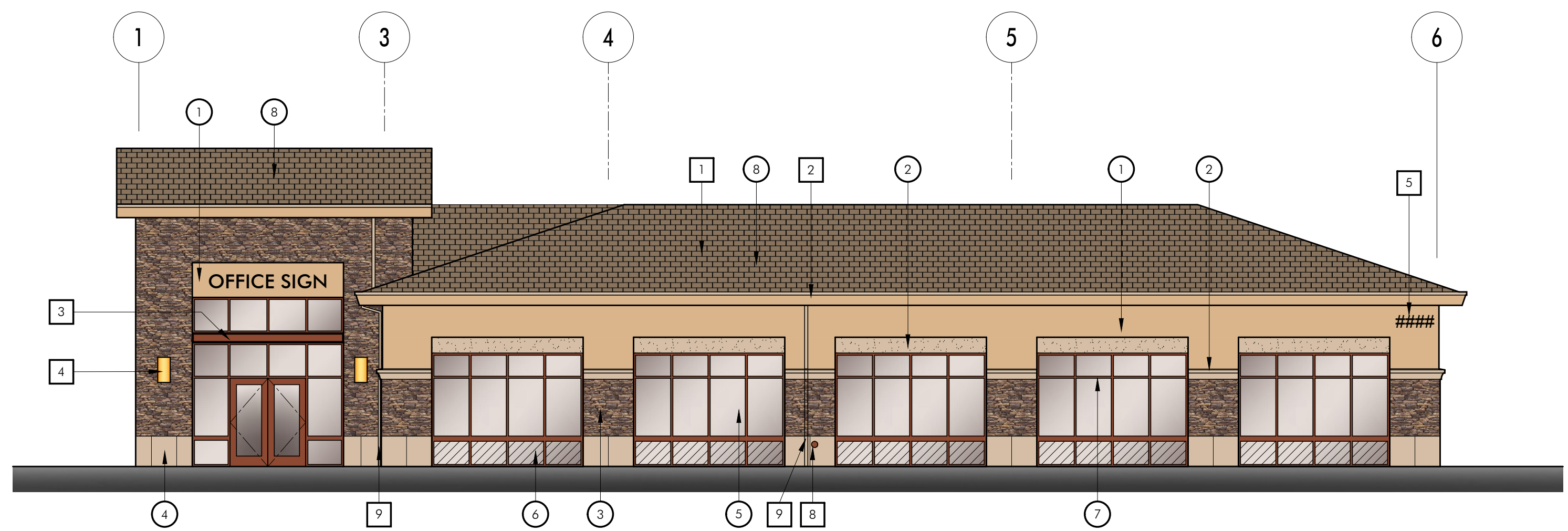
VEURNUM DAVIDI/DAVID VIBURNUM

1 GALLON

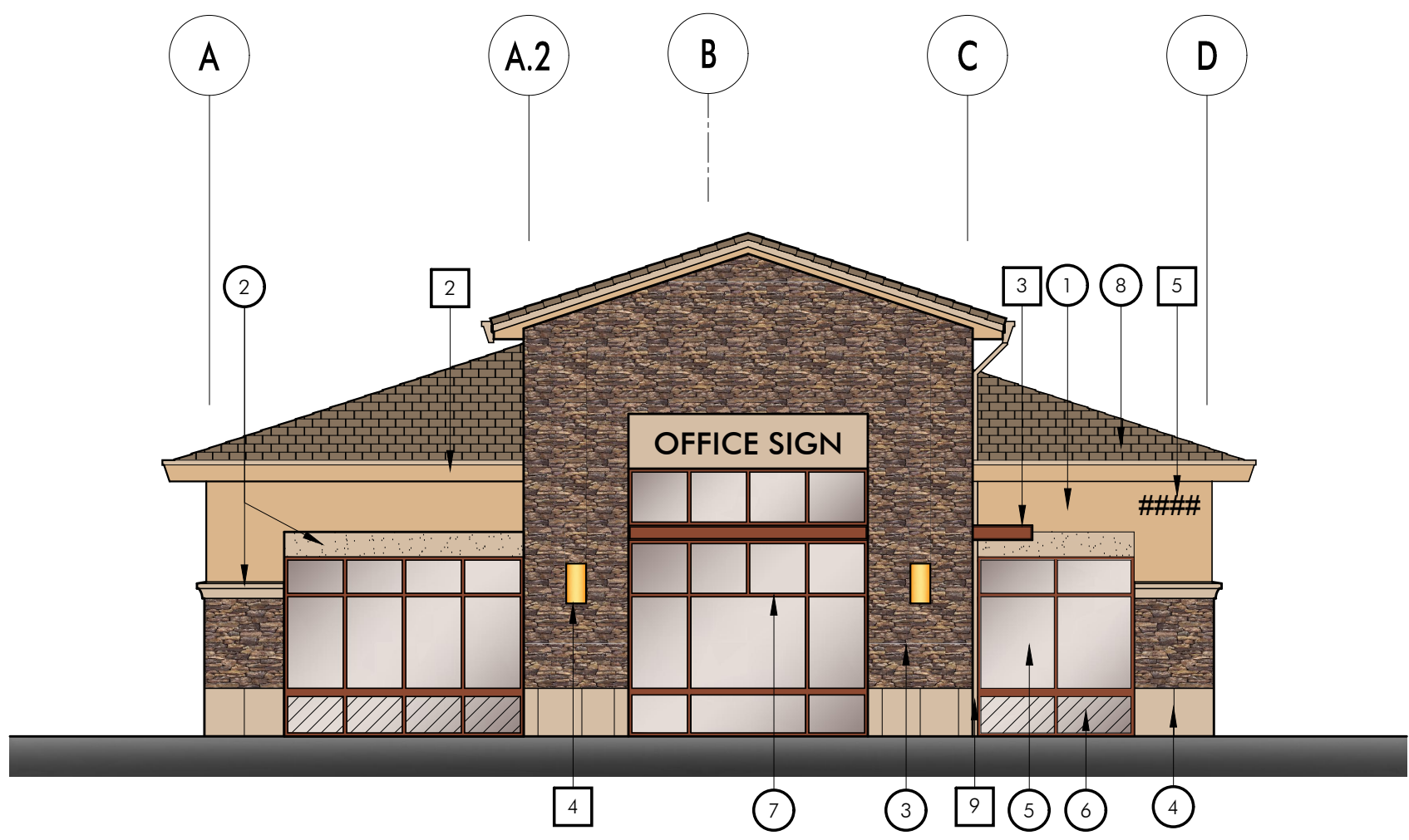
VINCA MINOR/DWARF PERIWINKLE

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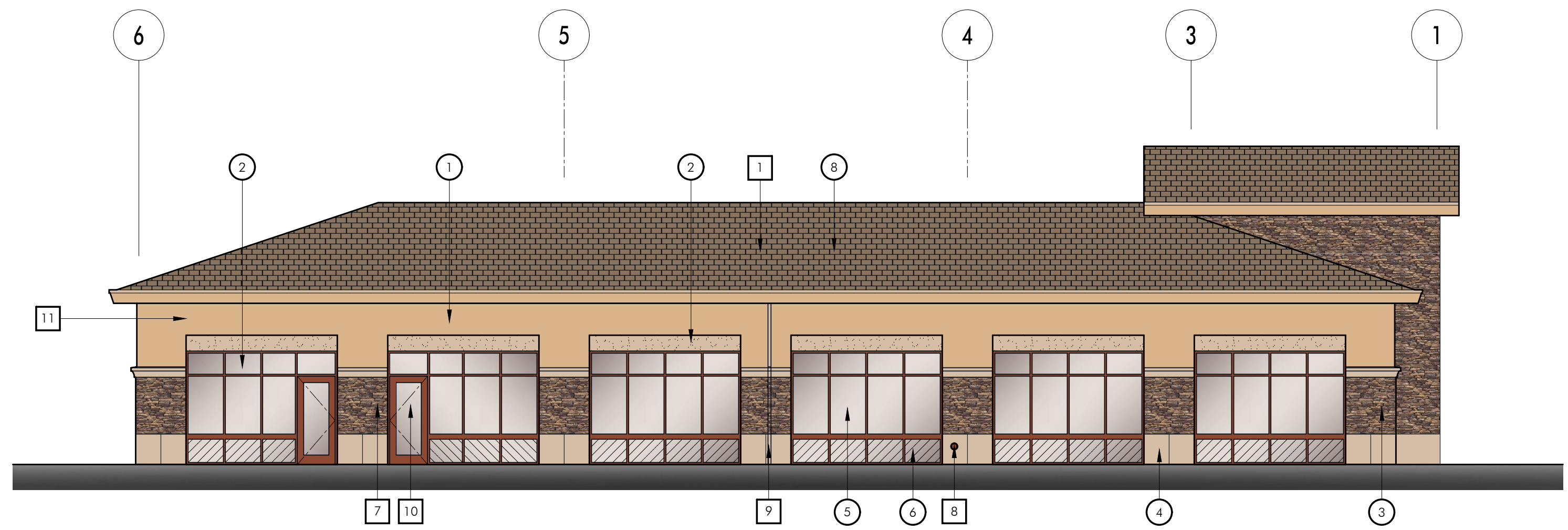




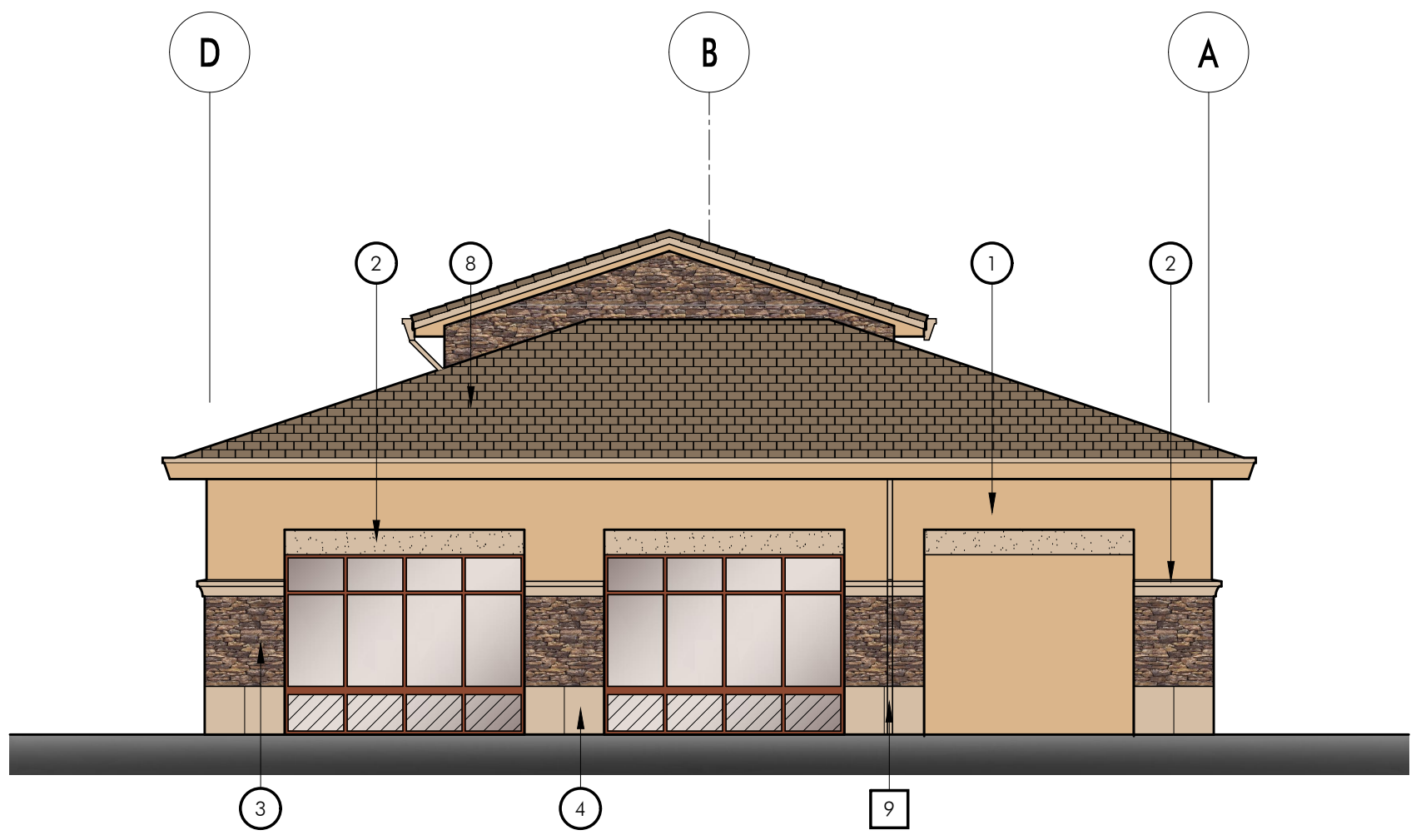
EAST ELEVATION



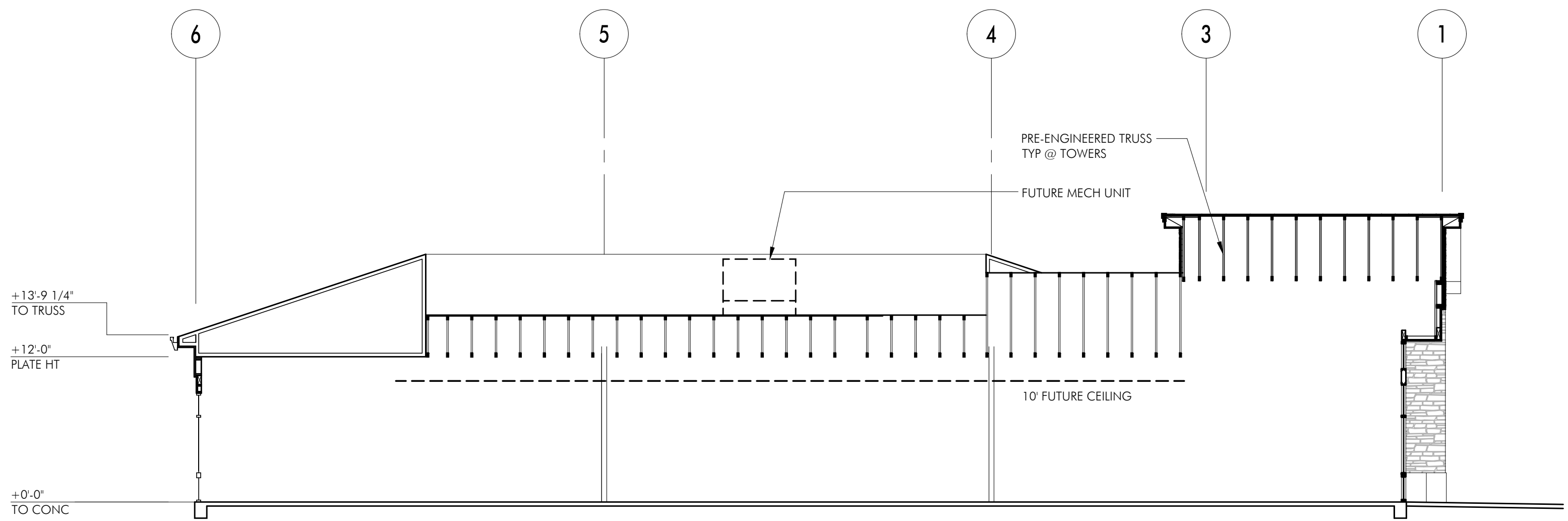
SOUTH ELEVATION



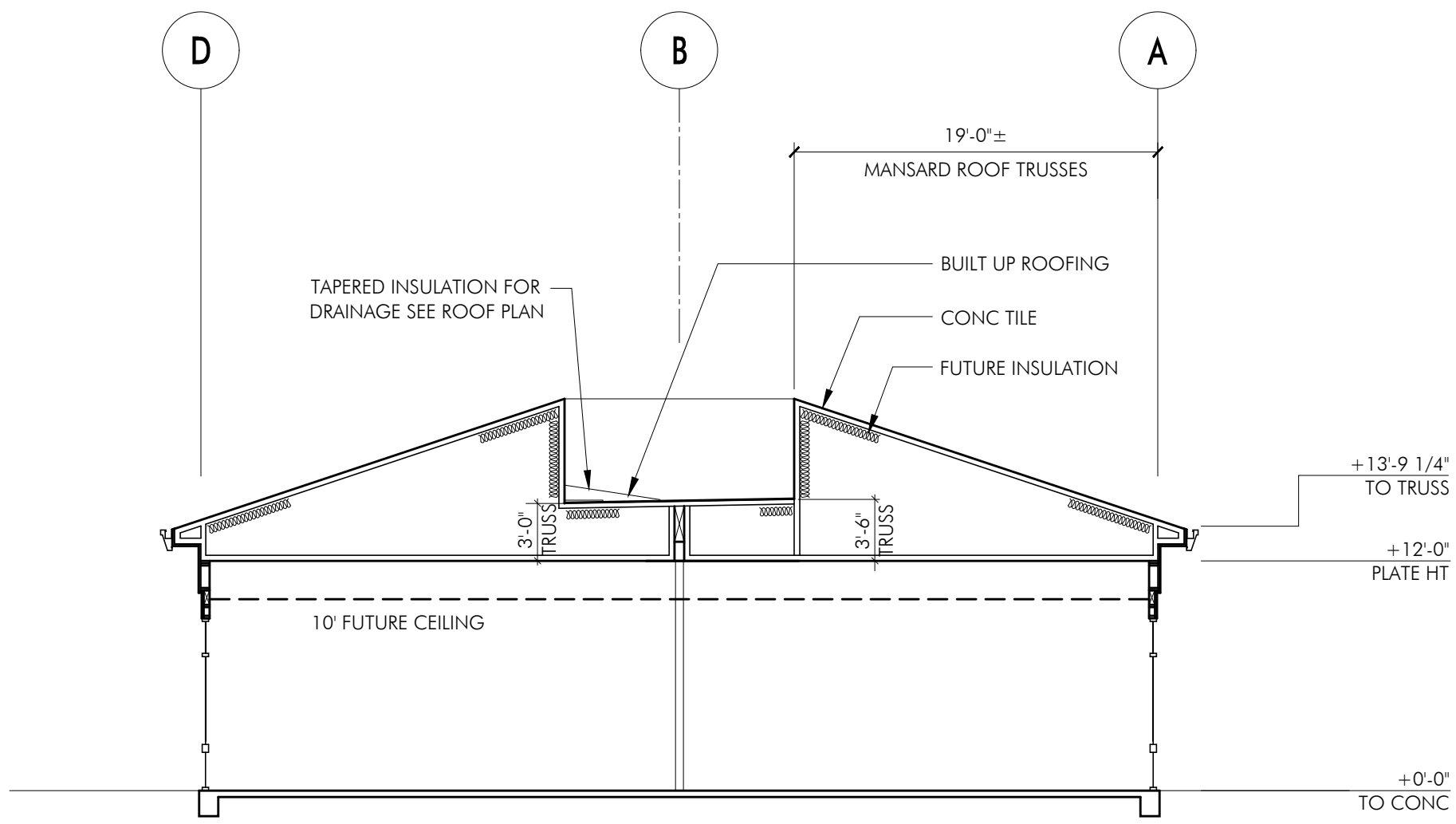
WEST ELEVATION



NORTH ELEVATION



TRANSVERSE SECTION



CROSS SECTION

EXTERIOR PLASTER NOTES

- A. 1 COAT DIAMOND WALL BY OMEGA
- B. ACRYLIC FINISH WITH PRIMER & AKRO TIQUE BY OMEGA
- C. FINE FINISH
- D. 5 YEAR MIN. WARRANTY
- E. EXPANDED WIRE LATH @ STONE LOCATIONS.
- F. 2-LAYERS 60 MIN. PAPER

KEYNOTES

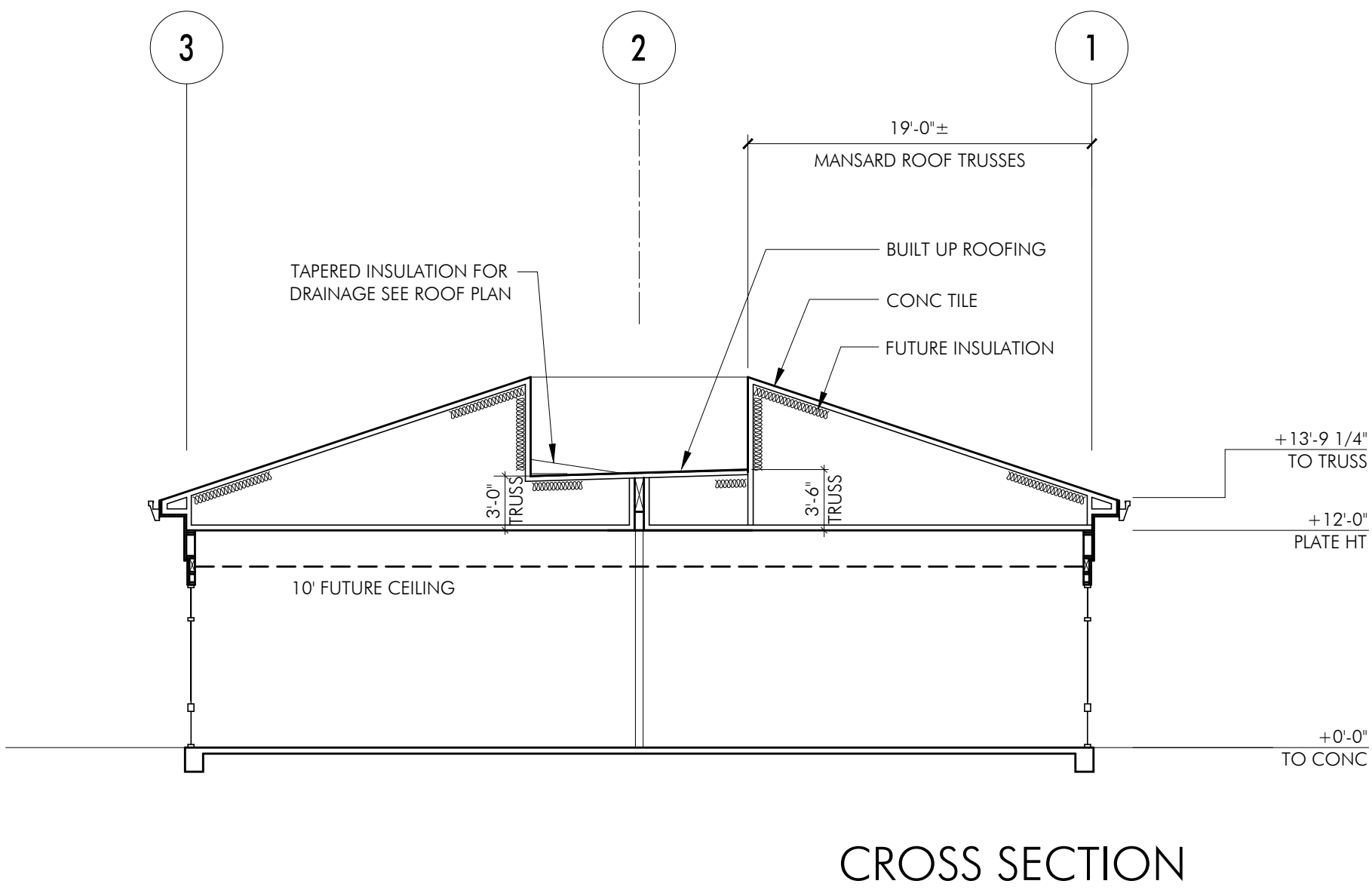
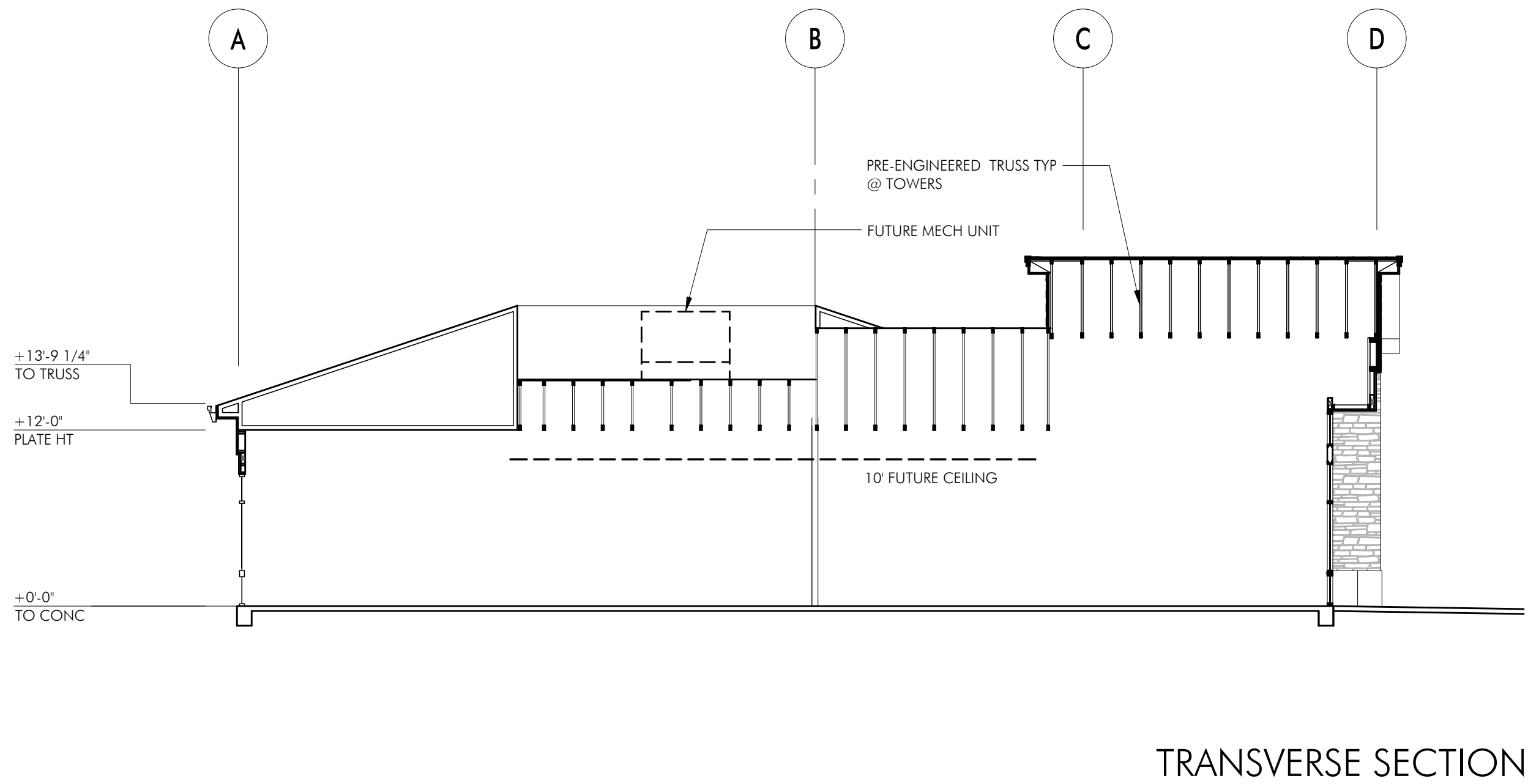
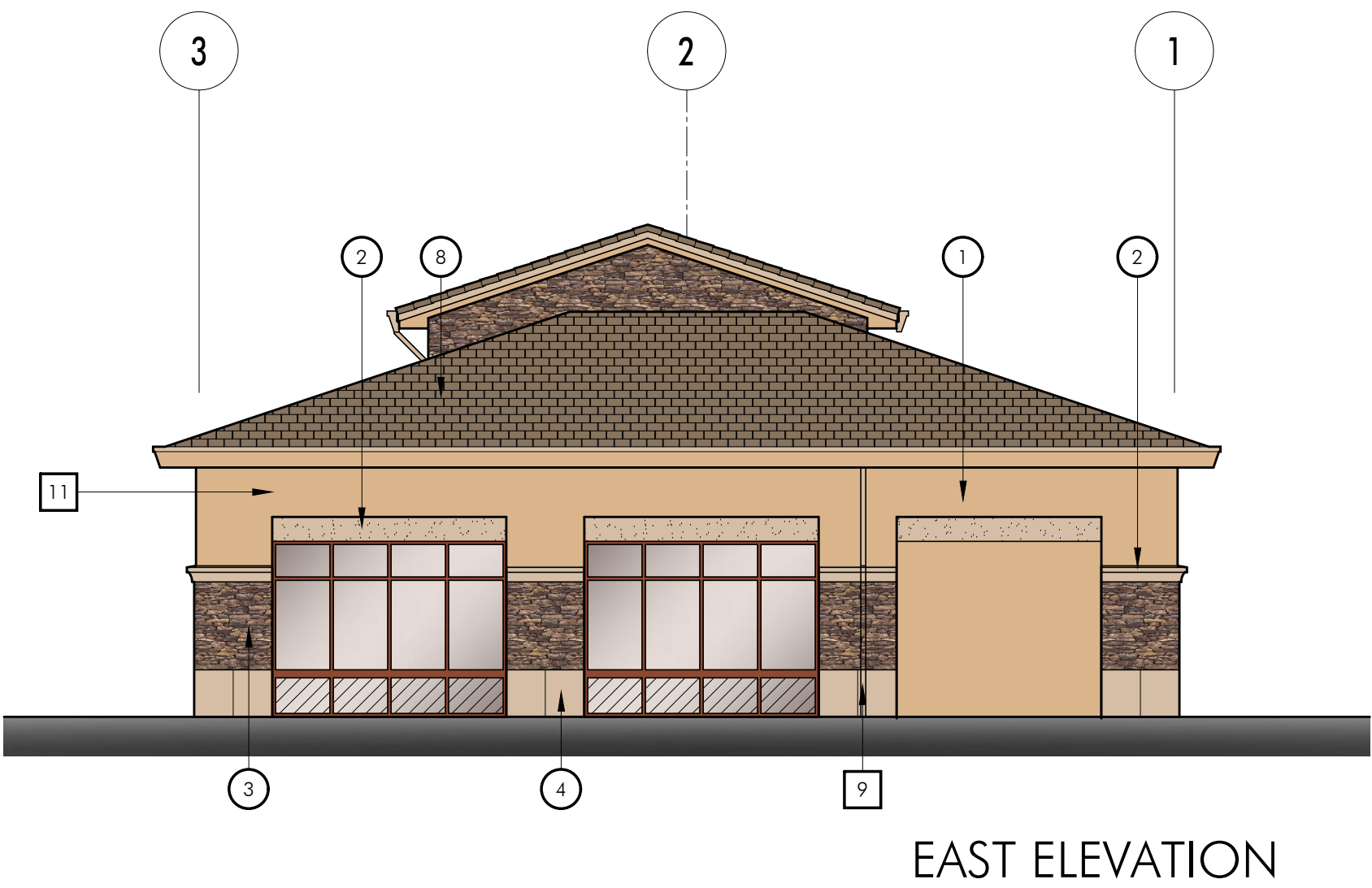
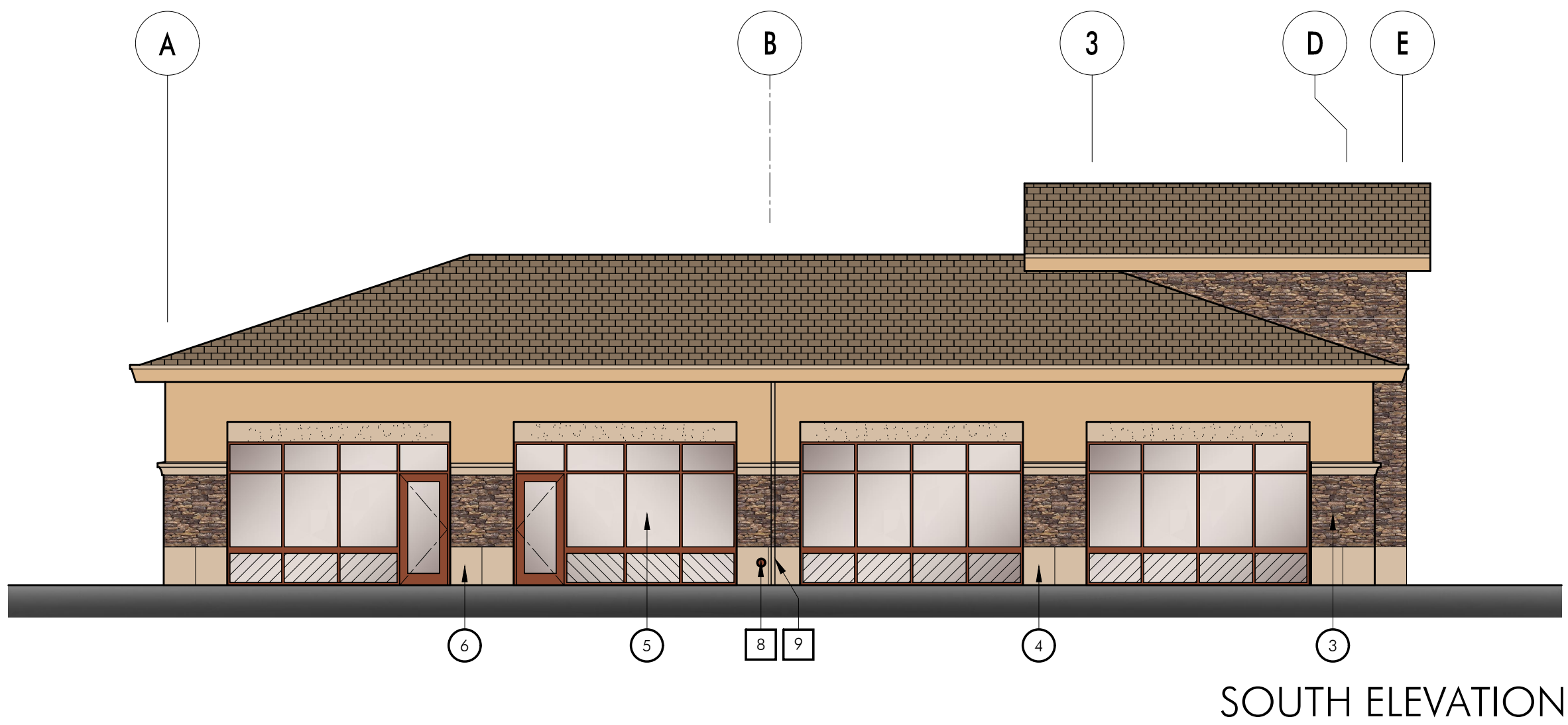
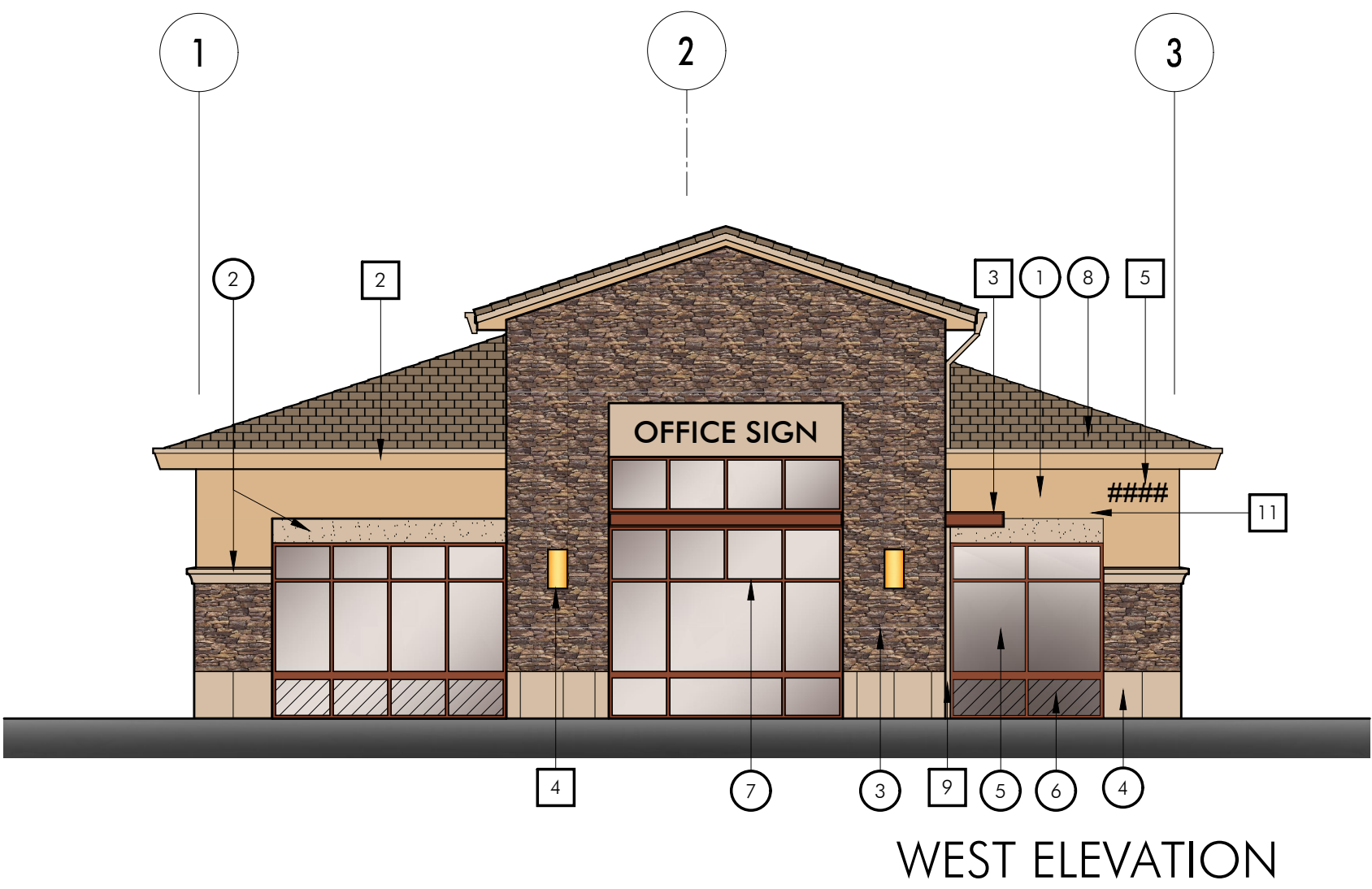
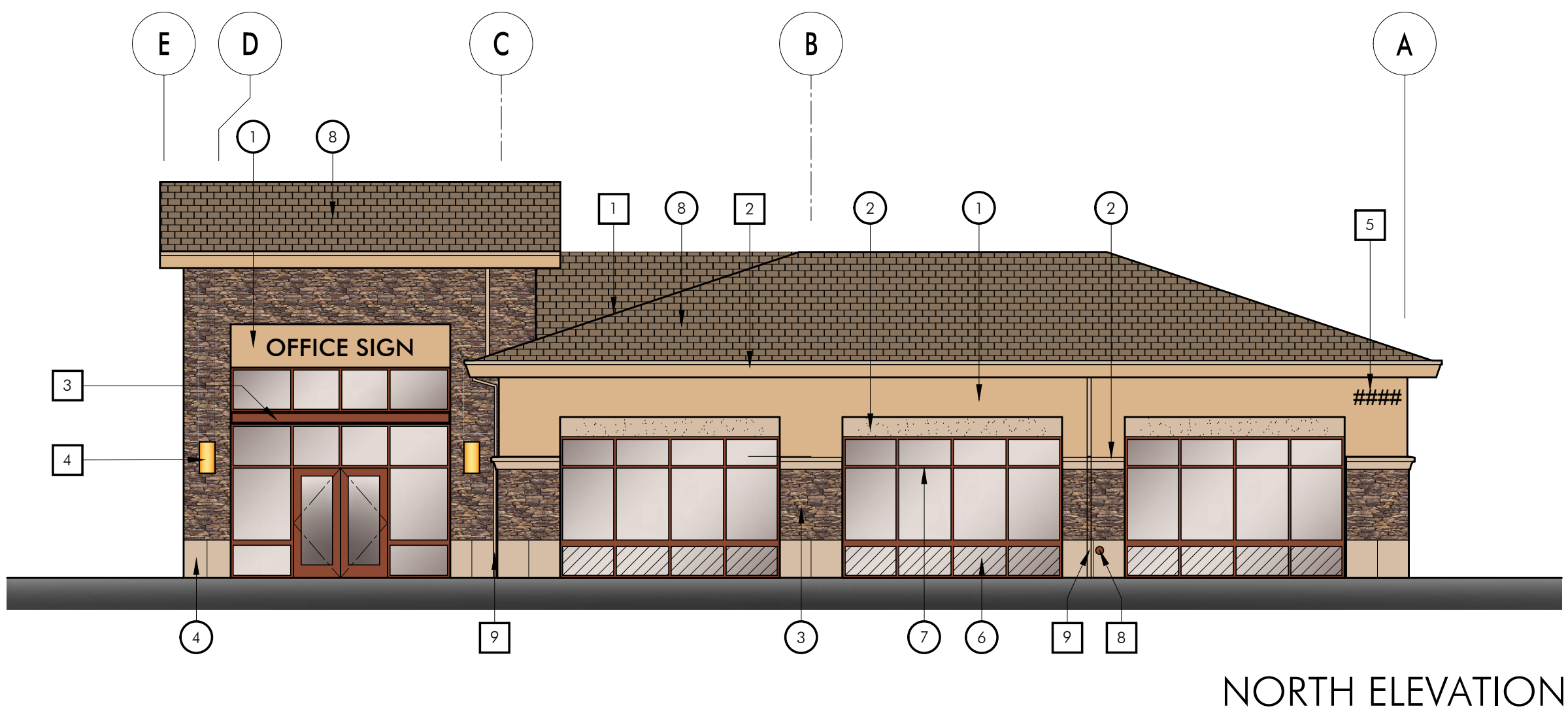
- 1. CONCRETE TILE ROOF (FLAT)
- 2. METAL GUTTER & FASCIA
- 3. METAL SUNSCREEN AWNING
- 4. WALL SCONCE
- 5. ADDRESS SIGN TO READ "####", ILLUMINATED VIA SOFFIT DOWNLIGHT, 12" LETTERS, CONTRAST COLOR TO BACKGROUND
- 6. GAS METER - SEE PLUMBING
- 7. KNOX BOX (RECESS IN WALL), LOCATE 5'-0" AFF
- 8. ROOF OVERFLOW
- 9. DOWNSPOUT
- 10. SIGN "FIRE CONTROL ROOM" WITH 3" TALL LETTERS THAT CONTRAST WITH THEIR BACKGROUND. SAID SIGN SHALL BE CLEARLY VISIBLE FROM THE ADJOINING ROADWAY
- 11. EXPANSION JOINT @ EXTERIOR PLASTER (SHOWN DASHED)

COLOR / MATERIAL LEGEND

- 1. EXTERIOR PLASTER: AKRO TIQUE, OMEGA PRODUCTS INTERNATIONAL "TEQUILA 9207"
- 2. EXTERIOR PLASTER: AKRO TIQUE, COLOR EQUAL TO KELLY-MOORE PAINTS, "WHITNEY OAKS KM5744-3"
- 3. CAST CONCRETE STONE VENEER (ADHERE TO EXTERIOR PLASTER, TYPE S1): EL DORADO STONE
 - BLDGS 2 & 5 - MOUNTAIN LEDGE, "BUCKSKIN"
 - BLDGS 3 & 4 - MOUNTAIN LEDGE, "WARM SPRINGS"
- 4. THIN PRECAST CONCRETE: NAPA STONE TECHLUTH, NATURAL LIMESTONE TRAVERTINE, "COLOR 45W"
- 5. INSULATED TINTED GLASS: VIRACON, 1/2" BRONZE FLOAT GLASS OV 1/2" AIR SPACE OV 1/2" CLEAR FLOAT GLASS
- 6. INSULATED SPANDREL GLASS (SHOWN SHADED & HATCHED) : VIRACON, 1/2" CLEAR FLOAT GLASS OV 1/2" AIR SPACE OV 1/2" CLEAR FLOAT GLASS W/ V905 SUBDUED BRONZE
- 7. ALUMINUM WINDOW FRAMES - FACTORY PAINT: KAWNEER "CLASSIC COPPER" OR EQUAL
- 8. CONCRETE ROOF TILE: EAGLE ROOFING PRODUCTS
 - BLDG 2 - BEL AIR, "KINGS CANYON BLEND 4634"
 - BLDG 3 - BEL AIR, "NANTUCKET BLEND SCB 8802"
 - BLDG 4 - BEL AIR, "SEATTLE BLEND SCB 8805"
 - BLDG 5 - BEL AIR, "AUGUSTA BLEND SCB 8826"

BUILDING 4 - EXTERIOR ELEVATION & BUILDING SECTIONS

DATED: 10/04/18
P:\GMO - GRANITE BAY MEDICAL OFFICES\PRESENTATION\DRAWINGS\GMO-BLDG 4 & 5-AS01-EXT ELEV.DWG 1/13/2019 1:13 PM BY LEANNE HINH



EXTERIOR PLASTER NOTES

- A. 1 COAT DIAMOND WALL BY OMEGA
- B. ACRYLIC FINISH WITH PRIMER & AKRO TIQUE BY OMEGA
- C. FINE FINISH
- D. 5 YEAR MIN. WARRANTY
- E. EXPANDED WIRE LATH @ STONE LOCATIONS.
- F. 2-LAYERS 60 MIN. PAPER

KEYNOTES

- 1. CONCRETE TILE ROOF (FLAT)
- 2. METAL GUTTER & FASCIA
- 3. METAL SUNSCREEN AWNING
- 4. WALL SCONCE
- 5. ADDRESS SIGN TO READ "####", ILLUMINATED VIA SOFFIT DOWNLIGHT, 12" LETTERS, CONTRAST COLOR TO BACKGROUND
- 6. GAS METER - SEE PLUMBING
- 7. KNOX BOX (RECESS IN WALL), LOCATE 5'-0" AFF
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- 11. EXPANSION JOINT @ EXTERIOR PLASTER (SHOWN DASHED)

COLOR / MATERIAL LEGEND

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- 4. THIN PRECAST CONCRETE: NAPA STONE TECHLUTH, NATURAL LIMESTONE TRAVERTINE, 'COLOR 45W'
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 - BLDG 3 - BEL AIR, 'NANTUCKET BLEND SCB 8802'
 - BLDG 4 - BEL AIR, 'SEATTLE BLEND SCB 8805'
 - BLDG 5 - BEL AIR, 'AUGUSTA BLEND SCB 8826'

BUILDING 5 - EXTERIOR ELEVATION & BUILDING SECTIONS

DATED: 10/04/18
P:\GMO - GRANITE BAY MEDICAL OFFICES\PRESENTATION\DRAWINGS\GMO BLDG 4 & 5\A301-EXT ELEV.DWG 1/14/2019 4:17 PM BY LEANNE HINH



PLANNING COMMISSION COMMUNICATION

Title: General Plan Amendment, Specific Plan Amendment, Rezone, Design Review Permit, and Tentative Parcel Map – NRSP PCL WW-71 – Play Care Commercial – 4050 Baseline Road – File # PL18-0024

Contact: Kinarik Shallow, kshallow@roseville.ca.us, 916-746-1309

Meeting Date: 1/24/2019

Item #: 6.3.

ATTACHMENTS:

Description

Staff Report

Exhibit A Initial Study Mitigated Neg Dec

Exhibit B GPA Plan

Exhibit C Rezone Plan

Exhibit D General Plan Change Pages

Exhibit E NRSP Change Pages

Exhibit F Tentative Parcel Map

Exhibit G Site Plan

Exhibit H Floor Plan

Exhibit I Roof Plan

Exhibit J Grading & Drainage Plan

Exhibit K Utility Plan

Exhibit L Landscape Plan

Exhibit M Elevations

ITEM 6.3: **General Plan Amendment, Specific Plan Amendment, Rezone, Design Review Permit, and Tentative Parcel Map – NRSP PCL WW-71 – Play Care Commercial – 4050 Baseline Road – File # PL18-0024**

REQUEST

The applicant requests a Tentative Parcel Map to subdivide the existing 2.98-acre parcel into three (3) separate parcels (Lots A, B, and C), and a General Plan Amendment, Specific Plan Amendment, and Rezone to change the land use and zoning designations of Lots B and C from Public/Quasi-Public (P/QP) to Community Commercial (CC). The project also includes a Design Review Permit to construct two (2) commercial buildings totaling 8,018 square feet in size with associated parking and landscaping.

Applicant – Michael Buschow, GRA Architecture
Property Owner – Brian Lee, Crown Pacific Holdings

SUMMARY RECOMMENDATION

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

- A. Adopt the Play Care Commercial Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;
- B. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map);
- C. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
- D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- E. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-eight (88) conditions of approval; and
- F. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to fifty-three (53) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The 2.98-acre project site is located at 4050 Baseline Road, on the north side of Baseline Road and near the southeast corner of Baseline Road and Fiddymont Road (see Figure 1). The subject property is located on Parcel WW-71 of the North Roseville Specific Plan (NRSP) and has a zoning and General Plan land use designation of Public/Quasi-Public (P/QP).

On October 20, 2016, the City's Design Committee approved a Design Review Permit (file #PL16-0229) to allow the construction of the Play Care Learning Center on the northern portion of the site, which consists of a 12,145 square-foot child daycare/preschool facility and a 1,680 square-foot secondary building dedicated to school assembly and art activities. Construction of the project was completed in 2017 and the facility is currently in operation. Associated site improvements that were completed as part of the development of the project include parking, lighting, and landscaping. The front portion of the site (along the southern property line) remains undeveloped.

The proposed project includes a Tentative Parcel Map to subdivide the existing 2.98-acre parcel (WW-71) into three (3) separate parcels—WW-71A, WW-71B, and WW-71C (see Table 1). Parcel WW-71A will contain the existing Play Care Learning Center. The applicant is requesting a General Plan Amendment and Rezone to change the land use and zoning designations of the resultant parcels (WW-71B and WW-71C) from P/QP to Community Commercial (CC). The Specific Plan Amendment includes an amendment to the NRSP document to reflect the proposed changes. The project also includes a Design Review Permit to allow the construction of two (2) commercial buildings totaling 8,018 square feet; Building A is 3,342 square feet and will be located on Parcel WW-71C and Building B is 4,676 square feet and will be located on Parcel WW-71B. The site will be improved with additional parking spaces, lighting, and landscaping.

Table 1: Proposed Parcels

Parcel	Address	Acreage	Zoning	General Plan Land Use
WW-71A (Lot A)	4050 Baseline Road	1.624	P/QP	P/QP
WW-71B (Lot B)	4700 Baseline Road	0.805	CC/SA	CC
WW-71C (Lot C)	4100 Baseline Road	0.532	CC/SA	CC

Figure 1: Project Location



SITE INFORMATION

Location: 4050 Baseline Road; APN 017-162-073-000

Total Size: 2.98 acres

Topography and Setting: The project site is developed with two buildings and associated parking, landscaping, and lighting. The site fronts onto Baseline Road, which is a four-lane arterial roadway, and is surrounded by residential development to the north and west, St. Claire Church to the east, and

residential developed Placer County land to the south. The site is relatively flat and there are no natural features such as native oak trees or wetlands present on the property.

Grading: The project site has been previously graded and contains minimal vegetation. With the proposed request, pad grading will be necessary to construct the new buildings along the southern portion of the site.

EVALUATION: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND REZONE

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

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

The existing General Plan, Specific Plan, and zoning designation of the property is Public/Quasi-Public (P/QP). The 2.98-acre parcel will be subdivided into three separate parcels: WW-71A, WW-71B, and WW-71C. The applicant proposes to change the zoning and land use designations of the resultant parcels WW-71B and WW-71C from P/QP to Community Commercial (CC). The CC zone will include a special area (SA) overlay to customize permitted uses. Approval of the land use amendments would require updates to the City's General Plan and the North Roseville Specific Plan (NRSP). The land use maps and associated land use tables in the General Plan and NRSP would be updated to be consistent with Council's action. The NRSP would also include text changes to reflect the changes in total acreage of commercial and public/quasi-public uses, and to include the table of permitted uses specific to the CC/SA zone. Exhibit B includes the land use amendment plan and Exhibit C includes the rezone plan; Exhibit D includes the proposed amended General Plan Land Use figure and change pages; and Exhibit E includes the change pages for the NRSP.

Land Use Compatibility: The General Plan contains a matrix addressing the compatibility of adjacent land uses. The proposed CC land use is considered to be compatible with the adjacent P/QP land uses to the north and east of the project site, and conditionally compatible with the adjacent Low Density Residential (LDR) land uses to the west. Based on the size of the resultant parcels and proximity to residential uses, a special area (SA) overlay will be added to the proposed CC zone district. The SA overlay allows modification of the underlying general district regulations, including permitted use types. The proposed CC/SA zone would modify the permitted uses and would be structured to allow specific uses sought out by the property owner (i.e., general retail, hair salons, cafés, and dentist), and will prohibit potentially incompatible uses (i.e., auto repair, nightclubs, smoke shops) (see Table 2-11 in Exhibit E). This ensures uses on these parcels will be those that are desirable to the community and compatible with the existing Play Care Learning Center. As such, staff finds that the proposed CC land use and zoning would be appropriate for the property and compatible with the adjacent P/QP and LDR land uses with adoption of the SA zone district overlay.

Traffic: The City's Engineering Division evaluated the need for a long term and short term traffic study. It was determined that a traffic analysis was not required since the project would not generate more than 50 PM peak hour trips, and the project is consistent with the City's traffic model. The site design provides for appropriate circulation into, out of, and throughout the site. In addition, the existing continuous right turn auxiliary lane along the project's frontage allows ingress and egress for vehicles without disrupting westbound traffic on Baseline Road.

Water: The proposed land use change to CC results in an increased water demand of 1.2 acre feet per year (AF/yr) compared to the existing P/QP designation of the site. As discussed in the Initial Study/Mitigated Negative Declaration, the City's Environmental Utilities Department determined there

are sufficient water supplies available to allocate an additional 1.2 AF/yr of water to the project site. However, as part of the approval of the project entitlements, City Council will ultimately make the determination to grant the additional water through adoption of a resolution.

Noise: Impacts to noise will be minimized through adoption of the SA overlay, as it will prohibit uses that would be potentially incompatible (based on operational characteristics) with the adjacent LDR parcels. The proposed uses on the site are not subject to the maximum noise exposure limits because the General Plan considers those uses less sensitive to noise exposure. Thus, the project will be consistent with the noise policies and no mitigation is required.

General Plan Amendment, Specific Plan Amendment, and Rezone Conclusion

The proposed rezone of the property to CC/SA will create an opportunity for a variety of commercial uses that will be compatible with the surrounding properties. This is consistent with the intent of the CC land use which is to provide a broad range of goods and services. Consistent with the General Plan standards for the CC land use, the proposed parcels are located adjacent to an arterial road (Baseline Road). As such, staff believes the change in land use will promote the goals and policies of the General Plan, and the proposed land use and zoning are appropriate and compatible with the surrounding area.

EVALUATION: DESIGN REVIEW PERMIT

Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below and are followed by an evaluation.

- A. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***
- B. The project site design as approved provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.***
- C. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.***
- D. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.***

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the NRSP Design Guidelines. Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. The following sections of evaluation focus on areas of interest.

Site Planning & Building Siting: The proposed project consists of two (2), multi-tenant commercial buildings, totaling 8,018 square feet with an overall height of 22 feet. Building A is 3,342 square feet and

will consist of two (2) tenant spaces, and Building B is 4,676 square feet and will consist of five (5) tenant spaces and an outdoor patio area. Additional parking, landscaping, lighting, and sidewalks will be provided to accommodate the new buildings. The new buildings will be located on the southern portion of the property, approximately 35 feet north of Baseline Road, and will complete development of the site. Residences are located west of the property and St. Claire's Church is located to the east. The closest building to the residential parcels will be Building A, which will be located approximately 25 feet from the nearest residence. An existing six-foot tall masonry wall is located around the northern and western perimeter of the project that helps buffer the property from the adjacent residences.

Architecture: The proposed building architecture is a farmhouse style that incorporates traditional elements with modern features (see Figures 2 and 3 below). The building design consists of a stucco finish painted "Salute" red with a "Pure White" accent color. The base of the buildings consist of smooth lap siding in "Cobble Stone", a neutral taupe-based color. Additional elements are included on all sides of the buildings to enhance the visual interest and create depth and variation in the façade, including pitched roof canopies with rustic wood columns, exposed wood trusses, and stacked stone veneer. The building roof lines vary in height from 18 feet to 22 feet and provide sufficient screening of the mechanical equipment. The materials and colors are consistent and harmonious with the existing daycare buildings. Overall, the proposed architecture provides a strong streetscape presence. Staff finds that the colors, materials, and design of the building meet the intent of the CDG and the NRSP Design Guidelines.

Figure 2: Building A (North and South Elevations)



Figure 3: Building B (North and South Elevations)



Parking: As part of the development of the Play Care Learning Center, the existing parcel currently contains 73 parking spaces. Since the uses for the proposed buildings are not known at this time, the parking requirement for the project is based on the standard for Shopping Centers, which requires 1 parking space per 200 sq. ft. for all buildings. As tenant spaces are leased, each tenant shall utilize the parking requirement for that use as outlined in the Zoning Ordinance. Based on this standard, a total of 41 parking spaces are required. The project proposes 44 parking spaces which exceeds this requirement, for an overall total of 117 parking spaces. The additional spaces will be located along the southern and western portion of the site. Four spaces for bicycle parking will also be provided.

Landscaping: Consistent with the NRSP design guidelines, the project site has an existing 35-foot wide landscape setback along the south property line, adjacent to Baseline Road, which consists of London Plane trees, African Sumac trees, and a variety of shrubs and groundcover. There is also a 10-foot wide planter located around the north, west, and a portion of the east property lines that consists of Crape Myrtle trees, and tall growing bushes, shrubs and groundcover, which help reduce impacts of the project on the adjacent residences. The proposed project will add landscaping to the undeveloped areas on the western and southern portion of the site within landscape planters and around the proposed buildings. The proposed planting schedule includes trees consistent with the existing landscape, such as Crape Myrtle, London Plane, and Chinese Pistache trees.

The proposed landscape plan demonstrates that the proposal exceeds the City's minimum requirement of 50% shading in parking lots. As proposed, staff finds the landscape plan meets the intent of the CDG and is consistent with the City's Water Efficient Landscape Ordinance.

Design Review Permit Conclusion

Based on the analysis contained in this staff report and with the project conditions, staff finds that the required findings for approval can be made for the proposed Design Review Permit.

EVALUATION: TENTATIVE PARCEL MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made to approve or conditionally approve a Tentative Parcel Map. The three findings are listed below in *italicized, bold* text and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the general plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

Parcel size, design, configuration, location, orientation, and character: The proposed subdivision will result in the creation of three parcels: WW-71A will total 1.624 acres and will contain the existing Play Care Learning Center; WW-71B will total 0.805 acres and will contain the proposed 4,676 square-foot commercial/retail building; WW-71C will total 0.532 acres and will contain the proposed 3,342 square-foot retail building. The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. As further discussed in the Design Review Permit section of the staff report, the lots are large enough to adequately allow for the proposed development on the parcels.

Grading and Drainage: Pad grading will be necessary to construct the new buildings along the southern portion of the site. The remainder of the project site has already been graded as part of the existing Play Care Learning Center project. Grading and drainage required for development of the parcels have been reviewed with the Design Review Permit and have been determined to comply with City standards as shown in the grading and draining plan, and as conditioned.

Access & Circulation: The project site has approximately 315 lineal feet of frontage on Baseline Road, a four-lane arterial roadway. Access into the site will be provided by an existing shared-access driveway off of Baseline Road, which currently serves the daycare building on the northern portion of the site. Additionally, there are multiple internal drive-aisles providing access to the surface parking areas, as well as to the existing and proposed buildings. The project has been conditioned to allow reciprocal access easements on all three parcels for shared parking and emergency access circulation. Access and circulation is consistent with the City's Subdivision Ordinance and the City's Improvement Standards.

2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.

The proposed parcels are of sufficient size and shape to accommodate the proposed development and are consistent with the applicable zoning and design requirements, as discussed in the Design Review Permit evaluation section of the staff report. There are no watercourses or other natural features on the site that would impede development.

3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.

Anticipated water quality impacts and discharge of waste are not affected by the proposed Tentative Parcel Map. The design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate development on the proposed parcels created by the Tentative Parcel Map.

Tentative Parcel Map Conclusion

Based on the evaluation above and as conditioned, staff believes that the required findings can be made to approve the Tentative Parcel Map.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on January 11, 2019 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. In addition, the property owner installed a sign on the project site for the purpose of notifying the public of the intended land use and zone change. The Junction West Neighborhood Association is currently inactive, however the property owner held a neighborhood meeting on November 8, 2018 to inform residents about the project. One resident was in attendance and expressed overall support for the retail portion of the project.

ENVIRONMENTAL DETERMINATION

The City of Roseville, acting as Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) to evaluate the environmental effects of the project. Staff recommends the Planning Commission consider and adopt the proposed Mitigated Negative Declaration and associated Mitigation Monitoring Program (Exhibit A). The public review period for the proposed Mitigated Negative Declaration **began on January 2, 2019 and ended on January 22, 2019**. The IS/MND was made available for public review at the Roseville Permit Center, 311 Vernon Street, Roseville, CA 95678 (8:00 a.m. to 5:00 p.m., Monday through Friday) and online at:

<http://roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774505>. Although the public comment period was not closed at the time of the publication of this staff report, staff will provide information on any comments received by January 22nd at the Planning Commission hearing. To date, no comments have been received.

RECOMMENDATION

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

- A. Adopt the **Play Care Commercial Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program**;
- B. Recommend the City Council approve the **GENERAL PLAN AMENDMENT (TEXT AND LAND USE MAP) – 4050 BASELINE ROAD – NRSP PCL WW-71 – PLAY CARE COMMERCIAL – PL18-0024**.
- C. Recommend the City Council approve the **SPECIFIC PLAN AMENDMENT (TEXT AND LAND USE MAP) – 4050 BASELINE ROAD – NRSP PCL WW-71 – PLAY CARE COMMERCIAL – PL18-0024**.
- D. Recommend the City Council adopt the two (2) findings of fact as stated in the staff report and approve the **REZONE – 4050 BASELINE ROAD – NRSP PCL WW-71 – PLAY CARE COMMERCIAL – PL18-0024**.
- E. Adopt the four (4) findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 4050 BASELINE ROAD – NRSP PCL WW-71 – PLAY CARE COMMERCIAL – PL18-0024** subject to eighty-eight (88) conditions of approval.
- F. Adopt the three (3) findings of fact as stated in the staff report and approve the **TENTATIVE PARCEL MAP – 4050 BASELINE ROAD – NRSP PCL WW-71 – PLAY CARE COMMERCIAL – PL18-0024** subject to fifty-five (53) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT (FILE #PL18-0024)

1. The Design Review Permit application shall not be deemed approved until the actions on the Rezone, General Plan Amendment and Specific Plan Amendment are approved and become effective. (Planning)
2. This design review permit approval shall be effectuated within a period of two (2) years from **January 24, 2019** and if not effectuated shall expire on **January 24, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **January 24, 2022**. (Planning)
3. The project is approved as shown in Exhibits F – M, and as conditioned or modified below. (Planning)
4. The project shall comply with all required environmental mitigation identified in the Play Care Commercial Mitigated Negative Declaration. (Planning)
5. The project shall be addressed as 4050 Baseline Rd. Lot B, and the building on that parcel, shall be addressed as 4070 Baseline Rd. Lot C, and the building on that parcel, shall be addressed 4100 Baseline Rd. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
6. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in

these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

7. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
8. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans have been submitted for review to the Development Services – Engineering Division and are approved with grading and/or encroachment permits issued by the Department of Development Services Engineering Division. (Engineering)
9. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

10. 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 have 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, Sections 11B-206 and 11B-208. (Building)
11. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
12. The plans submitted to the Building 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 North Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
 - e. All landscaping in areas containing electrical service equipment shall conform to the Electric Departments Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
14. 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)
15. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the addressing plan for each individual building and dwelling unit numbers. The Building Official, or the designate, shall approve said plan prior to building permit approval. See City of Roseville Addressing Guidelines. (Building)
16. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
17. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
18. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
19. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

20. 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)
21. For restaurants, other food services or commercial swimming pools. The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
22. 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.
23. 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 Development Services Engineering Division prior to approval of any plans. (Engineering)
24. 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)
25. 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)
26. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. Parking stall markings are to be marked as “Carpool/Clean Air/EV”. (Alternative Transportation, Building).
27. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Play Care Commercial to be reviewed and approved by the Transportation Commission. (Public Works)
28. The applicant/developer shall prepare a Transportation Systems Management (TSM) agreement for Play Care Commercial to be reviewed and approved by the City Manager (Alternative Transportation).
29. 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)
30. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP’s) per the City’s Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to

accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

31. 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)
32. 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)
33. 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)
34. 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)
35. 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, Development Services Engineering will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
36. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
37. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
38. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for (name of project) to be reviewed and approved by the Transportation Commission. (Public Works)
39. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"
40. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

41. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' 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)
42. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
43. 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)
44. 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)
45. 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)
46. 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)
47. 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)
48. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 2,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
49. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review, Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
50. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by California Fire Code as adopted by

this city for non-single family residential units. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)

51. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. There shall be only one fire control room per building. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. However, if this project requires the installation of a fire pump, this room will likely be much larger than the minimum stated by ordinance. (Fire)
52. All fire apparatuses, such as fire department connections and post indicating valves, serving identified building shall be designed and installed adjacent to each structure for first responder's operational purposes. (Fire)
53. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2013 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)
54. 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)
55. 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
56. 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)
57. 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)
58. 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:

59. 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 preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
60. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water, sewer, and reclaimed water easements.
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
61. 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. (Engineering, Environmental Utilities, Electric)
62. 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)
63. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
64. 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)
65. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Play Care to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)

66. 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)
67. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
68. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
69. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
70. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
71. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
72. 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)
73. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
74. 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)
75. 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.

76. 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)
77. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

78. 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)
79. 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)
80. 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)
81. 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)
82. 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)
83. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
84. 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)
85. 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)
86. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Inspector at the time of or prior to the foundation inspection. (Building)
87. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written

request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)

88. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow incremental occupancy of individual or multiple buildings by applying for a separate Building Permit. The phasing plan for this Building Permit submittal shall include the following:
- a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP (FILE #PL18-0024)

1. The Tentative Parcel Map application shall not be deemed approved until the actions on the Rezone, General Plan Amendment and Specific Plan Amendment are approved and become effective. (Planning)
2. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)
3. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
4. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans have been submitted for review to the Development Services – Engineering Division and are approved with grading and/or encroachment permits issued by the Department of Development Services Engineering Division. (Engineering)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

6. 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 Development Services Engineering Division prior to approval of any plans. (Engineering)
7. 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)

8. 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)
9. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. Bike rack and locker shown on site plan. Parking stall markings are to be marked as “Carpool/Clean Air/EV”. Do not use “Vanpool”. (Alternative Transportation, Building).
10. 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 Records Office. (Engineering)
11. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
12. 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)
13. 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, Development Services Engineering will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
14. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
15. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
16. An employee count is required due to the proposed changes to Play Care Commercial. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Play Care Commercial to be reviewed and approved by the Transportation Commission. (Alternative Transportation, Public Works)

17. The applicant/developer shall prepare a Transportation Systems Management (TSM) agreement for Play Care Commercial to be reviewed and approved by the City Manager (Alternative Transportation).
18. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.)
 - c) Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions
 - d) All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
19. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1000 feet on center. (Fire)
20. Minimum fire flow is 1,500 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
21. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by the California Fire Code as adopted by this city for non-single family residential units. This code provision requires the entire structure (new and existing) to be protected by an automatic fire sprinkler system. If there are other means in which the applicant would like to proposed to meet this provision, feel free to contact the fire department. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information.
22. 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)
23. This project shall not reduce the responsibilities of the owner(s) or future owners of these parcels from maintaining all on-site fire systems, including limitation of vehicle parking and fire lanes. There shall be a clear language regarding maintenance and common easements agreement for service in the CCRs. A service company shall be obtained to maintain all on-site fire protection systems as noted in the conditions of approval. (Fire)
24. 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)

25. 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)
26. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
27. All landscaping in areas containing electrical service equipment shall conform with the “Electric Department Landscape Design Requirements” as outlined in Section 10.00 of the Electric Department’s “Specifications for Commercial Construction.” (Electric)
28. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - one (1) set of improvement plans
 - load calculations
 - electrical panel one-line drawings
29. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
30. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

31. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a) Any private water, sewer, reclaimed water, and storm drain easements.Easement widths shall comply with the City’s Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
32. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
33. Separate document easements required by the City shall be prepared in accordance with the City’s “Policy for Dedication of Easements to the City of Roseville”. All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)
34. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
 - a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.
 - b) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney. (Attorney)

35. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
36. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)
37. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)
38. 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)
39. The Final/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
40. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
41. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
42. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
43. 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)
44. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
45. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
46. This project shall not reduce the responsibilities of the owner(s) or future owners of these parcels from maintaining all on-site fire systems including all underground water lines if applicable. Private underground fire lines that serve multiple buildings and/or parcels shall be part of the reciprocal easement agreement. There shall be a clear language regarding maintenance and common easements agreement for service in the CCRs. A service company shall be obtained to maintain all on-site fire protection systems as noted in the conditions of approval. (Fire)

OTHER CONDITIONS OF APPROVAL

47. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)

48. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
49. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
50. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
51. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
52. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
53. The project shall comply with all applicable environmental mitigation measures identified in the Play Care Commercial Mitigated Negative Declaration. (Planning)

EXHIBITS

- A. Initial Study/Mitigated Negative Declaration & Mitigation Monitoring and Reporting Program
- B. General Plan Amendment Exhibit
- C. Rezone Exhibit
- D. General Plan Change Pages
- E. NRSP Change Pages
- F. Tentative Parcel Map
- G. Site Plan
- H. Floor Plan
- I. Roof Plan and Section (2 sheets)
- J. Grading & Drainage Plan
- K. Utility Plan
- L. Landscape Plan
- M. Elevations (2 sheets)

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



 DEVELOPMENT SERVICES DEPARTMENT-PLANNING DIVISION

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

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number:	NRSP PCL WW-71 – Play Care Commercial; PL18-0024
Project Location:	4050 Baseline Road, Roseville, Placer County, CA; APN: 017-162-073-000
Project Description:	The applicant requests a General Plan Amendment, Rezone, and Specific Plan Amendment to change the zone and land use of Lots B and C to Community Commercial, and a Tentative Parcel Map to subdivide the existing 2.98-acre parcel into three (3) separate parcels (Lots A, B, and C). The project also includes a Design Review Permit to construct two (2) commercial buildings totaling 8,018 square feet in size with associated parking and landscaping.
Project Applicant:	Michael Buschow, GRA Architecture
Property Owner:	Brian Lee, Crown Pacific Holdings LLC
Lead Agency Contact:	Kinarik Shallow, Assistant Planner; (916) 746-1309

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

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

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

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PROJECT DESCRIPTION

Project Location

The 2.98-acre project site is located at 4050 Baseline Road, on the north side of Baseline Road and near the southeast corner of Baseline Road and Fiddymment Road (see Figure 1). The subject property is located on Parcel WW-71 of the North Roseville Specific Plan (NRSP) and has a zoning designation and General Plan land use designation of Public/Quasi-Public (P/QP).

Figure 1: Project Location



Table 1: Adjacent Zoning and Land Use

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Public/Quasi-Public (P/QP)	P/QP	School/Daycare
North	Single Family Residential (R1)	Low Density Residential (LDR-4.6)	Residential
South	Unincorporated Placer County	Unincorporated Placer County	Residential
East	P/QP	P/QP	Church
West	R1	LDR-4.6	Residential

Background

The project is located within the North Roseville Specific Plan (NRSP), for which an EIR was prepared to examine the impacts of the Specific Plan buildout. This addressed the major cumulative impacts of developing the Specific Plan as a whole, including the subject property, which was anticipated to be developed with a school

district administration facility. However, on October 20, 2016, the City's Design Committee approved a Design Review Permit to allow the construction of the existing Play Care Learning Center, which consists of a 12,145 square-foot child daycare/preschool building and a 1,680 square-foot art studio building. Construction of the project was completed in 2017 and the facility is currently in operation. The project was categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) per Section 15332 pertaining to Infill development projects and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with this exemption, the project was consistent with the General Plan designation and zoning designation and occurred on a project site of no more than five acres substantially surrounded by urban uses.

Environmental Setting

The project site is developed with two buildings and associated parking, landscaping, and lighting. The site fronts onto Baseline Road, which is a four-lane arterial roadway, and is surrounded by residential development to the north and west, St. Claire Church to the east, and residential developed Placer County land to the south. The site is relatively flat and there are no natural features such as native oak trees or wetlands present on the property. The project site has been previously graded and contains minimal vegetation. With the proposed request, pad grading will be necessary to construct the new buildings along the southern portion of the site.

Proposed Project

The project involves a Tentative Parcel Map to subdivide the existing 2.98-acre parcel WW-71 into three (3) separate parcels—WW-71A, WW-71B, and WW-71C (see Table 2). Parcel WW-71A will contain the existing Play Care Learning Center. The applicant is requesting a Rezone, General Plan Amendment, and Specific Plan Amendment to change the zone and land use of the resultant parcels (WW-71B and WW-71C) to Community Commercial (CC) to allow the development of two (2) commercial buildings (Building A at 3,342 square feet and Building B at 4,676 square feet). The physical impacts associated with these actions are discussed in the analyses that follow. The project also includes a Design Review Permit to review the design of the project site and proposed buildings. The site will be improved with additional parking spaces and landscaping. Based on the size of the resultant parcels and proximity to residential uses, a special area overlay will be added to the proposed CC zone district to customize permitted uses. This will ensure that the future development of the parcels is focused on uses that are desirable to the community and that have a focus on retail sales and services.

Table 2: Proposed Parcels

Parcel	Address	Acreage	Zoning	General Plan Land Use
WW-71A	4050 Baseline Road	1.624	P/QP	P/QP
WW-71B	4700 Baseline Road	0.805	CC/SA	CC
WW-71C	4100 Baseline Road	0.532	CC/SA	CC

CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

For projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, CEQA Guidelines section 15183(f) allows a lead agency to rely on previously adopted development policies or standards as mitigation for the environmental effects, when the standards have been adopted by the City, with findings based on substantial evidence, that the policies or standards will substantially mitigate environmental effects, unless substantial new information shows otherwise (CEQA Guidelines §15183(f)). The City of Roseville adopted CEQA Implementing Procedures (Implementing

Procedures) which are consistent with this CEQA Guidelines section. The current version of the Implementing Procedures were adopted in April 2008, along with Findings of Fact, as Resolution 08-172. The below regulations and ordinances were found to provide uniform mitigating policies and standards, and are applicable to development projects. The City's Mitigating Policies and Standards are referenced, where applicable, in the Initial Study Checklist.:

- City of Roseville 2035 General Plan
- City of Roseville Zoning Ordinance (RMC Title 19)
- City of Roseville Improvement Standards (Resolution 02-37)
- City of Roseville Construction Standards (Resolution 01-208)
- Subdivision Ordinance (RMC Title 18)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- West Placer Stormwater Quality Design Manual (Resolution 16-152)
- Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee (Resolution 2008-02)
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee (Resolution 09-05)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Community Design Guidelines (Resolution 95-347)
- Specific Plan Design Guidelines:
 - o Development Guidelines Del Webb Specific Plan (Resolution 96-330)
 - o Landscape Design Guidelines for North Central Roseville Specific Plan (Resolution 90-170)
 - o North Roseville Specific Plan and Design Guidelines (Resolution 00-432)
 - o Northeast Roseville Specific Plan (Olympus Pointe) Signage Guidelines (Resolution 89-42)
 - o North Roseville Area Design Guidelines (Resolution 92-226)
 - o Northeast Roseville Specific Plan Landscape Design Guidelines (Resolution 87-31)
 - o Southeast Roseville Specific Plan Landscape Design Guidelines (Resolution 88-51)
 - o Stoneridge Specific Plan and Design Guidelines (Resolution 98-53)
 - o Highland Reserve North Specific Plan and Design Guidelines (Resolution 97-128)
 - o West Roseville Specific Plan and Design Guidelines (Resolution 04-40)
 - o Sierra Vista Specific Plan and Design Guidelines (Resolution 12-217)
 - o Creekview Specific Plan and Design Guidelines (Resolution 12-320)
 - o Amoruso Ranch Specific Plan and Design Guidelines (Resolution 16-273)

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- Amoruso Ranch Specific Plan Final Environmental Impact Report
- NRSP Final Environmental Impact Report

Pursuant to CEQA Guidelines Section 15183, any project which is consistent with the development densities established by zoning, a Community Plan, or a General Plan for which an EIR was certified shall not require

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

EXPLANATION OF INITIAL STUDY CHECKLIST

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

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

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

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

INITIAL STUDY CHECKLIST

I. Aesthetics

The subject property is developed with the existing Play Care Learning Center, which is located on the northern portion of the property with associated lighting, landscaping, and parking. The proposed project consists of two (2), multi-tenant retail buildings, totaling 8,018 square feet with an overall height of 22 feet. Additional parking, landscaping, and lighting will be provided to accommodate the new buildings. The new buildings will be located on the southern portion of the property, along Baseline Road, and will complete development of the site.

The proposed building architecture is a farmhouse style that incorporates traditional elements with modern features. The building design consists of a stucco finish painted “Salute” red with a “Pure White” accent color. The base of the buildings consist of smooth lap siding in “Cobble Stone”, a neutral taupe-based color. Additional elements are included to enhance the visual interest of the buildings, including pitched roof canopies with rustic wood columns and stacked stone veneer at the base. The building materials and colors will be consistent with the existing daycare buildings.

The site is surrounded by single-family homes to the north and west, a church to the east, and Baseline Road to the south. The project frontage totals approximately 317 lineal feet along Baseline Road (a four-lane arterial road), and includes an existing single driveway location that is approximately 33 feet wide which provides access to the property. Consistent with the NRSP, the project includes a 35-foot wide landscape buffer along the south property line, adjacent to Baseline Road.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

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

d) The project involves nighttime lighting to provide for the security and safety of project users. However, the project is already located within an urbanized setting with many existing lighting sources. Lighting is conditioned to comply with City standards (i.e. CDG) to limit the height of light standards and to require cut-off lenses and glare shields to minimize light and glare impacts. The project will not create a new source of substantial light. None of the project elements are highly reflective, and thus the project will not contribute to an increased source of glare.

II. Agricultural & Forestry Resources

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

III. Air Quality

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

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

Thresholds of Significance and Regulatory Setting:

In responding to checklist items a, b, and d, project-related air emissions would have a significant effect if they would result in concentrations that either violate an ambient air quality standard or contribute to an existing air quality violation. To assist in making this determination, the PCAPCD adopted thresholds of significance, which

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

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

Discussion of Checklist Answers:

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

PCAPCD recommends that lead agencies use the California Emissions Estimator Model (CalEEMod) to quantify a project's construction and operational emissions for criterial air pollutants (NO_x, ROG, and PM). The results are then compared to the significance thresholds established by the district, as detailed above. According to PCAPCD's published screening table, general commercial projects smaller than 249,099 square feet will not result in NO_x emissions that exceed 55 lbs/day. Typically, NO_x emissions are substantially higher than ROG and PM₁₀; therefore, it can be assumed that projects that do not exceed the NO_x threshold will not exceed the ROG and PM₁₀ thresholds, and will not result in a significant impact related to operational emissions.

The project proposes the construction of two retail buildings totaling 8,242 square feet, which is well below PCAPCD's modeled example. Thus, the project is not expected to result in construction or operational emissions that would exceed the district's thresholds for significance. The project must also comply with all applicable PCAPCD rules and regulations. The project would not substantially contribute to the region's nonattainment status for ozone or particulate matter, and implementation of the project will not violate an air quality standard or contribute to an existing or projected air quality violation. In addition, because the proposed project would not produce substantial emissions of criteria air pollutants, adjacent residents or businesses would not be exposed to significant levels of pollutant concentrations during construction or operation. Therefore, implementation of the proposed project would result in less than significant impacts.

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

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

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

IV. Biological Resources

The project site is currently developed with two buildings totaling 13,825 square feet on the northern portion of the site, along with associated parking areas, drive aisles, landscaping (trees and shrubbery), and lighting. The remaining area to the south is presently characterized by non-native annual grasses with a 35-foot wide landscape setback consisting of various trees, shrubs, and groundcover. The site does not contain any oak trees or wetlands or any other natural resources; therefore, the potential impacts to biological resources are considered to be less than significant.

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

There is no ironclad definition of significance as it relates to biological resources. Thus, the significance of impacts to biological resources is defined by the use of expert judgment supported by facts, and relies on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to biological

resources (as cited and described in the Discussion of Checklist Answers section). Thresholds for assessing the significance of environmental impacts are based on the CEQA Guidelines checklist items a–f, above. Consistent with CEQA Guidelines Section 15065, a project may have a significant effect on the environment if:

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

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

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

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

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

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

part of a contiguous open space area. Other than wetlands, which were already discussed, US Fish and Wildlife and California Department of Fish and Wildlife habitat protections generally result from species protections, and are thus addressed via checklist item a.

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

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

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

Discussion of Checklist Answers:

a) The project site is currently developed with two buildings and associated parking, landscaping and lighting. The site is isolated from other habitat and is approximately 2.98 acres in size. While the property could provide refuge for common, small burrowing mammals or reptile species found in urban environments, it is too small and isolated to provide habitat for larger animals or predators. Birds of prey could forage incidentally on the site; however, the site is too isolated and small to provide any substantial or vital habitat. The North Roseville Specific Plan (NRSP) EIR did not identify any rare or endangered wildlife species that inhabited the project site. Therefore, the project will not cause any substantial adverse impacts to a special status species.

b) There were no sensitive natural communities observed or identified on the site, and thus the project will have no impact with regard to this criterion.

c) No potential wetlands have been identified or observed on the site, nor has the site been known historically to support wetlands. Since the site does not contain wetlands, there is no impact with regard to this criterion.

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

e) There are no biological resources on the project site which are protected by City policies or ordinances.

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

V. Cultural Resources

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

terraces, and other remnants of settlement and activity. A majority of documented sites within the City are located in areas designated for open space uses.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

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

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

VI. Geology and Soils

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

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

The Findings of the Implementing Procedures indicate that compliance with the Flood Damage Prevention Ordinance (RMC Ch.9.80) and Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist item b. The Ordinance and standards include permit requirements for construction and development in erosion-prone areas and ensure that grading activities will not result in significant soil erosion or loss of topsoil. The use of septic tanks or alternative waste systems is not permitted in the City of Roseville, and therefore no analysis of criterion e is necessary.

Discussion of Checklist Answers:

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

i–iii) According to United States Geological Service mapping and literature, active faults are largely considered to be those which have had movement within the last 10,000 years (within the Holocene or Historic

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

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

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

c, d) A review of the Natural Resources Conservation Service Soil Survey for Placer County, accessed via the Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/>), indicates that the soil on the site is Fiddymment-Kaseberg loam, 2 to 9 percent slopes, which is not listed as geologically unstable or sensitive.

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

VII. Greenhouse Gases

Greenhouse gases trap heat in the earth's atmosphere. The principal greenhouse gases (GHGs) that enter the atmosphere because of human activities are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated gases. As explained by the United States Environmental Protection Agency², global average temperature has increased by more than 1.5 degrees Fahrenheit since the late 1800s, and most of the warming of the past half century has been caused by human emissions. The City has taken proactive steps to reduce

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

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

greenhouse gas emissions, which include the introduction of General Plan policies to reduce emissions, changes to City operations, and climate action initiatives.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

In Assembly Bill 32 (the California Global Warming Solutions Act), signed by Governor Schwarzenegger of California in September 2006, the legislature found that climate change resulting from global warming was a threat to California, and directed that “the State Air Resources Board design emissions reduction measures to meet the statewide emissions limits for greenhouse gases . . .”. The target established in AB 32 was to reduce emissions to 1990 levels by the year 2020. CARB subsequently prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California’s GHG emissions. CARB’s updated August 2011 Scoping Plan calculated a reduction needed of 21.7% from future “Business As Usual” (BAU) conditions in the year 2020. The current Scoping Plan (adopted May 2014) indicates that statewide emissions of GHG in 1990 amounted to 431 million metric tons, and that the 2020 “Business As Usual” (BAU) scenario is estimated as 509³ million metric tons, which would require a reduction of 15.3% from 2020 BAU. In addition to this, Senate Bill 32 was signed by the Governor on September 8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030. The Air Resources Board is currently updating the Scoping Plan to reflect this target.

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to AB 32 reduction goals, and has adopted thresholds of significance which take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold. Any project emitting less than 1,100 metric tons of carbon dioxide equivalents per year (MT CO₂e/yr) during construction or operation results in less than significant impacts. The PCAPCD considers any project with emissions greater than the bright-line cap of 10,000 MT CO₂e/yr to have significant impacts. For projects exceeding the de minimum threshold but below the bright-line threshold, comparison to the appropriate efficiency threshold is recommended. The significance thresholds are shown in Table 2 below.

³ Includes Pavely and Renewables Portfolio Standard reduction

Table 2: GHG Significance Thresholds

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

Discussion of Checklist Answers:

a–b) CalEEMod (version 2016.3.1) was used to model the project's construction related GHG emissions (CO₂e). Construction related GHG emissions occur at one point in time and are, therefore, not typically expected to significantly contribute to climate change. Climate change is a cumulative effect that occurs over time, and emissions increase on a year-to-year basis due to increases in developed area and other factors. However, the proposed project's construction related GHG has been estimated and compared to the PCAPCD thresholds. The project's maximum construction related emissions is 59.0602 MT CO₂e in the most active construction year. As shown in Table 3, the project's construction related emissions are below the de minimis threshold of 1,100 MT CO₂e.

Table 3: Total Unmitigated Project Construction GHG Emissions

Construction GHG Emissions (MT CO ₂ e)	Threshold of Significance (MT CO ₂ e/yr)
59.0602	1,100
Source: CalEEMod, March 2017	

The PCAPCD's CEQA Air Quality Handbook contains a screening table used to determine if a commercial project will exceed the long-term operational GHG emissions significance threshold (Table 2-6: Corresponding Size of a Project for De Minimis Level of 1,100 MT CO₂e/yr). The screening table identifies that commercial projects consisting of 35,635 square feet are considered to have a less-than-significant impact related to long-term operational GHG emissions. The project proposes a total of 8,018 square feet, which is well below the published threshold of significance. Thus, project-generated GHG emissions would not conflict with, and are consistent with, the State goals listed in AB32 and policies and regulation adopted by the California Air Resources Board pursuant to AB32. Impacts are less than significant.

VIII. Hazards and Hazardous Materials

There are no listed hazardous sites within the project vicinity and the proposed use does not involve the use of hazardous materials, beyond those that are typically found with commercial uses, as discussed below. The nearest properties where hazardous materials are stored or handled includes the underground fuel storage tank at the gas station approximately 3 miles east of the project site. The nearest school to the project site is Coyote Ridge Elementary, located approximately 1 mile northeast of the site. No previous environmental review of the site has found evidence of contamination or hazardous conditions.

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

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

The project is not within an airport land use plan nor within two miles of a public or public use airport, and there are no private airstrips in the vicinity of the project area. Therefore, no further discussion is provided for items e and f.

Discussion of Checklist Answers:

a, b) Standard construction activities would require the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents. These are common household and commercial materials routinely used by both businesses and average members of the public. The materials only pose a hazard if they are improperly used, stored, or transported either through upset conditions (e.g. a vehicle accident) or mishandling. In addition to construction use, the operational project would result in the use of common hazardous materials as well, including bleach, solvents, and herbicides. Regulations pertaining to the transport of materials are codified in 49 Code of Federal Regulations 171–180, and transport regulations are

enforced and monitored by the California Department of Transportation and by the California Highway Patrol. Specifications for storage on a construction site are contained in various regulations and codes, including the California Code of Regulations, the Uniform Fire Code, and the California Health and Safety Code. These same codes require that all hazardous materials be used and stored in the manner specified on the material packaging. Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels.

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

d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5⁴; therefore, no impact will occur.

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

- A Risk Management and Prevention Program (RMPP) is required of uses that handle toxic and/or hazardous materials in quantities regulated by the California Health and Safety Code and/or the City.
- Businesses that handle toxic or hazardous materials are required to complete a Hazardous Materials Management Program (HMMP) pursuant to local, State, or federal requirements.

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

IX. Hydrology and Water Quality

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

Would the project:

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

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?			X	
f) Otherwise substantially degrade water quality?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiches, tsunamis, or mudflow?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hydrology and water quality is based directly on the CEQA Guidelines checklist items a–j listed above. For checklist item a, the Findings of the Implementing Procedures indicate that compliance with the City of Roseville Design/Construction Standards (Resolution 07-107), Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20), and Stormwater Quality Design Manual (Resolution 16-152) will prevent significant impacts. The standards require preparation of an erosion and sediment control plan for construction activities and includes designs to control pollutants within post-construction urban water runoff. Likewise, it is indicated that the Drainage Fees for the Dry Creek and Pleasant Grove Watersheds (RMC Ch.4.48) and City of Roseville Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to item e. The ordinance and standards require the collection of drainage fees to fund improvements that mitigate potential flooding impacts, and require the design of a water drainage system that will adequately convey anticipated stormwater flows. Finally, it is indicated that compliance with the Flood Damage Prevention Ordinance (RMC Ch. 9.80) will prevent significant impacts related to items g, h, and i. The Ordinance includes standard requirements for all new construction, including regulation of development with the potential to impede or redirect flood flows, and prohibits development within flood hazard areas. Impacts from tsunamis and seiches were screened out of the analysis (item j) given the fact that the project is not located near a water body or other feature that would pose a risk of such an event.

Discussion of Checklist Answers:

a,c,d, f) The project will involve the disturbance of on-site soils and the construction of impervious surfaces, such as asphalt paving and buildings. Disturbing the soil can allow sediment to be mobilized by rain or wind, and cause displacement into waterways. To address this and other issues, the developer is required to receive approval of a grading permit and/or improvement plans prior to the start of construction. The permit or plans are required to incorporate mitigation measures for dust and erosion control. In addition, the City has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the Central Valley

Regional Water Quality Control Board which requires the City to reduce pollutants in stormwater to the maximum extent practicable. The City does this, in part, by means of the City's 2016 Design/Construction Standards, which require preparation and implementation of a Stormwater Pollution Prevention Plan. All permanent stormwater quality control measures must be designed to comply with the City's Manual for Stormwater Quality Control Standards for New Development, the City's 2016 Design/Construction Standards, Urban Stormwater Quality Management and Discharge Control Ordinance, and Stormwater Quality Design Manual. For these reasons, impacts related to water quality are less than significant.

b) The project does not involve the installation of groundwater wells. The proposed project will have no impact on groundwater supplies and will not significantly affect groundwater recharge.

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

i) Folsom Dam, which is located approximately 13 miles southeast of the project site, is the closet dam to the project site. While portions of the City could be subject to flooding in the event of failure or damage of Folsom Dam, the project site is not located in an area that would be subject to inundation due to dam failure. Therefore, there would be no impact.

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

X. Land Use and Planning

The project site is located within the North Roseville Specific Plan (NRSP). The 2.98-acre property currently has a zoning and General Plan land use designation of Public/Quasi-Public (P/QP). The site is surrounded by residential uses to the north and west, a church to the east, and Baseline Road to the south with residential uses beyond. The subject property was originally designated in the NRSP to be the site of a school district administration facility for the Dry Creek School District. However, the City's Design Committee approved a Design Review Permit to allow the construction of the existing Play Care Learning Center in October 2016, which resulted in two undeveloped pads remaining on the subject property. At the time, it was noted that future development on these pads that was not consistent with the P/QP zoning and land use would require approval of a Tentative Parcel Map, Rezone, and General Plan Amendment.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The project area has been master planned for development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community. The project will not physically divide an established community.

b) The project includes a Tentative Parcel Map to subdivide the existing parcel into three (3) separate parcels: WW-71A, WW-71B, and WW-71C. The proposed project also includes a request to modify the zoning and land use designation of the resultant parcels WW-71B and WW-71C to Community Commercial (CC) to allow for uses that will be complementary to the Play Care Learning Center, such as a hair salon, dentist, and tutoring services. However, many other uses that would not typically be compatible with the adjacent residential zoning are also principally permitted uses in the CC zone (e.g. nightclubs, funeral and interment services, maintenance and repair, and others). From a land use policy standpoint, the Planning Division believes that the proposed CC land use and zoning would be appropriate for the property with adoption of a Special Area zone district overlay to restrict potentially incompatible uses. The SA overlay allows modification of the underlying general district regulations (including permitted use types), which will reduce incompatibility issues with the adjacent properties to a less than significant level.

With approval of the Tentative Parcel Map, Rezone, and General Plan Amendment, the project is consistent with, and does not conflict with the City’s General Plan, the NRSP, and the City’s Zoning Ordinance. Impacts are less than significant.

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

XI. Mineral Resources

The Surface Mining and Reclamation Act (SMARA) of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZ's) based on the known or inferred mineral resource potential of that land. The California Division of Mines and Geology (CDMG) was historically responsible for the classification and designation of areas containing—or potentially containing—significant mineral resources, though that responsibility now lies with the California Geological Survey (CGS). CDMG published Open File Report 95-10, which provides the mineral classification map for Placer County. A detailed evaluation of mineral resources has not been conducted within the City limits, but MRZ's have been identified. There are four broad MRZ categories (MRZ-1 through MRZ-4), and only MRZ-2 represents an area of known significant mineral resources. The City of Roseville General Plan EIR included Exhibit 4.1-3, depicting the location of MRZ's in the City limits. There is only one small MRZ-2 designation area, located at the far eastern edge of the City.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to mineral resources is based directly on the CEQA Guidelines checklist items a and b listed above.

Discussion of Checklist Answers:

a–b) The project site is not in the area of the City known to include any mineral resources that would be of local, regional, or statewide importance; therefore, the project has no impacts on mineral resources.

XII. Noise

The project site is located adjacent to Baseline Road, which is identified as a transportation noise source in the City's General Plan Noise Element. According to the General Plan, the project site is within the 60 L_{dn} noise contour for both existing roadways and future roadways (City of Roseville 2015, Figure IX-1 and Figure IX-2). Other uses near the site include a daycare and church, which generate low outdoor noise volumes. The nearest sensitive user group to the site is the residential subdivision approximately 200 feet to the north and west of the project boundary.

Would the project result in:

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

Thresholds of Significance and Regulatory Setting:

Standards for transportation noise and non-transportation noise affecting existing or proposed land uses are established within the City of Roseville General Plan Noise Element Table IX-1 and IX-3, and these standards are used as the thresholds to determine the significance of impacts related to items a and c. The significance of other noise impacts is based directly on the CEQA Guidelines checklist items b, and d–f listed above. The Findings of the Implementing Procedures indicate that compliance with the City Noise Regulation (RMC Ch. 9.24) will prevent significant non-transportation noise as it relates to items a, b, and c. The Ordinance establishes

noise exposure standards that protect noise-sensitive receptors from a variety of noise sources, including non-transportation/fixed noise, amplified sound, industrial noise, and events on public property. The project is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the project area. Therefore, items e and f have been ruled out from further analysis.

Discussion of Checklist Answers:

a,c) As noted above, the project site is within the 60 L_{dn} noise contour in the cumulative condition. The proposed commercial uses on the site are not subject to the maximum noise exposure limits because the General Plan considers those uses less sensitive to noise exposure. Additionally, the proposed commercial buildings do not include an outdoor activity area that would be subject to the outdoor noise standards. Typical construction practices result in an exterior-to-interior noise reduction of approximately 25 dB. With an exterior noise environment of 60 dB, the interior noise level would be 35 dB. Interior and exterior noise levels are below the General Plan standards; therefore, impacts are less than significant.

b,d) Surrounding uses may experience short-term increases in groundborne vibration, groundborne noise, and airborne noise levels during construction. However, these increases would only occur for a short period of time. When conducted during daytime hours, construction activities are exempt from Noise Ordinance standards, but the standards do apply to construction occurring during nighttime hours. While the noise generated may be a minor nuisance, the City Noise Regulation standards are designed to ensure that impacts are not unduly intrusive. Based on this, the impact is less than significant.

XIII. Population and Housing

The project site is located within the North Roseville Specific Plan and has a zoning and land use designation of P/QP (Public/Quasi-Public). The City of Roseville General Plan Table II-4 identifies the total number of residential units and population anticipated as a result of buildout of the City, and the Specific Plan likewise includes unit allocations and population projections for the Plan Area. Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, for if it can be shown that the growth will significantly affect the environment in some other way. The project will change the zoning on the site and introduce small, neighborhood serving retail uses. However the previous zoning and NRSP anticipated public school offices on the site, which would have also had some level of growth inducing impacts. Therefore, while the project in question will induce some level of growth, this growth was already identified and its effects disclosed and mitigated within the North Roseville Specific Plan EIR. Therefore, the impact of the project is less than significant.

b, c) The proposal is not a housing-related project, does not induce growth beyond that anticipated in the General Plan EIR, and does not displace any existing housing. No housing exists on the project site, and there would be no impact with respect to these criteria.

XIV. Public Services

Fire protection, police protection, park services, and library services are provided by the City. The project is located within the Roseville Joint Union High School District and the Dry Creek Joint Elementary School District. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to public services is based directly on the CEQA Guidelines checklist items a–e listed above. The EIR for the Specific Plan addressed the level of public services which would need to be provided in order to serve planned growth in the community. Development Agreements and other conditions have been adopted in all proposed growth areas of the City which identify the physical facilities needed to serve growth, and the funding needed to provide for the construction and operation of those facilities and services; the project is consistent with the Specific Plan. In addition, the project has been routed to the various public service

agencies, both internal and external, to ensure that the project meets the agencies' design standards (where applicable) and to provide an opportunity to recommend appropriate conditions of approval.

Discussion of Checklist Answers:

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

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

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

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

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

XV. Recreation

There are no parks or recreation facilities adjacent to the project site. The nearest recreation area is the Santucci Park, located approximately ¼-mile to the north of the site.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The EIR for the NRSP addressed the level of park services—including new construction, maintenance, and operations—which would need to be provided in order to serve planned growth in the community. Given that the project will only be adding a relatively small amount of commercial uses (8,000 s.f.) and zoning acreage (1.3 acres) to the NRSP, the project would not cause any unforeseen or new impacts related to the use of existing or proposed parks and recreational facilities. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

b) Park sites and other recreational facilities were identified within the NRSP, and the plan-level impacts of developing those facilities were addressed within the Final EIR for the Specific Plan. The project will not cause any unforeseen or new impacts related to the construction or expansion of recreational facilities.

XVI. Transportation/Traffic

The project site has approximately 315 lineal feet of frontage on Baseline Road, a four-lane arterial roadway. Access into the site is provided by an existing shared-access driveway off of Baseline Road, which currently serves the daycare building on the northern portion of the site. Additionally, there are multiple internal drive-aisles providing access to the surface parking areas, as well as to the existing and proposed buildings.

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

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

Impacts with regard to items d and e are assessed based on the expert judgment of the City Engineer and City Fire Department, as based upon facts and consistency with the City’s Design and Construction Standards.

Discussion of Checklist Answers:

a,b) The City of Roseville Engineering Division evaluated the need for a long term and short term traffic study. However, it was determined that no additional traffic analysis was required as the anticipated number of trips generated by the project would be consistent with the City’s traffic model and the proposed site design would provide for appropriate circulation throughout the site. In addition, the existing continuous right turn auxiliary lane along the project’s frontage allows ingress and egress for vehicles without disrupting westbound traffic on Blue Oaks Blvd. Based on the anticipated trip generation and the proposed site design (i.e. cuing, access points, throat depths, etc.) staff has concluded that the project would not conflict with any of the applicable codes/standards, and therefore, the anticipated impact will be less than significant.

c) The project site is not located in the immediate vicinity of an airport. The closest airport to the project site is Holtsman Airport, a private airstrip located approximately 9.5 miles southwest. The nearest public airport is Lincoln Regional Airport, located about 12 miles to the north. Consequently, the proposed project would not necessitate any change in air traffic patterns, nor would it result in safety risks to air traffic. There would be no impact with respect to this criterion.

d,e) The project has been reviewed by the City Engineering and City Fire Department staff, and has been found to be consistent with the City’s Design Standards. Furthermore, standard conditions of approval added to

all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

f) The City of Roseville has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The project was reviewed for consistency with these documents. The surrounding pedestrian, transit, and bicycle facilities have been already been constructed and the project will not decrease the performance or safety of those facilities. The project is consistent with these plans, impacts are less than significant.

XVII. Tribal Cultural Resources

As described within the Open Space and Conservation Element of the City of Roseville General Plan, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. A majority of documented sites within the City are located in areas designated for open space uses.

Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?				X
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The North Roseville Specific Plan EIR included historic and cultural resources study, which included research on whether any listed or eligible sites had been documented in the project area. No such sites were found. However, standard mitigation measures apply which are designed to reduce impacts to any previously undiscovered resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the North Roseville Specific Plan EIR; project-specific impacts are less than significant.

b) Notice of the proposed project was mailed to tribes which had requested such notice pursuant to AB 52 and SB 18. A request for consultation was not received. As discussed in item a, above, no resources are known to occur in the area. However, standard mitigation measures apply which are designed to reduce impacts to resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the North Roseville Specific Plan EIR; project-specific impacts are less than significant.

XVIII. Utilities and Service Systems

Water and sewer services are provided by the City of Roseville. Since utility services are already provided to the site, it is expected that minimal work will need to be completed to the existing utility services serving the site. Storm water will be collected on-site and transferred via the existing storm drain system into an off-site storm drain system. Solid waste will be collected by the City of Roseville's Refuse Department. The City of Roseville will provide electric service to the site, while natural gas will be provided by PG&E. Comcast will provide cable. The project has been reviewed by the City's Engineering Division, Environmental Utilities, Roseville Electric and PG&E. Adequate services are available for the project.

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a,e) The proposed project would be served by the Pleasant Grove Wastewater Treatment Plant (PGWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The Pleasant Grove WWTP has the capacity⁵ to treat 12 million gallons per day (mgd) and is currently treating 7.0⁶ mgd. The volume of wastewater generated by the proposed project could be accommodated by the facility; the proposed project will not contribute to an exceedance of applicable wastewater treatment requirements. The impact would be less than significant.

b,c) The project will be required to construct any lines necessary to serve the project, as well as pay fees which fund the operation of the facilities and the construction of major infrastructure. The construction impacts related to building the major infrastructure were disclosed in the EIR for the Specific Plan, and appropriate mitigation was adopted. Minor additional infrastructure will be constructed within the project site to tie the project into the major systems, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

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

d) The City of Roseville 2015 Urban Water Management Plan (UWMP), adopted May 2016, estimates water demand and supply for the City through the year 2040, based on existing land use designations and population projections. In addition, the AR WSA estimates water demand and supply for ultimate General Plan buildout. The UWMP indicates that existing water supply sources are sufficient to meet fall near term needs, estimating an annual water demand of 45,475 acre-feet per year (AFY) by the year 2020 and existing surface and recycled water supplies in the amount of 70,421 AFY. The AR WSA estimates a Citywide buildout demand of 64,370 AFY when including recycled water, and of 59,657 AFY of potable water. The AR WSA indicates that surface water supply is sufficient to meet demand during normal rainfall years, but is insufficient during single- and multiple-dry years. However, the City's UWMP establishes mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies. Both the UWMP and AR WSA indicate that these measures, in combination with additional purchased water sources, will ensure that supply meets projected demand.

The applicant proposes a Tentative Parcel Map to subdivide the existing 2.98-acre property into three separate parcels: Lot A, Lot B, and Lot C. A Rezone and General Plan Amendment are requested for Lot B and Lot C (totaling 1.337 acres) to change the zoning and land use designation from P/QP to CC. This will add retail and commercial uses on the site that were not assumed in the UWMP or the AR WSA. The water demand factor for the existing P/QP designation is 1,780 gallons per day per acre (GPD/ac), resulting in an annual demand of 5.9 acre feet per year (AF/yr). The water demand factor for the proposed CC designation for lots B and C is higher at 2,598 GPD/unit, resulting in an annual demand of 3.9 AF/yr. Lot A will remain as P/QP and will have an

⁵ Waste Discharge Requirements/Monitoring & Reporting Program/NPDES Permit No. CA0079502, Adopted on 28 March 2014

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

annual water demand of 3.3 AF/yr. Overall, the projected water demand for the site will increase by 1.2 AF/yr (from 5.9 AF/yr to 7.2 AF/yr). The City's Environmental Utilities Department determined there are sufficient water supplies available to allocate an additional 1.2 AF/yr of water to the project site. However, as part of the approval of the project entitlements, City Council will ultimately make the determination to grant the additional water by adopting a resolution. Impacts are less than significant with mitigation, provided that the City Council grant the additional 1.2 AF/yr of water to the project site.

Mitigation Measure (MM-1): The applicant shall obtain City Council approval for the additional 1.2 AF/yr of water allocated to the project site prior to approval of the General Plan Amendment and Rezone becoming effective for the project.

f, g) The Western Placer Waste Management Authority is the regional agency handling recycling and waste disposal for Roseville and surrounding areas. The regional waste facilities include a Material Recovery Facility (MRF) and the Western Regional Sanitary Landfill (WRSL). Currently, the WRSL is permitted to accept up to 1,900 tons of municipal solid waste per day. According to the solid waste analysis of the Amoruso Ranch Specific Plan FEIR, under current projected development conditions the WRSL has a projected lifespan extending through 2058. There is sufficient existing capacity to serve the proposed project. Though the project will contribute incrementally to an eventual need to find other means of waste disposal, this impact of City buildout has already been disclosed and mitigation applied as part of each Specific Plan the City has approved, including the most recent Amoruso Ranch Specific Plan. All residences and business in the City pay fees for solid waste collection, a portion of which is collected to fund eventual solid waste disposal expansion. The project will not result in any new impacts associated with major infrastructure. Environmental Utilities staff has reviewed the project for consistency with policies, codes, and regulations related to waste disposal services and has found that the project design is in compliance.

XIX. Mandatory Findings of Significance

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

the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Significance Criteria and Regulatory Setting:

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

Discussion of Checklist Answers:

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

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that with mitigation the impacts are less than significant. As demonstrated in the initial study checklist, there are no "project specific significant effects which are peculiar to the project or site" that cannot be reduced to less than significant effects through mitigation (CEQA Section 15183) and therefore an EIR is not required. Therefore, on the basis of the foregoing initial study:

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

Initial Study Prepared by:



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

Attachments:

1. Mitigation Monitoring Plan

Exhibits:

- A. Tentative Parcel Map
- B. Site Plan
- C. Grading and Drainage Plan
- D. Landscape Plan
- E. Elevations


DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

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

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title/File Number:	NRSP PCL WW-71 – Play Care Commercial; PL18-0024
Project Location:	4050 Baseline Road, Roseville, Placer County, CA; APN: 017-162-073-000
Project Description:	The applicant requests a General Plan Amendment, Rezone, and Specific Plan Amendment to change the zone and land use of Lots B and C to Community Commercial, and a Tentative Parcel Map to subdivide the existing 2.98-acre parcel into three (3) separate parcels (Lots A, B, and C). The project also includes a Design Review Permit to construct two (2) commercial buildings totaling 8,018 square feet in size with associated parking and landscaping.
Environmental Document	Mitigated Negative Declaration
Project Applicant:	Michael Buschow, GRA Architecture
Property Owner:	Brian Lee, Crown Pacific Holdings LLC
Lead Agency Contact Person:	Kinarik Shallow, Assistant Planner, (916) 746-1309

Section 21081.6 of the California Public Resources Code requires public agencies to "adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." This Mitigation Monitoring and Reporting Program has been adopted for the purpose of avoiding environmental impacts

MONITORING PROCESS: Existing monitoring mechanisms are in place that assist the City of Roseville in meeting the intent of CEQA. These existing monitoring mechanisms eliminate the need to develop new monitoring processes for each mitigation measure. These mechanisms include grading plan review and approval, improvement/building plan review and approval and on-site inspections by City Departments. Given that these monitoring processes are requirements of the project, they are not included in the mitigation monitoring program.

It shall be the responsibility of the project applicant/owner to provide written notification to the City using the Mitigation Verification Cover Sheet and Forms, in a timely manner, of the completion of each Mitigation Measure as identified on the following pages. The City will verify that the project is in compliance with the adopted Mitigation Monitoring and Reporting Program. Any non-compliance will be reported by the City to the applicant/owner, and it shall be the project applicant's/owner's responsibility to rectify the situation by bringing the project into compliance. The purpose of this program is to ensure diligent and good faith compliance with the Mitigation Measures which have been adopted as part of the project.

TABLE OF MITIGATION MEASURES					
Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
MM-1 The applicant shall obtain City Council approval for the additional 1.2 AF/yr of water allocated to the project site prior to approval of the General Plan Amendment and Rezone becoming effective for the project.	City Council shall adopt a resolution granting the additional water.	Prior to the approval of the General Plan Amendment and Rezone becoming effective.	Planning	Resolution	

MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File # _____

Project Address _____

Property Owner _____

Planning Division Contact _____

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete

I HAVE ATTACHED THE FOLLOWING REQUIRED ITEMS:

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

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

Signature and Date

Print Name

Contact Number

MITIGATION VERIFICATION FORM

Mitigation Measure _____

Description of Monitoring and Verification Work Performed. The following information is a required part of the description: dates, personnel names or titles, and the stage/phase of construction work. Additional notes sheets may be attached, if necessary, or the below may simply reference a separate attachment that provides the required information.

INSTRUCTIONS

COVER SHEET:

A Cover Sheet for the project/development is prepared by City staff, with the top portion filled out. Each time Mitigation Verification Forms(s) are being submitted, a Cover Sheet completed by the Developer, Contractor, or Designee is required. An example of a completed summary table is provided below. The signature on the Cover Sheet must be *original wet ink*.

EXAMPLE MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File #	New Coffee Shop, PL15-0000
Project Address	10 Justashort Street
Property Owner	Jane Owner
Planning Division Contact	Joe Planner, Associate Planner, (916) 774-####

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete
MM-3	Copy of survey report signed by biologist	5/10/2016
MM-4	All information included in Mitigation Verification Form	5/12/2016
MM-5	E-mail from Air District approving Dust Control Plan	5/05/2016

MITIGATION VERIFICATION FORM:

A Mitigation Verification Form is provided by City staff, along with the Cover Sheet and Table of Applicable Mitigation Measures. A form is filled in and submitted for each mitigation measure by the Developer, Contractor, or Designee. The form needs only the mitigation number to be filled in, along with the Description of Monitoring and Verification Work Performed. Multiple forms may be submitted simultaneously, under one cover sheet. It is also permissible to submit a form for each part of a measure, on separate dates. For instance, in the example measure MM-4 in the table above, the actual mitigation requires informing construction workers *and* retaining a qualified archeologist if resources are uncovered. Thus, a developer may submit a form in May certifying that construction workers have been informed, and also submit a second copy of the form in July because resources were discovered and additional actions had to be undertaken.

Each mitigation measure specifies the type of supporting documentation required; this must be submitted in order for the City to accept the mitigation as complete. An example of a completed Mitigation Verification Form is provided below.

EXAMPLE MITIGATION VERIFICATION FORM

Mitigation Measure MM3

Description of Monitoring and Verification Work Performed. The following information is a required part of the description: dates, personnel names or titles, and the stage/phase of construction work. Additional notes sheets may be attached, if necessary, or the below may simply reference a separate attachment that provides the required information.

The mitigation measure text is included on the Improvement Plans General Notes page (Improvement Plan EN15-0001). On May 4, 2016, prior to any ground-disturbing activities (the pre-construction phase), a site meeting was held. At this meeting, workers on the site were informed of the potential to unearth remains, and were instructed to cease work and notify their supervisor immediately if any resources were observed.

A map of the Project Site area. The map shows a grid of streets. Fiddiment Rd runs vertically on the left. Cromer Lane runs horizontally, intersecting Fiddiment Rd. A black arrow points to the intersection of Fiddiment Rd and Cromer Lane, labeled "PROJECT SITE". To the right of Cromer Lane are Baseline Road and Vineyard Road. To the right of Baseline Road is Main Street. To the right of Vineyard Road is Cook Riolo Rd. To the right of Cook Riolo Rd is A Tansin Street. To the right of A Tansin Street is Douglas Blvd. To the right of Douglas Blvd is Riverside Ave. A north arrow is located in the upper right corner. A highway shield with the number 80 is located in the lower right corner.

CIVIL PLANS
C1 **TENTATIVE PARCEL MAP**
C2 **SITE PLAN**
C3 **GRADING & DRAINAGE PLAN**
C4 **UTILITY PLAN**

CITY OF ROSEVILLE BENCHMARK NO. 70. A 3 1/2" BRASS DISC STAMPED "LS6046, DEC. 1995", BACK OF CURB NORTH SIDE OF PLEASANT GRAVE BOULEVARD, EAST END OF BRIDGE, EAST OF SUN CITY BOULEVARD.

ELEVATION: 122.082 (CITY OF ROSEVILLE DATUM BASED UPON NGVD 29)

AC	ASPHALT CONCRETE	OH	OVER HEAD POWER LINES
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
CL	CENTERLINE	(P)	PROPOSED
(E)	EXISTING	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE	TBC	TOP BACK OF CURB
GR	GRATE	UG	UNDERGROUND
INV	INVERT	WA	WATER
IRR	IRRIGATION	WM	WATER METER

COMMERCIAL

COMMERCIAL

AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS

P / QP PUBLIC / QUASI PUBLIC

P / QP PUBLIC / QUASI PUBLIC

BRIAN LEE

1608 AVONDALE DR.
ROSEVILLE, CA 95747
916-772-3675 OFFICE
916-215-3675 CELL
916-367-7539 FAX

RFE ENGINEERING, INC.
2260 DOUGLAS BLVD., SUITE 160
ROSEVILLE, CA 95661
PH. (916) 772-7800

CITY OF ROSEVILLE

THREE COMMERCIAL LOTS

PROPOSED LOT A: 70,754 SF 1.624 ACRES
PROPOSED LOT B: 34,376 SF 0.789 ACRES
PROPOSED LOT C: 23,804 SF 0.546 ACRES

ROW DEDICATION: 892 SF 0.020 ACRES

CITY OF ROSEVILLE

CITY OF ROSEVILLE

ROSEVILLE FIRE DEPARTMENT

ROSEVILLE CITY SCHOOL DISTRICT

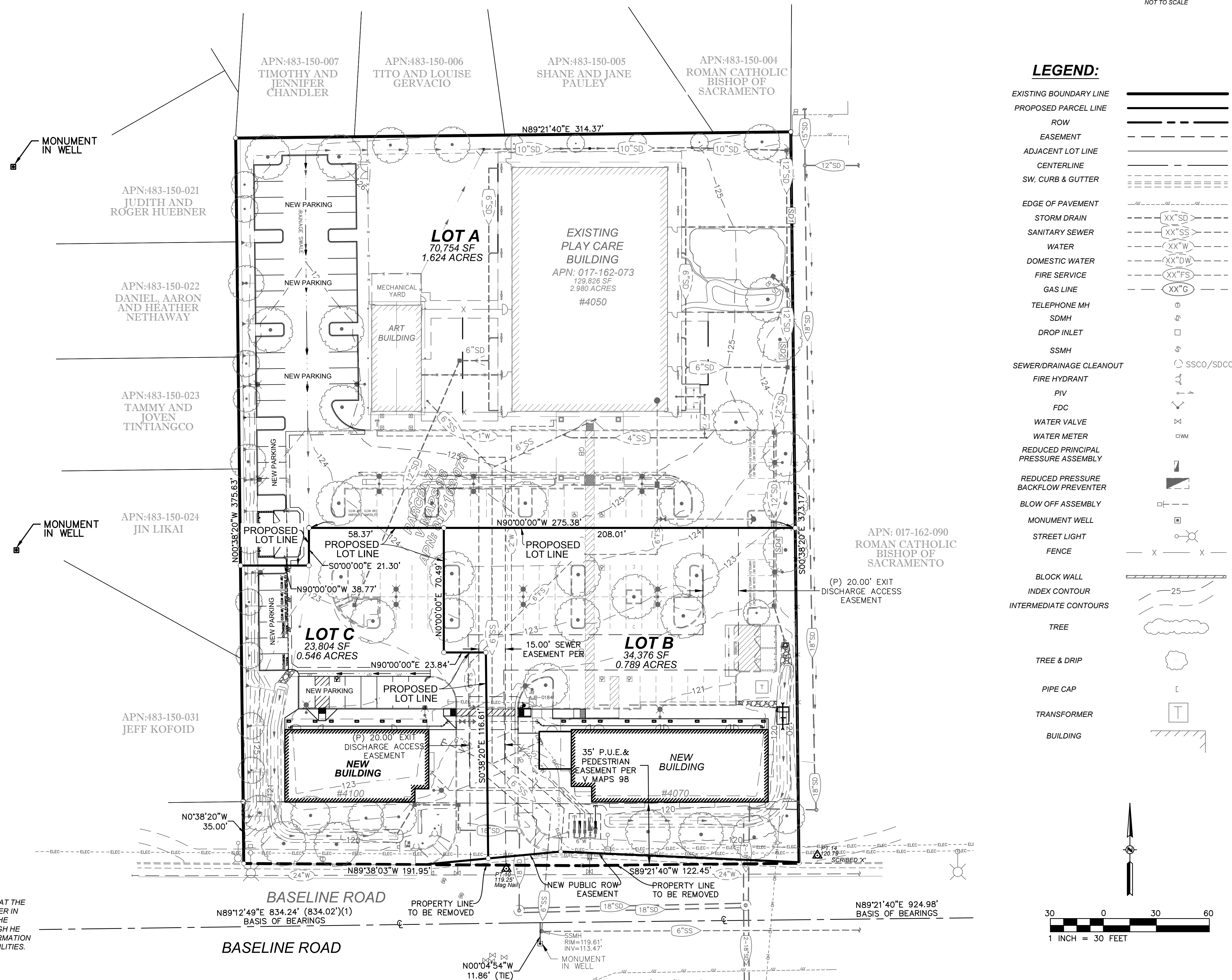
PARK DISTRICT.

ADD
070 100 070

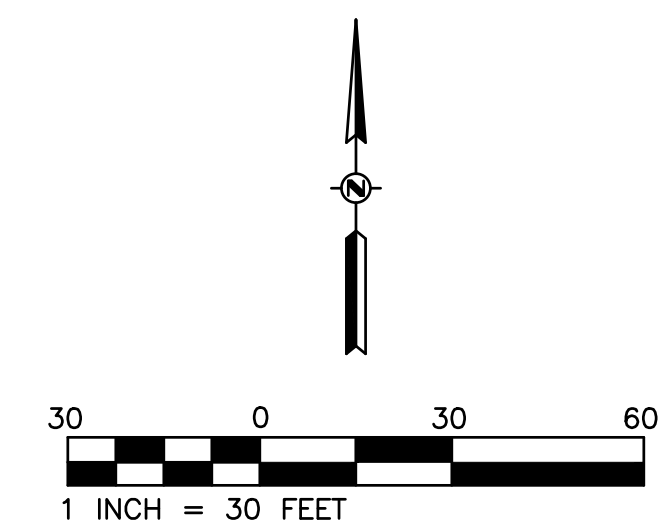
UNDERGROUND UTILITIES NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REPORT BY: GEOCON CONSULTING ENGINEERS
REPORT NO.: S8318-06-05 DATED: MARCH 2005.
REPORT NO.:S8318-05-06 (UPDATE) DATED: 10/27/2016



EXISTING BOUNDARY LINE	
PROPOSED PARCEL LINE	
ROW	
EASEMENT	
ADJACENT LOT LINE	
CENTERLINE	
SW, CURB & GUTTER	
EDGE OF PAVEMENT	
STORM DRAIN	
SANITARY SEWER	
WATER	
DOMESTIC WATER	
FIRE SERVICE	
GAS LINE	
TELEPHONE MH	
SDMH	
DROP INLET	
SSMH	
SEWER/DRAINAGE CLEANOUT	
FIRE HYDRANT	
PIV	
FDC	
WATER VALVE	
WATER METER	
REDUCED PRINCIPAL PRESSURE ASSEMBLY	
REDUCED PRESSURE BACKFLOW PREVENTER	
BLOW OFF ASSEMBLY	
MONUMENT WELL	
STREET LIGHT	
FENCE	
BLOCK WALL	
INDEX CONTOUR	
INTERMEDIATE CONTOURS	
TREE	
TREE & DRIP	
PIPE CAP	
TRANSFORMER	
BUILDING	



LEGEND:

- AC DRIVE AISLE (TI=5.5)
3.5" AC / 10" CL 2 AB
- AC PARKING (TI=4.5)
3.5" AC / 6" CL 2 AB
- HEAVY DUTY PCC
@ TRASH ENCLOSURE CONSTRUCTED PER CITY STD.
DETAIL SW-1. REBAR CONFIGURATION TO CONFORM
TO SECTION 15-3.D OF DESIGN STANDARDS.
- PEDESTRIAN PCC
4" PCC / 4" CL 2 AB
- ALL GRADING TO CONFORM TO GEOTECHNICAL
REPORT RECOMMENDATIONS. SEE
REFERENCED REPORT ON SHEET C1.

CONSTRUCTION KEYNOTES:

- 1 PLACE CONCRETE VERTICAL CURB
- 2 PLACE CONCRETE SIDEWALK
- 3 PLACE ADA ACCESSIBLE CURB RAMP - REMOVE AND REPLACE EXISTING CURB AND/OR CURB & GUTTER.
- 4 PROPOSED PATIO AREA - SEE ARCHITECTURAL PLANS FOR DETAILS.
- 5 REMOVE AND REPLACE EXISTING PAVEMENT.
- 6 PLACE TRASH ENCLOSURE PER CITY OF ROSEVILLE STANDARD DETAIL SW-1
- 7 PLACE ADA ACCESSIBLE STRIPING
- 8 PLACE CONCRETE VALLEY GUTTER
- 11 PLACE ADA ACCESSIBLE PARKING STALL.

PARKING INFORMATION

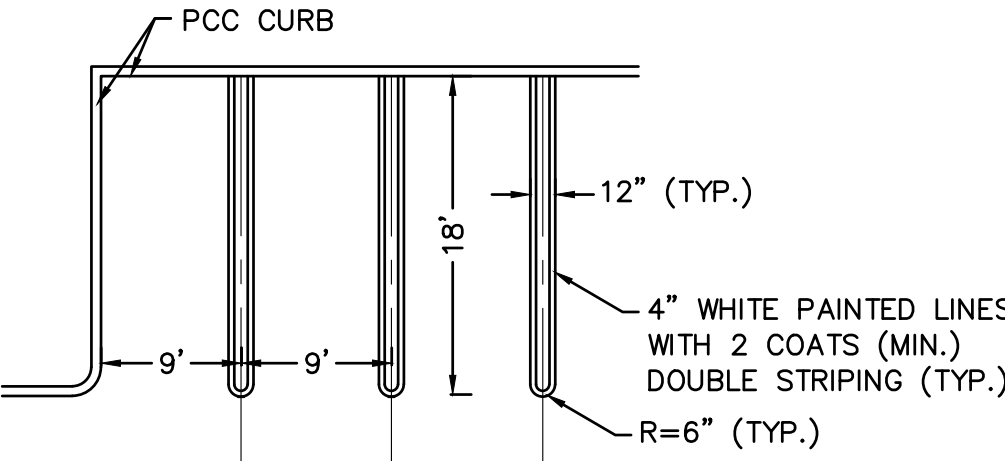
LOT A
STANDARD SPACES = 52 SPACES
ADA ACCESSIBLE SPACES = 2 SPACES
TOTAL = 54 SPACES

LOT B
STANDARD SPACES = 35 SPACES
COMPACT SPACES = 2 SPACES
ADA ACCESSIBLE SPACES = 3 SPACES
TOTAL = 40 SPACES

LOT C
STANDARD SPACES = 22 SPACES
ADA ACCESSIBLE SPACES = 1 SPACES
TOTAL = 23 SPACES

TOTAL SITE SPACES:

- 117 TOTAL PARKING SPACES
-6 ADA ACCESSIBLE PARKING SPACES
-3 CLEAN AIR/VANPOOL/EV STALLS
-2 EV/CHARGING STATIONS

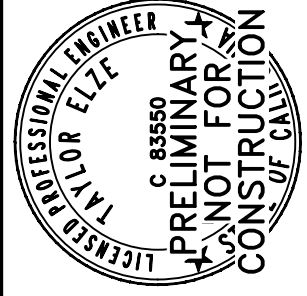
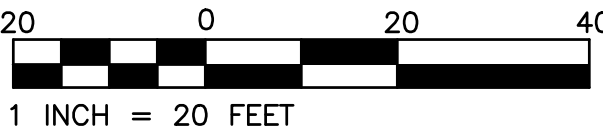


1 STALL STRIPING DETAIL
NOT TO SCALE



Know what's below.

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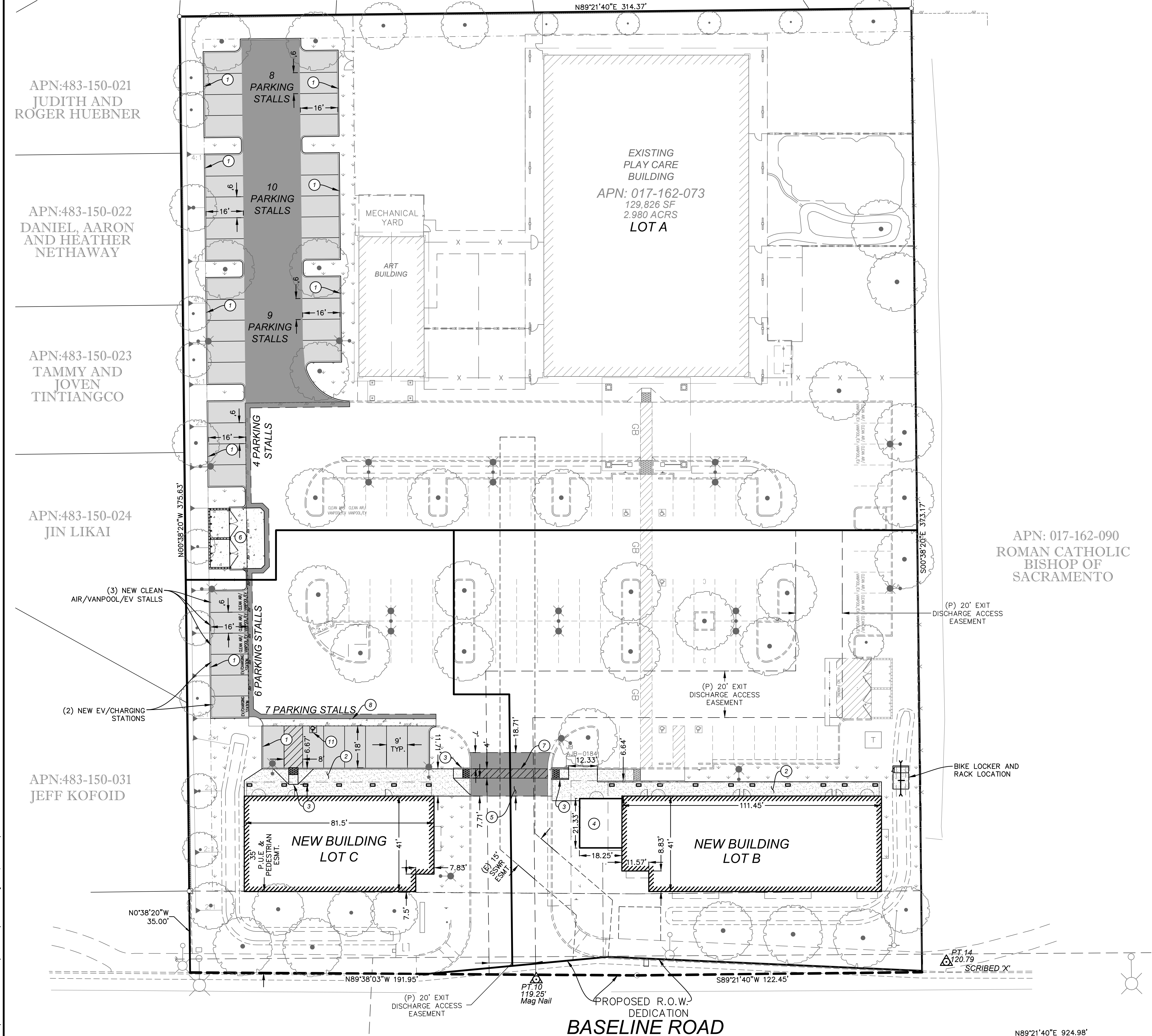
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ROSEVILLE, CA 95747

SITE PLAN

Sheet
C2

2 of 4
11/05/2018



LEGEND:

- AC DRIVE AISLE (TI=5.5)
3.5" AC / 10" CL 2 AB
- AC PARKING (TI=4.5)
3.5" AC / 6" CL 2 AB
- HEAVY DUTY PCC
@ TRASH ENCLOSURE CONSTRUCTED PER CITY STD.
DETAIL SW-1. REBAR CONFIGURATION TO CONFORM
TO SECTION 15-3.D OF DESIGN STANDARDS.
- PEDESTRIAN PCC
4" PCC / 4" CL 2 AB

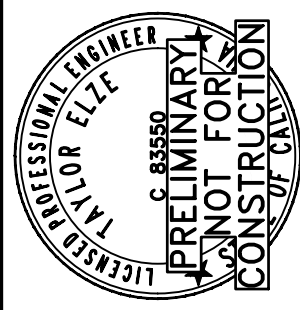
ALL GRADING TO CONFORM TO GEOTECHNICAL
REPORT RECOMMENDATIONS. SEE
REFERENCED REPORT ON SHEET C1.

CONSTRUCTION KEYNOTES:

- 1 PLACE CONCRETE VERTICAL CURB
- 2 PLACE CONCRETE SIDEWALK
- 3 PLACE ADA ACCESSIBLE CURB RAMP - REMOVE AND REPLACE EXISTING CURB AND/OR CURB & GUTTER.
- 4 PROPOSED PATIO AREA - SEE ARCHITECTURAL PLANS FOR DETAILS.
- 5 REMOVE AND REPLACE EXISTING PAVEMENT.
- 6 PLACE TRASH ENCLOSURE PER CITY OF ROSEVILLE STANDARD DETAIL SW-1
- 7 PLACE ADA ACCESSIBLE STRIPING
- 8 PLACE CONCRETE VALLEY GUTTER
- 9 BUILDING FOUNDATION TO HAVE EXTENDED FOOTING BELOW 'FG' CALLED OUT AT EXTERIOR WALLS (TO BE COORDINATED DURING BUILDING PERMIT PHASE WITH STRUCTURAL ENGINEER).
- 10 PROTECT-IN-PLACE EXISTING DRAINAGE INLET.
- 11 PLACE ADA ACCESSIBLE PARKING STALL.
- 12 PLACE CONCRETE PAD WITH CULVERT UNDERNEATH AT FL OF EXISTING SWALE. PAD TO HAVE BIKE LOCKER AND BIKE RACK PER ARCHITECTURAL PLANS.

NOTE:

THE PREVIOUS PHASE OF CONSTRUCTION COMPLETED
IN DECEMBER 2017 HAS NOT BEEN SURVEYED. EXISTING
AND PROPOSED ELEVATIONS BASED ON PREVIOUS
PROPOSED FINISHED GRADES



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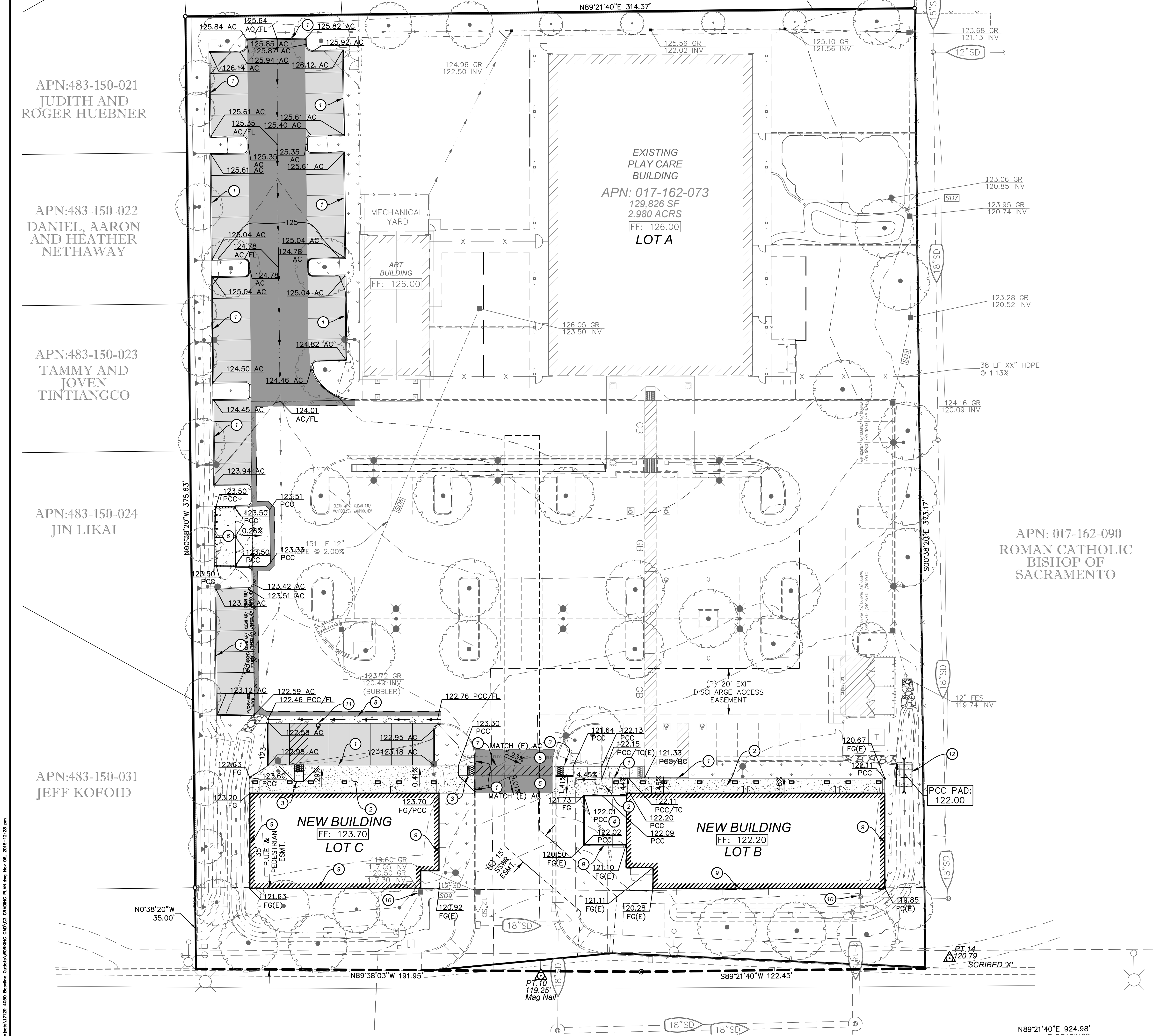
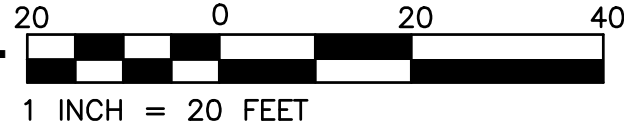
GRADING AND DRAINAGE PLAN

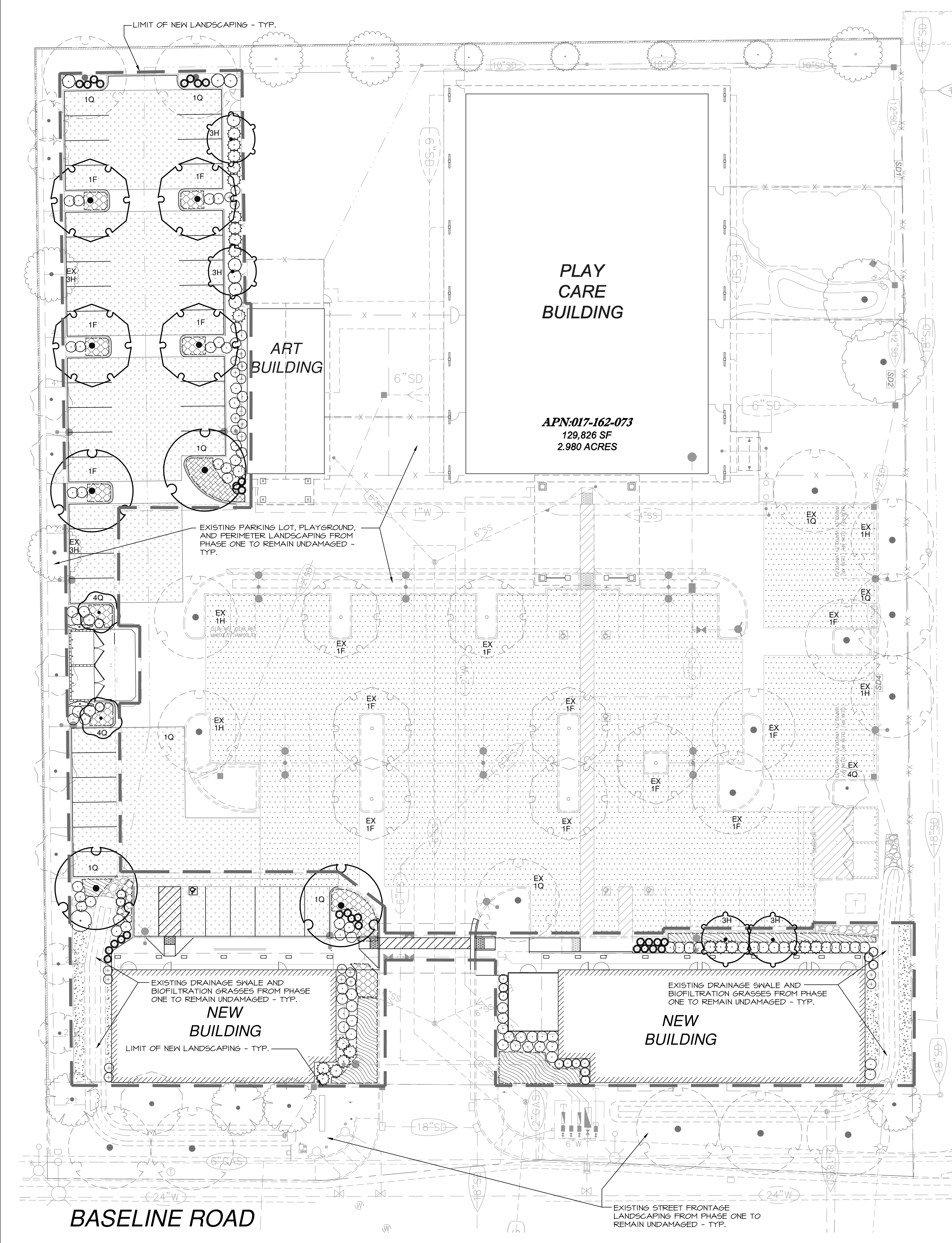
Sheet
C3
3 of 4
11/05/2018



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PLANT SCHEDULE						
TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	QTY
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	15 GAL	MEDIUM	HT:7'-8"/SP:2'-3'	4
	LAGERSTROEMIA x 'TUSCARORA'	GRAPE MYRTLE CORAL PINK	15 GAL	LOW	HT:7'-8"/SP:2'-3'	2
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	LOW	HT:7'-8"/SP:2'-3'	4
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	15 GAL	MEDIUM	HT:7'-8"/SP:2'-3'	4
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	QTY
	CISTUS x PURPUREUS	ORCHID ROCKROSE	5 GAL	LOW	HT:12"/SP:14"	43
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	LOW	HT:12"/SP:10"	29
	EUONYMUS JAPONICUS 'AUREO-MARGINATUS'	GOLDEN EUONYMUS	5 GAL	LOW	HT:14"/SP:14"	8
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL	LOW	HT:16"/SP:14"	1
	GREVILLEA x 'NOELLII'	GREVILLEA	5 GAL	LOW	HT:14"/SP:14"	37
	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	LOW	HT:18"/SP:12"	23
	PHORMIUM TENAX 'ATROPURPUREUM COMPACTUM'	PURPLE NEW ZEALAND FLAX	5 GAL	LOW	HT:18"/SP:14"	23
	PHORMIUM TENAX 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL	LOW	HT:18"/SP:14"	16
VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	QTY
	MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	5 GAL	LOW	HT:36"/SP:12"	2
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING	QTY
	BARK DRESSING	BARK DRESSING	-	-	-	601 SF
	COPROSMA PETRIEI 'VERDE VISTA'	VERDE VISTA COPROSMA	1 GAL	LOW	@ 48" O.C.	55
	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	1 GAL	LOW	@ 48" O.C.	11
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL	LOW	@ 48" O.C.	47

PARKING LOT SHADE CALCULATION FOR PHASE ONE & TWO PARKING LOTS									
TREE NUMBER AND SIZE TREE NAME		QUANTITY @ INTERIOR (100%) F		QUANTITY @ SOUTH, EAST & WEST (50%) H		QUANTITY @ CORNER & NORTH (25%) Q		TOTAL SQ. FT.	
EXISTING #1 TREES - 30' PLUS SPREAD PLATANUS ACERIFLOLIA, PISTACIA CHINENSIS		10 x (962) = 9,620	+	4 x (481) = 1,924	+	3 x (240) = 720	=	12,264	
EXISTING #3 TREES - 20' TO 35' SPREAD ARBUTUS UNEDO		0 x (491) = 0	+	2 x (246) = 492	+	0 x (123) = 0	=	492	
EXISTING #4 TREES - 15' TO 20' SPREAD LAGERSTROEMIA TUSCARORA		0 x (314) = 0	+	0 x (157) = 0	+	1 x (79) = 79	=	79	
PHASE TWO NEW #1 TREES - 30' PLUS SPREAD PLATANUS ACERIFLOLIA, PISTACIA CHINENSIS		5 x (962) = 4,810	+	0 x (481) = 0	+	6 x (240) = 1,440	=	6,250	
PHASE TWO NEW #3 - 20' TO 35' SPREAD CERCIS CANADENSIS		0 x (491) = 0	+	4 x (246) = 984	+	0 x (123) = 0	=	984	
PHASE TWO NEW #4 TREES - 15' TO 20' SPREAD LAGERSTROEMIA TUSCARORA		0 x (314) = 0	+	0 x (157) = 0	+	2 x (79) = 158	=	158	
CALCULATED TOTAL TREE SHADE:								20,227	
REQUIRED TOTAL									
AREA OF PAVING (SHADED ON PLAN)		39,909	SQ. FT. OF SHADED AREA ON PLAN						
AREA REQUIRED TO BE SHADED		39,909	SQ. FT. x 50% = 19,955						
CALCULATED SHADE PROVIDED		20,227	SQ. FT.						
PERCENT SHADE PROVIDED		51 %							
SEE PLAN FOR TREE SHADE CREDIT. EXAMPLE: 1H IS A 30' PLUS PERIMETER (50%) TREE.									

- NOTES:**
- ALL NEW LANDSCAPING SHALL MEET CURRENT ROSEVILLE AND STATE OF CALIFORNIA WATER USE ORDINANCE AB1881.
 - DURING THE CONSTRUCTION DOCUMENT PHASE, AN IRRIGATION PLAN WILL BE PROVIDED THAT WILL IRRIGATE THE PLANTING AREAS WITH AN AUTOMATIC IRRIGATION SYSTEM USING LOW FLOW DRIP AND BUBBLER IRRIGATION SYSTEMS.
 - CONTRACTOR TO PROTECT THE EXISTING LANDSCAPING INSTALLED PER THE FIRST PHASE INSTALLATION.
 - THE TREES FROM THE FROM THE FIRST PHASE ARE SHOWN FOR REFERENCE, BUT THE SHRUBS AND GROUND COVERS ARE NOT SHOWN FOR GRAPHIC CLARITY.

0' 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

Sierra Design Group

Landscape Architects

5320 Barton Road

Loomis, California 95650

(916) 960-9022 CLA 2884

www.sierradesigngroup-la.com

SDG JOB # C-125-17

BY APPROV

DATE

REVISION

CHECK

NO.

BY

SDG

SDG

DESIGN

MM

MM

DRAWN

QUANT.

0

1

2

ORIGINAL SCALE IS IN INCHES

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PRELIMINARY LANDSCAPE PLAN

Drawing

Sheet

L1

of

of

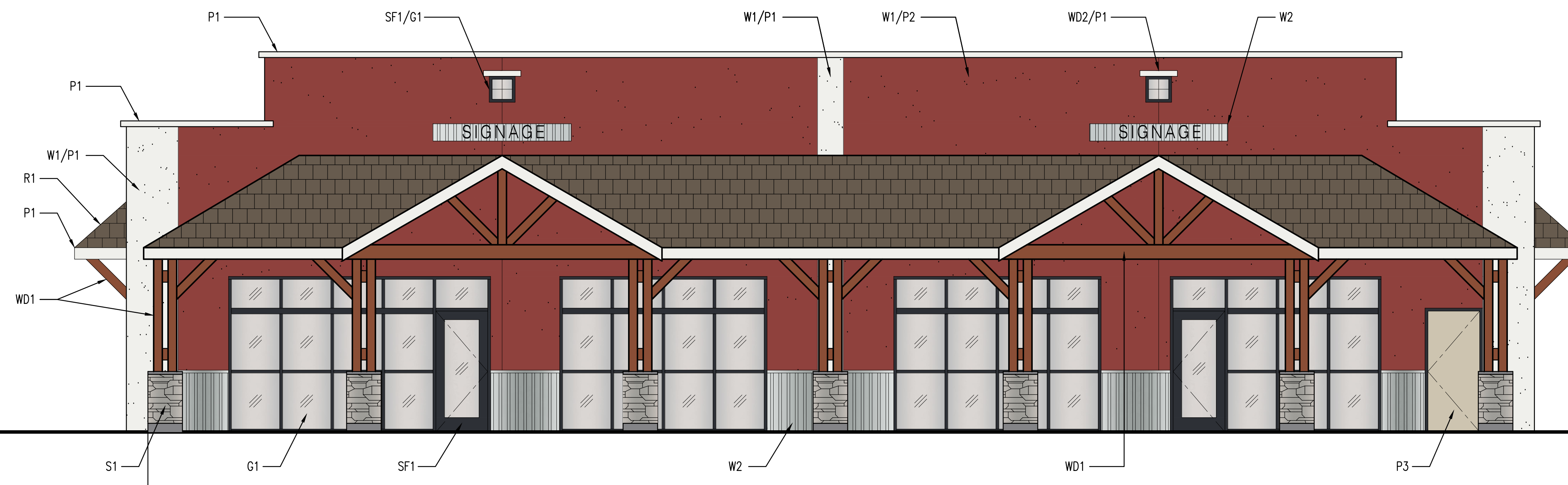
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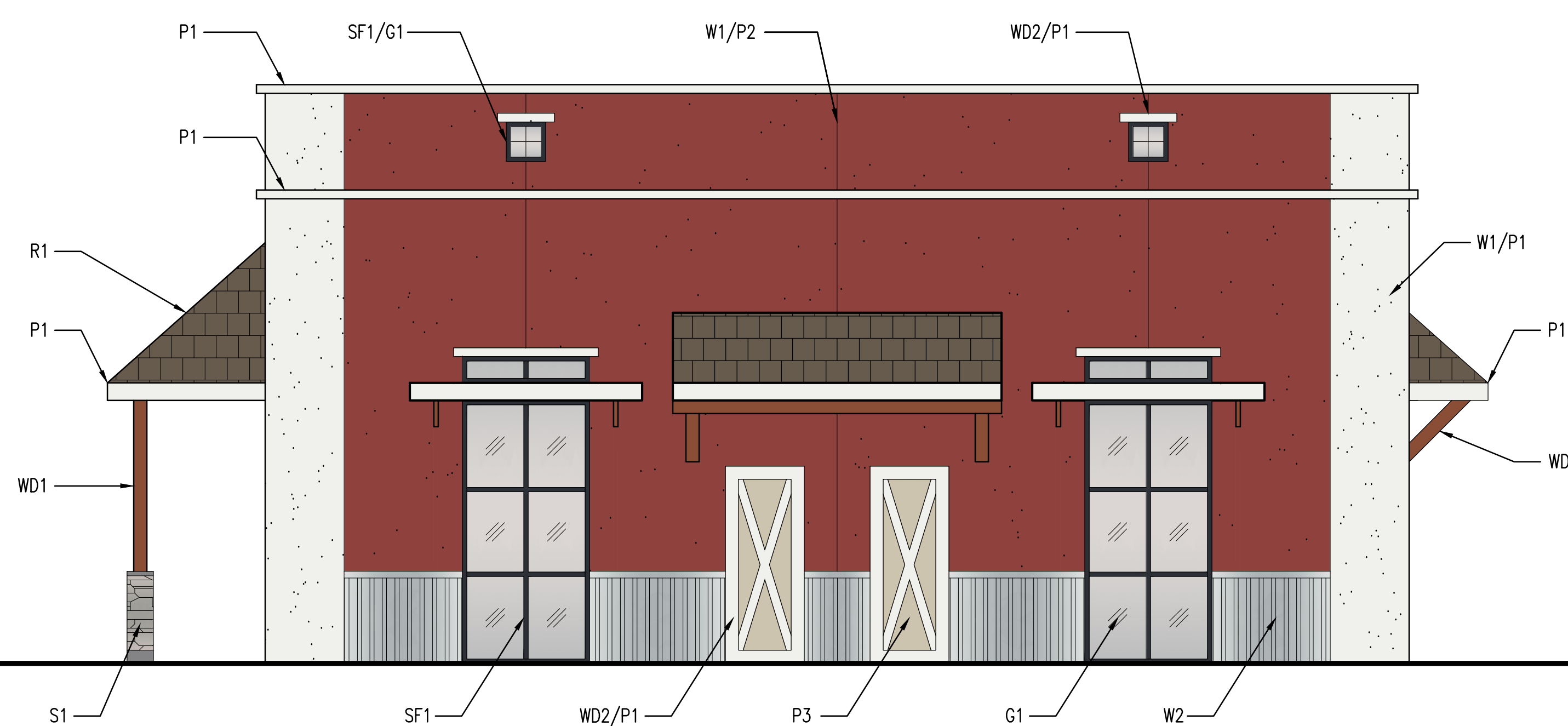
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6/7/2018

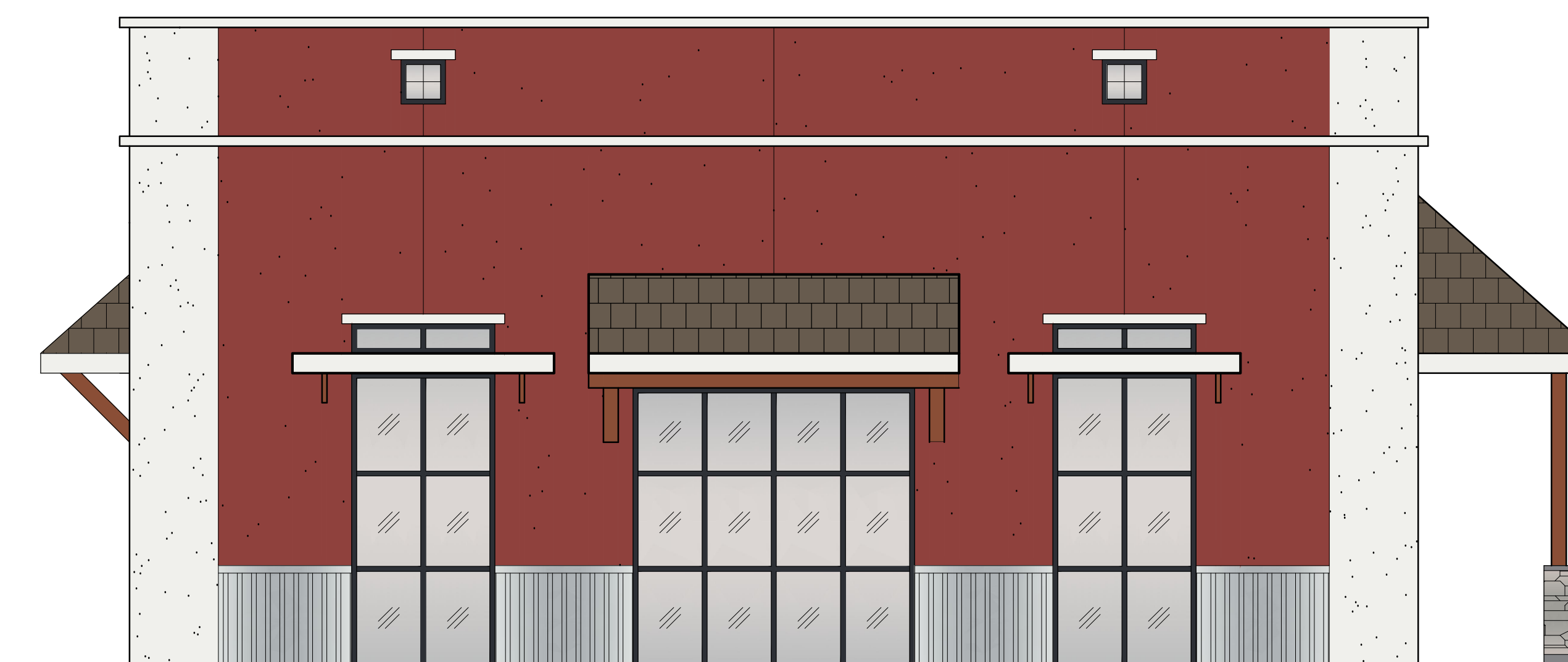
RFE PROJECT #7129 - 4050 BASELINE ROAD, ROSEVILLE, CA 95747



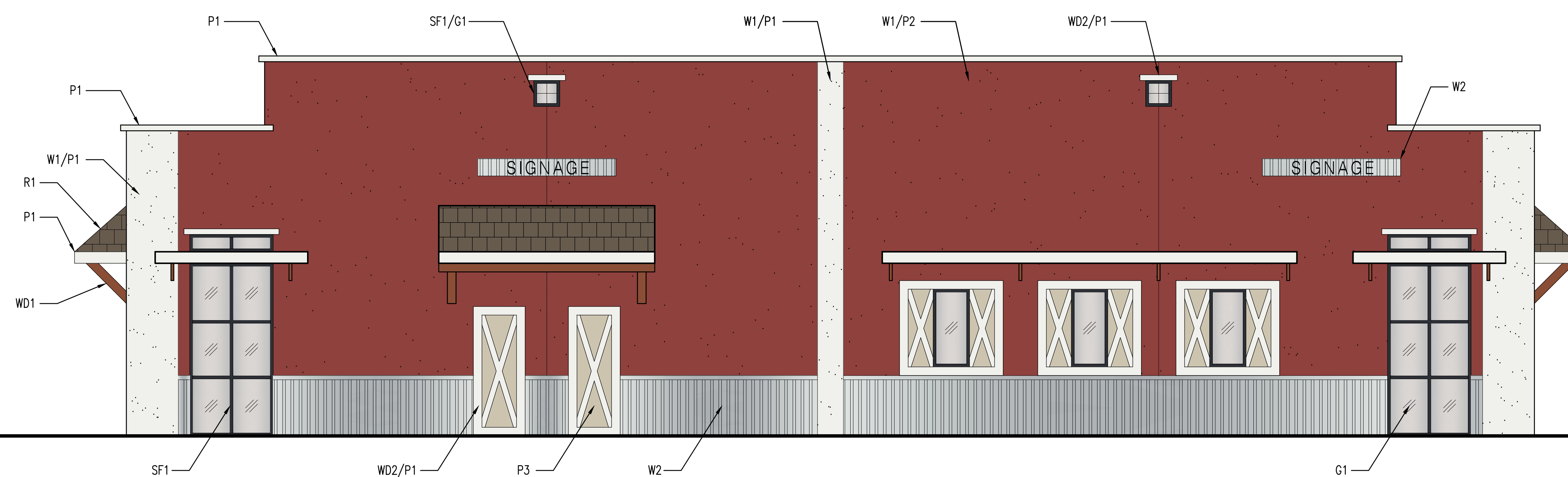
NORTH ELEVATION - PARKING



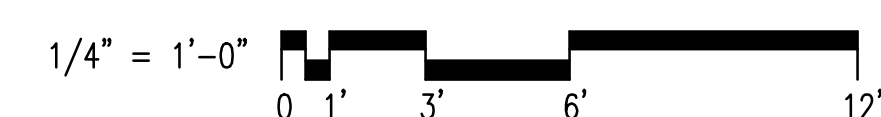
WEST ELEVATION - SIDE



EAST ELEVATION - SIDE



SOUTH ELEVATION - STREET



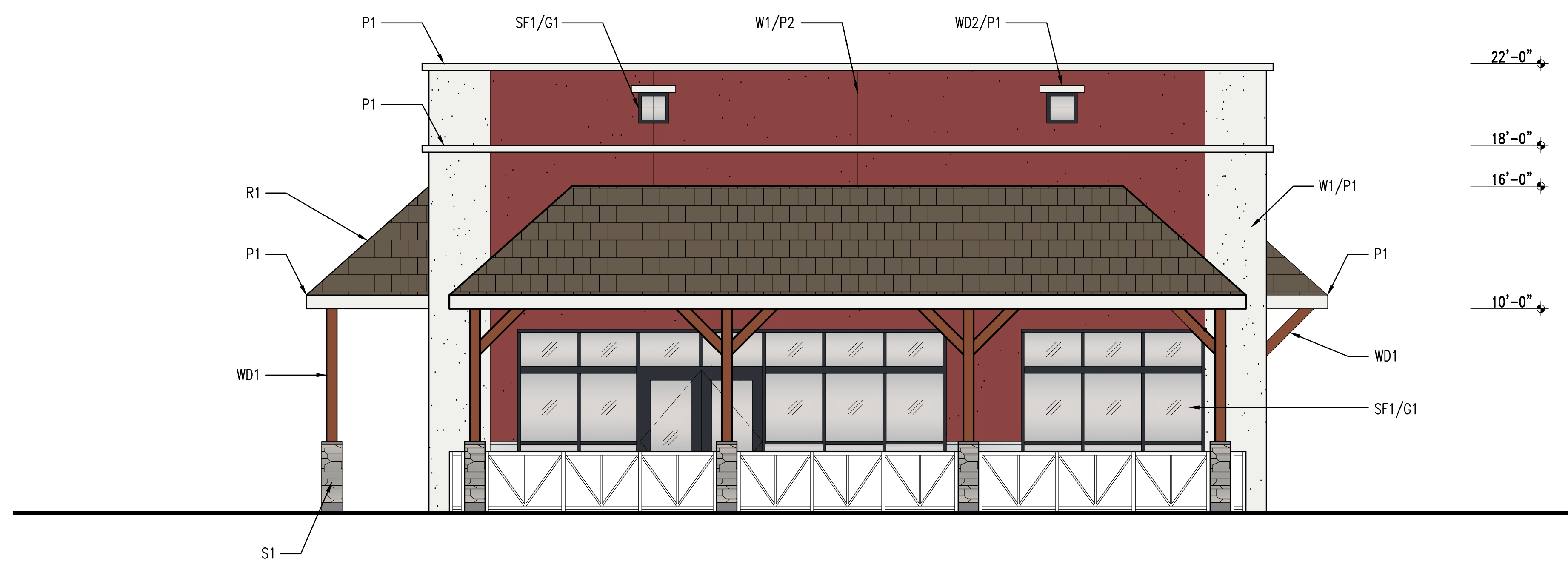
BASELINE ROAD RETAIL

BUILDING 'A' EXTERIOR ELEVATIONS - SCHEMATIC DESIGN - DECEMBER 21, 2017

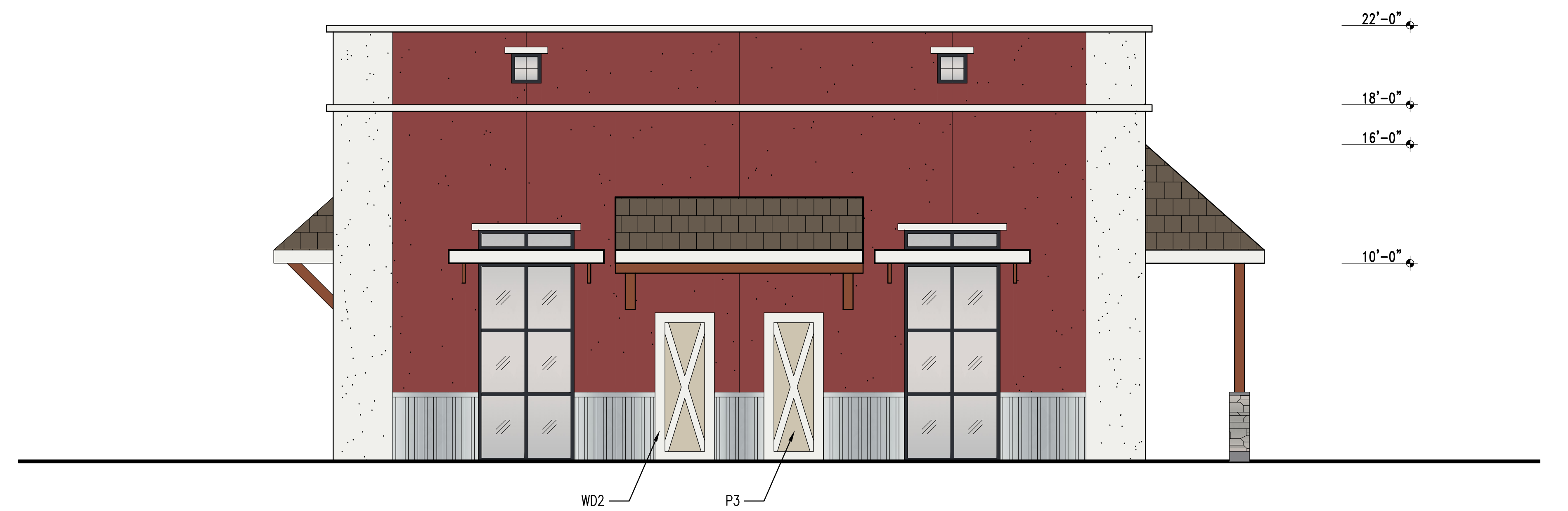
GRA ARCHITECTURE - 2016 P STREET, SUITE 200 - SACRAMENTO, CALIFORNIA 95811 - 916.498.7900 PHONE - 916.498.7909 FAX



SOUTH ELEVATION - STREET



WEST ELEVATION - SIDE



EAST ELEVATION - SIDE



NORTH ELEVATION - PARKING



BASELINE ROAD RETAIL BUILDING 'B' EXTERIOR ELEVATIONS - SCHEMATIC DESIGN - DECEMBER 21, 2017

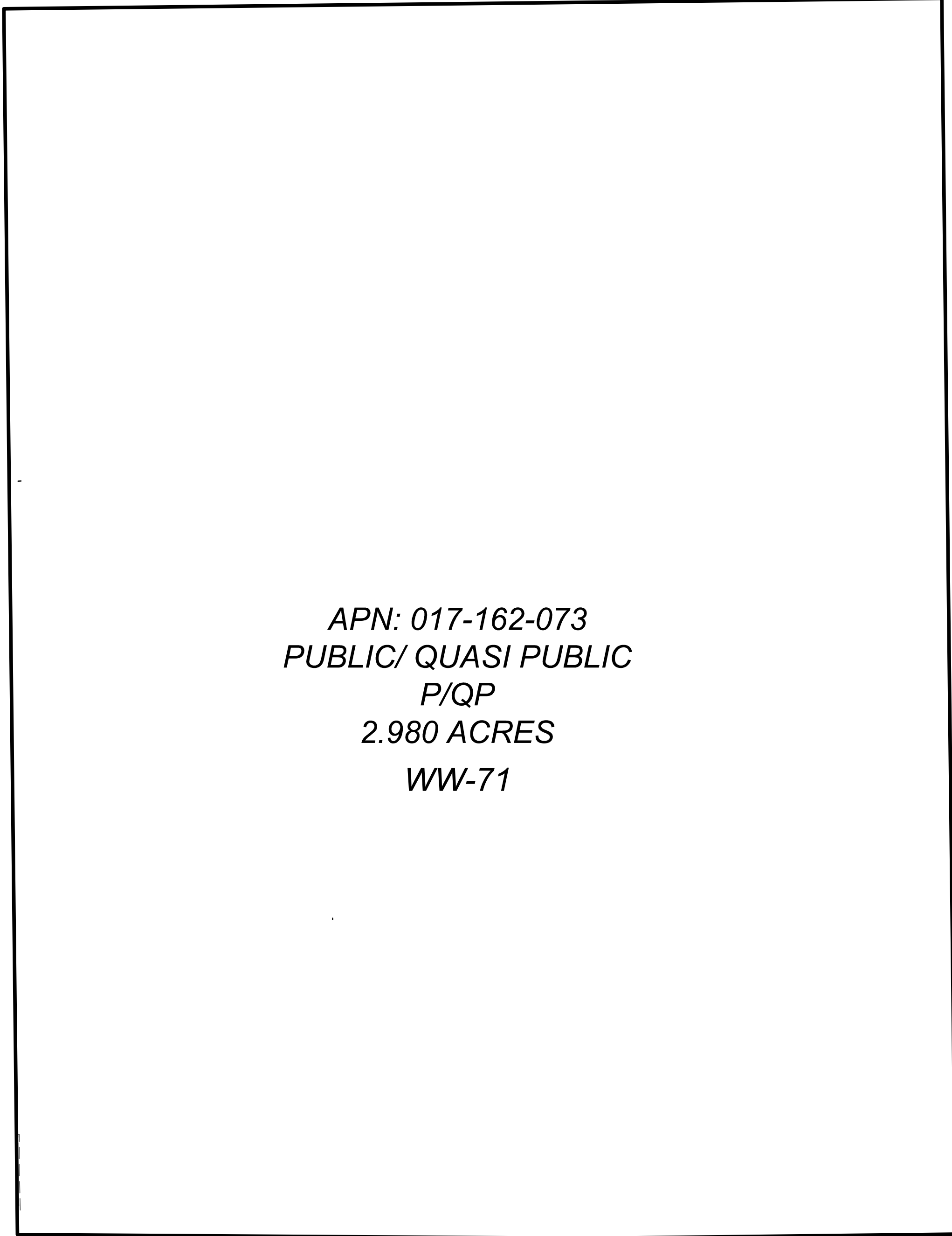
GRA ARCHITECTURE - 2016 P STREET, SUITE 200 - SACRAMENTO, CALIFORNIA 95811 - 916.498.7900 PHONE - 916.498.7909 FAX



4070 & 4100 BASELINE ROAD
APN:017-162-073
GENERAL PLAN AMENDMENT
JUNE 15, 2018

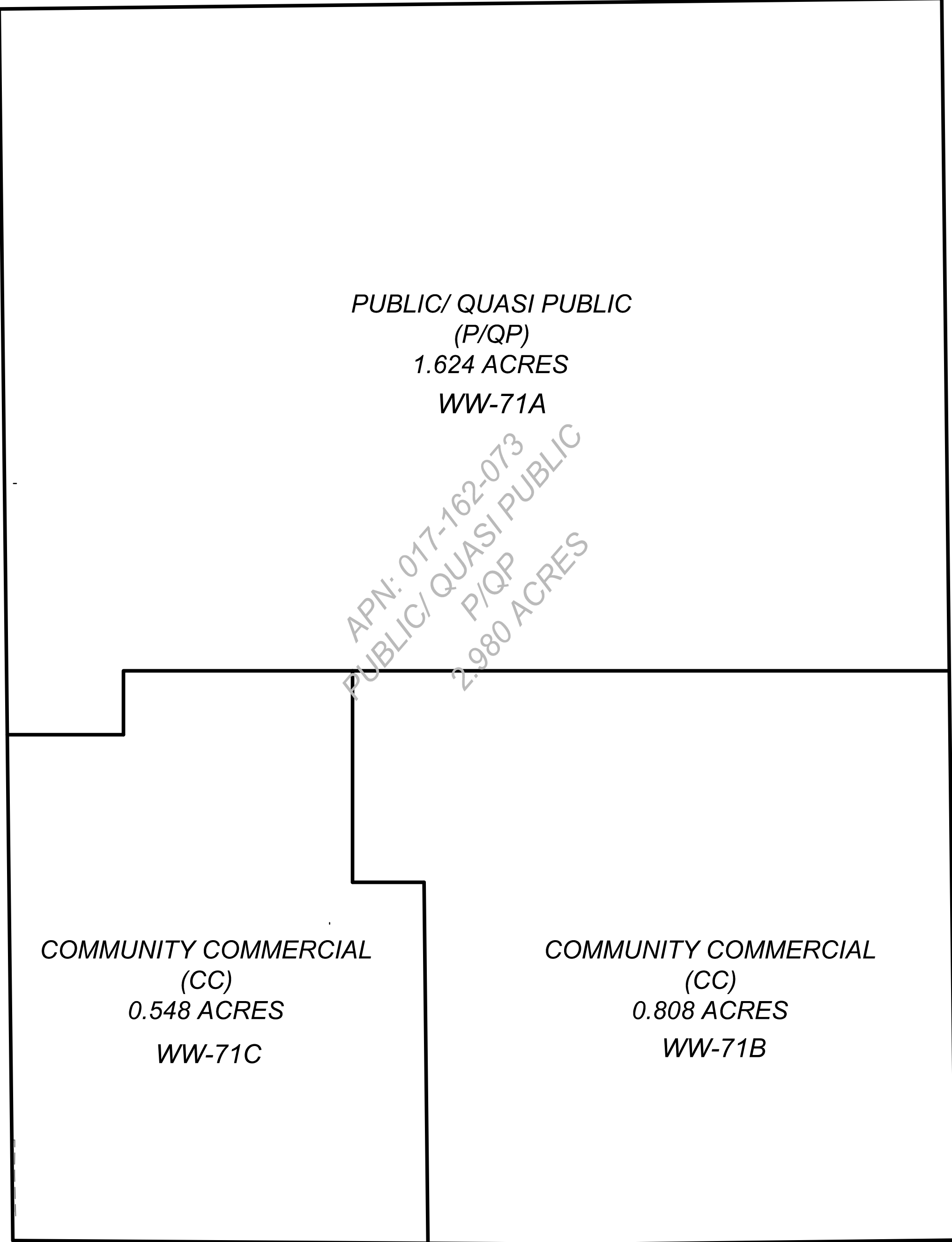
PC EXHIBIT B

EXISTING GENERAL PLAN



BASELINE ROAD

PROPOSED GENERAL PLAN



BASELINE ROAD

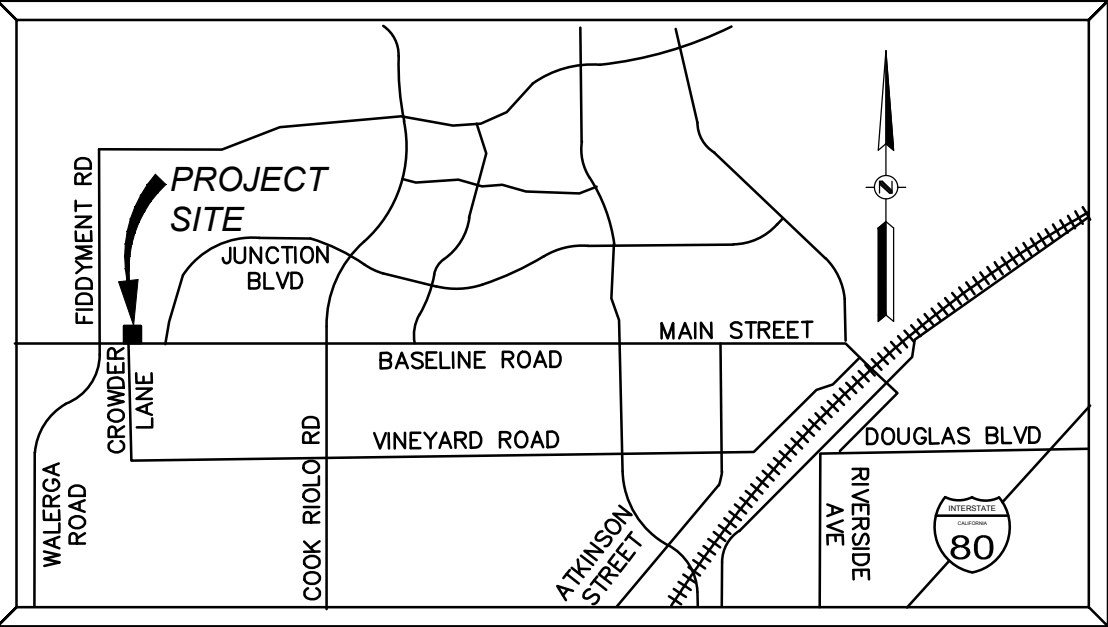
SITE ADDRESS
4080 & 4090 BASELINE ROAD
ROSEVILLE, CA 95747

OWNER:
BRIAN LEE
1608 AVONDALE DR.
ROSEVILLE, CA 95747
916-772-3675 OFFICE
916-215-3675 CELL
916-367-7539 FAX

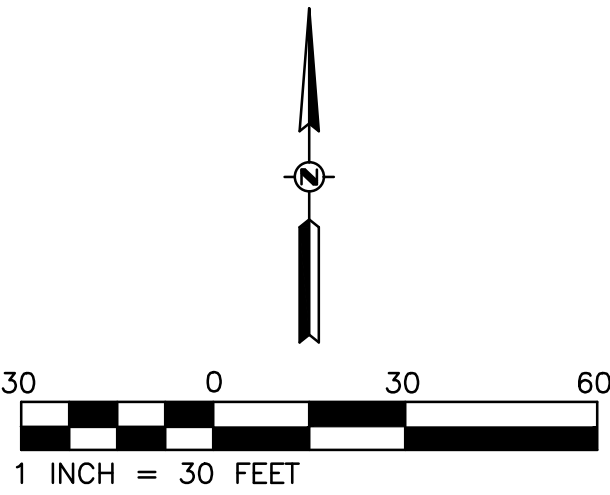
ENGINEER & SURVEYOR
RFE ENGINEERING, INC.
2260 DOUGLAS BLVD., SUITE 160
ROSEVILLE, CA 95661
PH. (916) 772-7800

LOT SIZE:
2.980 ACRES

APN:
072-162-073



VICINITY MAP
NOT TO SCALE



4070 & 4100 BASELINE ROAD

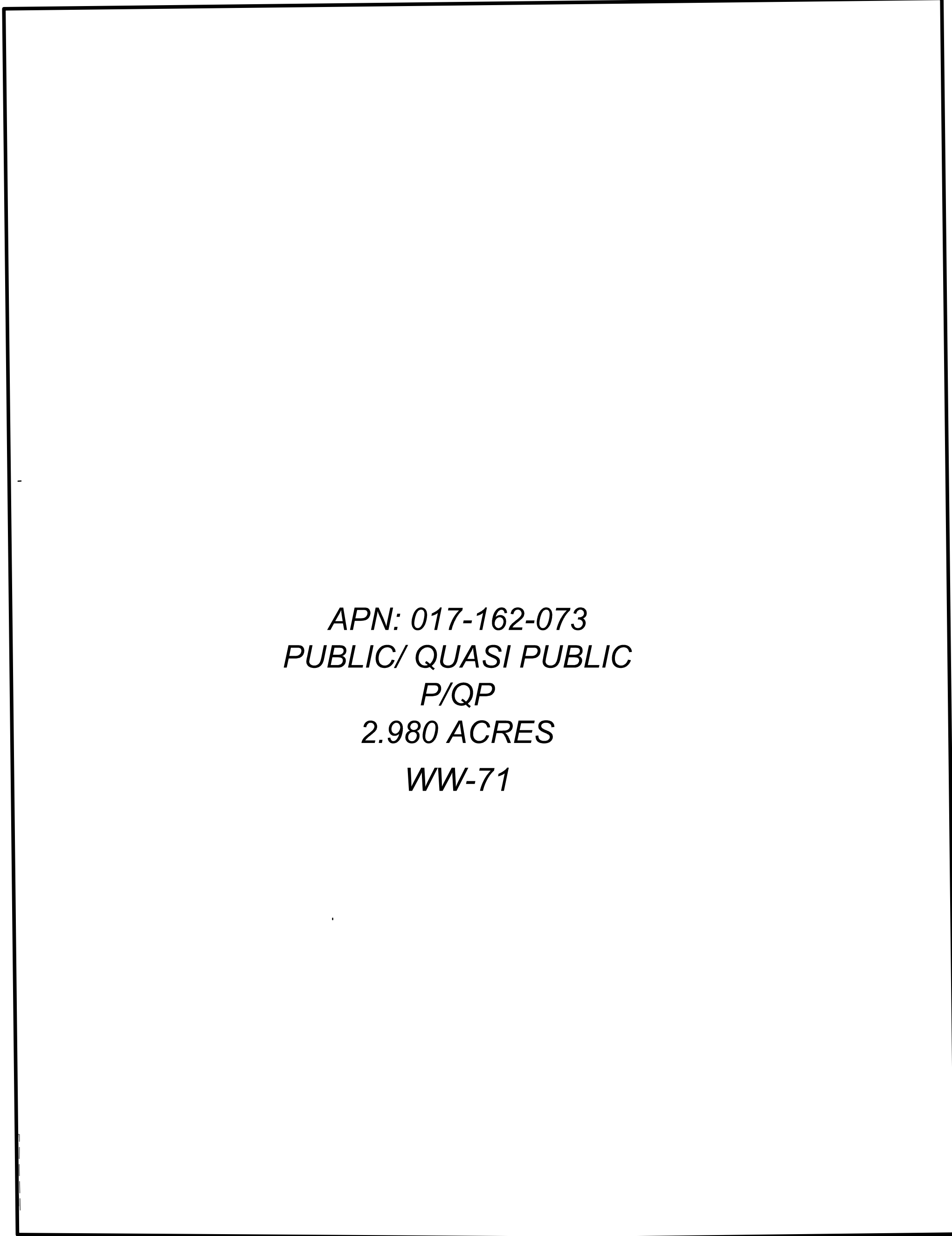
APN:017-162-073

REZONE

JUNE 15, 2018

PC EXHIBIT C

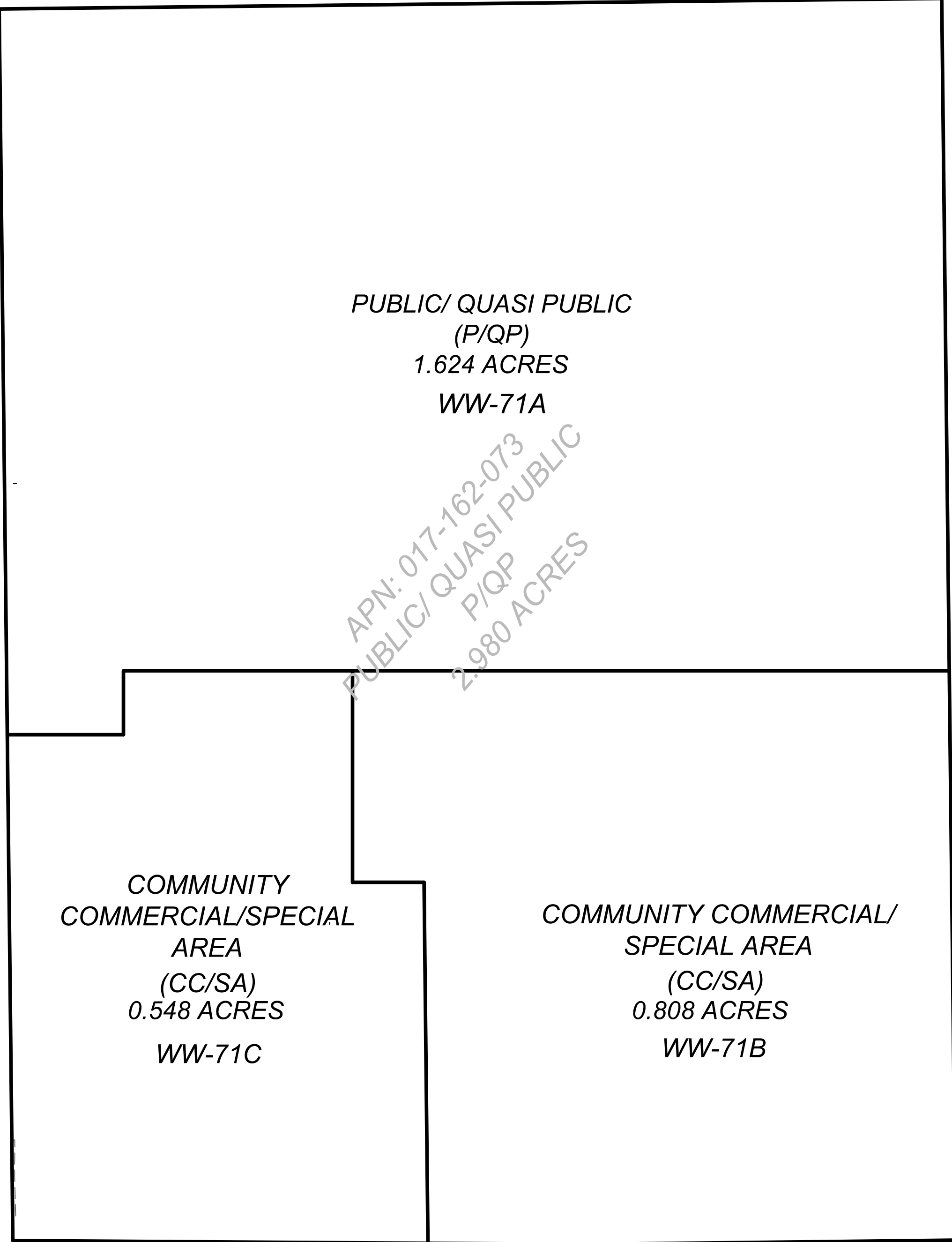
EXISTING ZONING



APN: 017-162-073
PUBLIC/ QUASI PUBLIC
P/QP
2.980 ACRES
WW-71

BASELINE ROAD

PROPOSED ZONING



PUBLIC/ QUASI PUBLIC
(P/QP)
1.624 ACRES
WW-71A

COMMUNITY
COMMERCIAL/SPECIAL
AREA
(CC/SA)
0.548 ACRES
WW-71C

COMMUNITY COMMERCIAL/
SPECIAL AREA
(CC/SA)
0.808 ACRES
WW-71B

BASELINE ROAD

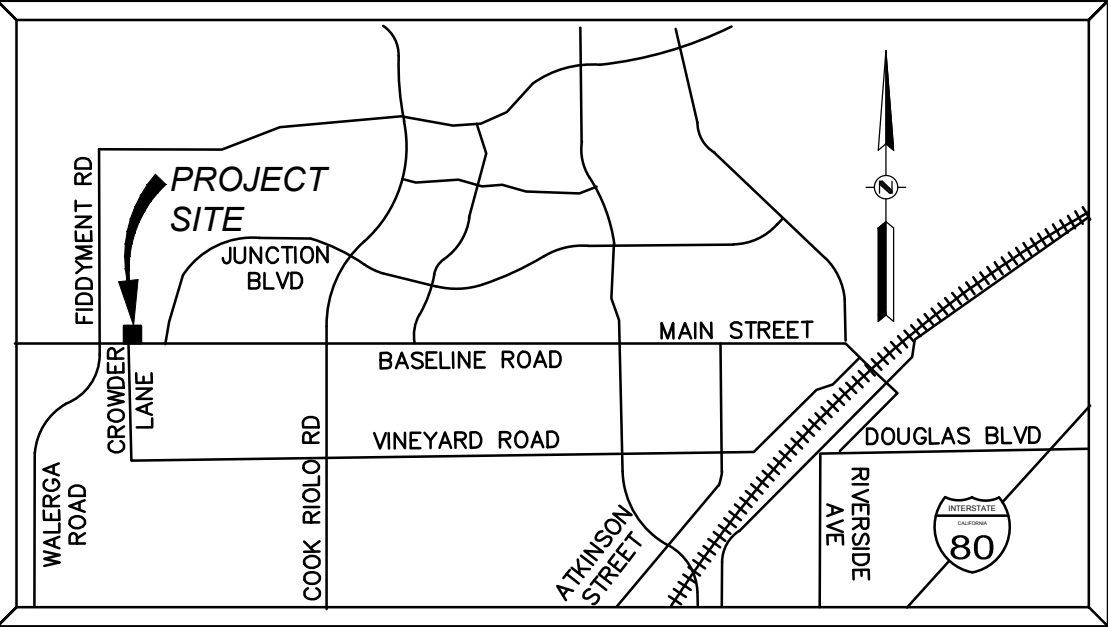
SITE ADDRESS
4080 & 4090 BASELINE ROAD
ROSEVILLE, CA 95747

OWNER:
BRIAN LEE
1608 AVONDALE DR.
ROSEVILLE, CA 95747
916-772-3675 OFFICE
916-215-3675 CELL
916-367-7539 FAX

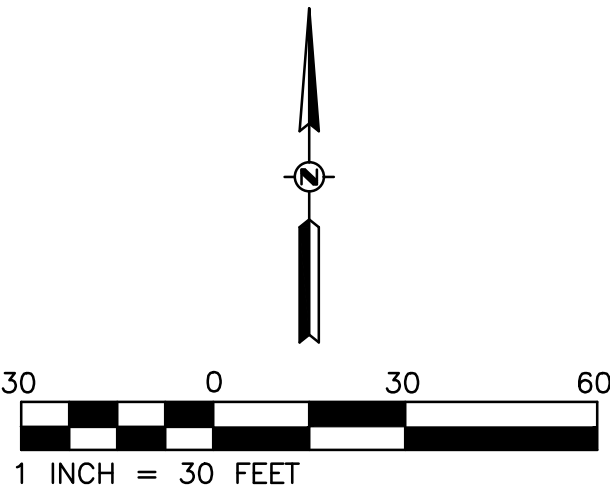
ENGINEER & SURVEYOR
RFE ENGINEERING, INC.
2260 DOUGLAS BLVD., SUITE 160
ROSEVILLE, CA 95661
PH. (916) 772-7800

LOT SIZE:
2.980 ACRES

APN:
072-162-073



VICINITY MAP
NOT TO SCALE



North Industrial Area

The North Industrial area, while not subject to a specific plan, is a recognized planning subarea of the City. The area consists of 2,031 gross acres west of Washington Boulevard and north of the Northwest Roseville Specific Plan. Devoted primarily to industrial uses, the area is intended to provide a major employment/ industrial center for the South Placer region. Integrated within the North Industrial Area is a mix of housing, commercial services and community amenities to support the industrial uses. The Hewlett-Packard Roseville Campus Master Plan and the Hewlett-Packard Campus Oaks Master Plan are located within this area. The North Industrial area will accommodate approximately 5,196 residents and provide 28,000 jobs at buildout.

Del Webb Specific Plan

The Del Webb Specific Plan was adopted in December 1993 and includes 1,203 gross acres north of Pleasant Grove Boulevard and east of Fiddymont Road. The Plan is an age restricted “active adult” community. It consists primarily of single-family homes focused around recreational facilities. Included are 27 holes of golf, private recreation centers, public parks and park preserves, two community commercial centers, a religious facility, and a fire station. The Plan accommodates approximately 5,859 residents and provides for 403 jobs.

Highland Reserve North Specific Plan

The Highland Reserve Specific Plan was adopted in May 1997 and includes 677 acres previously identified as urban reserve in the North Central Roseville Specific Plan. The Specific Plan includes 1,669 single and multi-family units, including approximately 162 acres of commercial use, and a 39-acre church/private school site. At buildout, the plan area is expected to accommodate approximately 4,356 residents and provide 4,900 jobs.

North Roseville Specific Plan

The North Roseville Specific Plan (Phase I) was adopted in August 1997 and includes approximately 749 acres previously identified as urban reserve and light industrial.

The North Roseville Specific Plan (Phase II) was adopted in May 1999 and includes approximately 659 acres previously identified in the urban reserve. The North Roseville Specific Plan (Phase III) was adopted in July 2000 and includes approximately 161 acres previously located within Placer County with a land use designation of Agriculture. Combined, the three phases of the NRSP include 5,801 single and multi-family dwelling units, including approximately 82 acres of commercial, 118 acres of parks, 183 acres of open space, and 68 acres of public/quasi-public. At buildout, the plan anticipates approximately 15,141 residents and 1,215 jobs.

67 → 83

Stoneridge Specific Plan

The Stoneridge Specific Plan was adopted in March 1998 and includes 1,117 acres, a majority of which (699 acres) was previously designated as urban reserve in the Northeast Roseville Specific Plan, with the remainder (390 acres) annexed into the City from unincorporated Placer County. The Specific Plan includes 2,861 single and multi-family units, including approximately 35 acres of Commercial, 5 acres of Business Professional, 78 acres of Park, 270 acres of Open Space, a 15-acre school site and a fire station. At buildout, the Plan area is expected to accommodate approximately 7,467 residents and provide 1,563 jobs.

West Roseville Specific Plan

The West Roseville Specific Plan was adopted in February 2004 and includes 3,194 acres west of Fiddymont Road, generally north of Pleasant Grove Boulevard. The Plan area was annexed into the City of Roseville from unincorporated Placer County. The Specific Plan includes 10,495 single and multi-family units, including approximately 704 age-restricted units, 55 acres of Commercial, 88 acres of Industrial, 251 acres of Park, 705 acres of Open Space, and 110 acres of Schools. At buildout the Plan area is expected to accommodate approximately 26,822 residents and provide 4,735 jobs.

Riverside Gateway Specific Plan

The Riverside Gateway Specific Plan was adopted in March 2006. The Riverside Gateway Specific Plan was the City's first attempt at using the Specific Plan process in conjunction with a streetscape enhancement project within the Infill

**TABLE II-2
TOTAL LAND USE ALLOCATION**

USE CATEGORY	GROSS ¹ ACRES	% OF TOTAL ACRES
Residential (RES)	12,854	45%
Commercial (COM)	2,276 2,277	8%
Business Professional (BP)	792	3%
Industrial (IND)	2,369	8%
Open Space (OS)	3,151	11%
Park & Recreation (PR)	2,136	8%
Public/Quasi Public (P/QP)	2,719 2,718	10%
Right of Way (ROW)	1,978	7%
TOTAL	28,274	100%

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

**TABLE II-3
LAND USE ALLOCATION BY INCORPORATED SUBAREA (in acres)**

SUBAREA	RES	COM ²	BP	IND ³	OS ⁴	PR ⁵	P/QP ⁶	ROW	TOTAL ACRES
INFILL	3,349	571	201	914	479	465	2,109	426	8,514
SERSP	559	83	99	0	74	111	20	78	1,024
NERSP	132	300	308	0	94	13	10	97	954
NWRSP	1,759	119	11	0	155	353	107	159	2,663
NCRSP	656	339	162	78	183	100	75	232	1,825
NIPA	307	68	6	1,287	173	53	9	129	2,031
DWSP	659	13	0	0	98	378	4	51	1,203
HRNSP	294	162	0	0	37	37	48	99	677
NRSP	998	81 82	0	0	184	117	68 67	121	1,569
SRSP	616	35	5	0	270	78	23	90	1,117
WRSP	1,758	55	0	88	705	251	147	190	3,194
RGSP	21	29	0	0	0	0	0	0	50
DTSP	27	110	0	2	0	37	0	0	176
SVSP	1,133	241	0	0	357	105	72	173	2,081
CSP	248	19	0	0	177	16	10	32	502
ARSP	338	51	0	0	165	22	17	101	694
TOTAL ACRES	12,854	2,276 2,277	792	2,369	3,151	2,136	2,719 2,718	1,978	28,274

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

¹ Gross acreage includes road and highway rights-of-way, easements, etc.

² Commercial includes neighborhood commercial, community commercial, regional commercial and central business district.

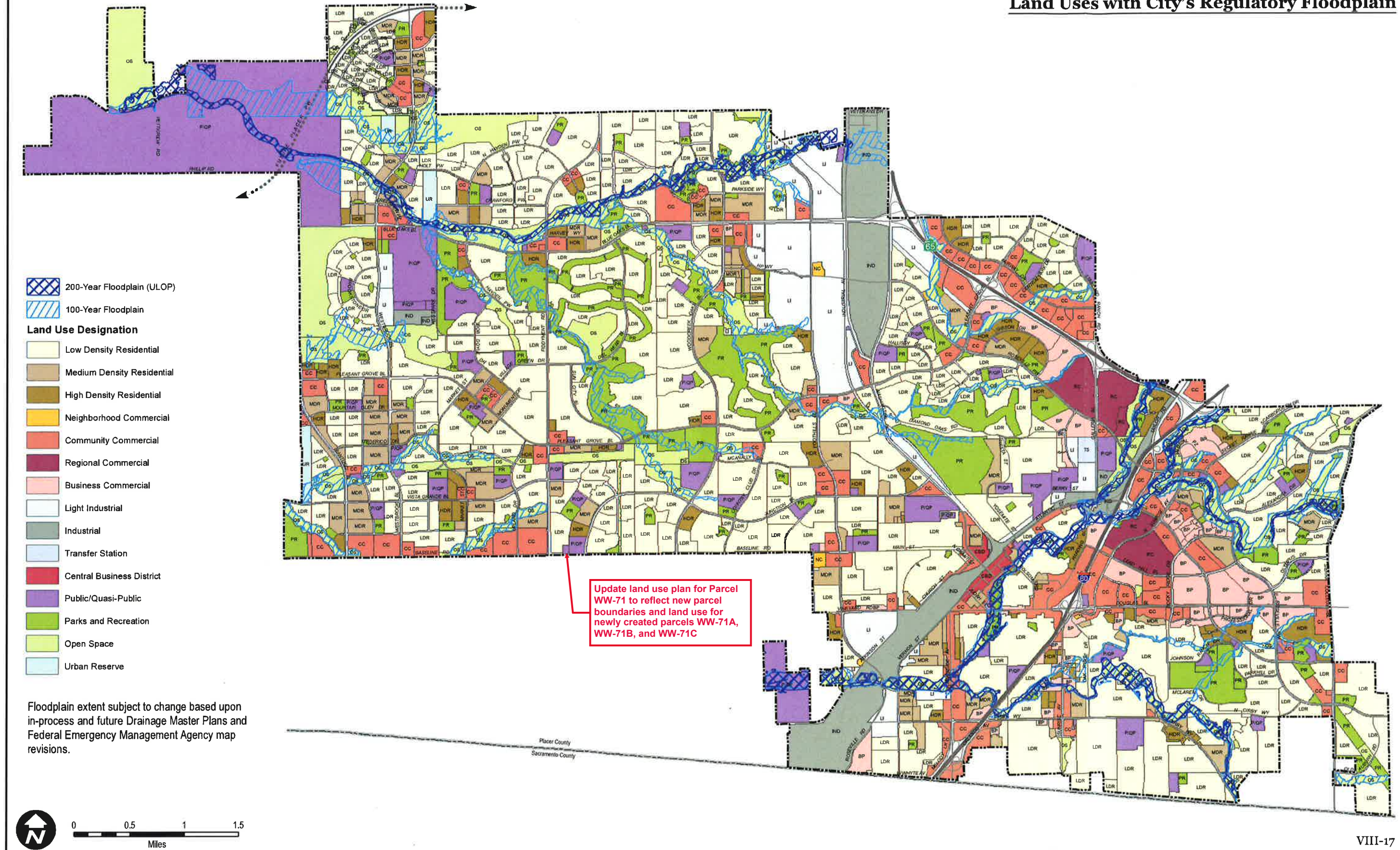
³ Industrial includes general industrial, light industrial, and transfer station.

⁴ Open Space includes open space, floodway open space, paseos, wildlife/vernal pool preserves, and 80 acres of Urban Reserve.

⁵ Parks and Recreation includes developed park and recreation areas and golf courses.

⁶ Public/Quasi Public includes: schools, churches, fire stations, electrical substations, corporation yards, well sites, tank and pump station sites, solid waste recycled drop off and park & ride lots.

Fig.VIII-3
Land Uses with City's Regulatory Floodplain





2. LAND USE

2.1 LAND-USE SUMMARY AND CONCEPT

2.1.1 Land-Use Summary

The North Roseville Specific Plan proposes a mix of residential neighborhoods, schools, parks, and supporting commercial land uses adjacent to a major regional employment center. The proposed land uses are predominantly residential, recreation and open space. The plan also includes sites for retail and professional services. Among these are unique opportunities for specialty retail, restaurants and office uses overlooking the natural creeks adjacent to the proposed Diamond Creek Park and Pleasant Grove Park.

The North Roseville Specific Plan Area (Phase 1, Phase 2 and Phase 3) proposes a total of 5,645 dwelling units on 1,552 acres at full build-out. Phase 1 proposes 2,509 dwelling units (including 400 attached-housing units in the Eskaton Village) on 738.4 acres. Phase 2 includes 2,466 dwelling units on 653.6 acres. Phase 3 proposes 669 dwelling units on 143.2 acres. Table 2-1 contains a summary of land uses for Phase 1, Phase 2 and Phase 3.

TABLE 2-1
SUMMARY OF LAND USE

PHASE 1

Eskaton Village, Diamond Creek Woodcreek North and Mourier 140		
<i>Land Use</i>	<i>Net Acreage</i>	<i>Units</i>
Low-Density Residential (LDR)	376.6	1,706
Medium-Density Residential (MDR)	9.3	72
High-Density Residential (HDR)	16.4	331
Community Commercial (CC)	93.3	
Eskaton Village (52.1 ac)		400
Business Professional (BP)	4.9	
Park (PR)	79.7	
Public/Quasi-Public (P/QP)	39.5	
Open Space (OS)	80.2	
Major Road ROW	38.5	
Subtotal Phase 1	738.4	2,509

PHASE 2

Woodcreek West and Mourier 160		
<i>Land Use</i>	<i>Net Acreage</i>	<i>Units</i>
Low-Density Residential (LDR)	392.0	1770
Medium-Density Residential (MDR)	20.0	140
High-Density Residential (HDR)	31.6	556
Community Commercial (CC)	15.6	16.97
Park (PR)	29.1	
Public/Quasi-Public (P/QP)	29.6	28.24
Open Space (OS)	103.7	
Major Road (ROW)	32.0	
Subtotal Phase 2	653.6	2,466

PHASE 3

Doctors Ranch		
<i>Land Use</i>	<i>Net Acreage</i>	<i>Units</i>
Low-Density Residential (LDR)	143.2	669
Park (PR)	9.0	
Major Road (ROW)	7.8	
Subtotal Phase 3	160.0	669
Total Phase 1, Phase 2 & Phase 3	1,552.0	5,644

North Roseville Land Use Summary

GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES	% OF TOTAL ACRES	UNITS	% OF TOTAL UNITS
RESIDENTIAL				
LDR (Residential)	892.22	56.93%	4,034	69.54%
MDR (Residential)	62.74	4.00%	600	9.88%
HDR (Residential)	40.79	2.60%	757	12.47%
HDR (Condo/Commercial)	6.34	0.40%	295	4.86%
Subtotal	1,002.09	63.85%	5,686	93.64%
SERVICE AND EMPLOYMENT				
CC (Commercial)	24.96 26.30	1.59% 1.67%	0	0.00%
CC (Eskaton Village)	52.06	3.32%	386	6.65%
Subtotal	77.01 78.36	4.91% 4.99%	386	6.65%
OPEN SPACE AND PUBLIC				
OS (Open Space)	120.85	7.71%	0	0.00%
OS (OS/Landscape)	1.62	0.10%	0	0.00%
OS (OS/Vegetation Buffer)	7.46	0.48%	0	0.00%
OS (Wetland Compensation)	54.54	3.48%	0	0.00%
PR (Detention Basin)	3.43	0.22%	0	0.00%
PR (Diamond Creek Park)	30.07	1.92%	0	0.00%
PR (Park / Detention)	11.97	0.76%	0	0.00%
PR (North School Park)	4.13	0.26%	0	0.00%
PR (Park)	67.89	4.33%	0	0.00%
PQP (Public / Quasi Public)	0.25	0.02%	0	0.00%
PQP (Substation)	1.02	0.07%	0	0.00%
PQP (Church / School)	14.74	0.94%	0	0.00%
PQP (Elementary School)	25.21	1.61%	0	0.00%
PQP (Middle School)	21.80	1.39%	0	0.00%
PQP (School Administration) Preschool	2.98 1.62	0.19% 0.10%	0	0.00%
PQP (Fire Station)	1.56	0.10%	0	0.00%
PQP (Well)	0.16	0.01%	0	0.00%
ROW (Right of Way)	120.61	7.56%	0	0.00%
Subtotal	488.15 486.79	31.15% 31.06%	0	0.00%
Total	1,569.41	100.0%	5,801	100.0%

Last Updated: November 7, 2018

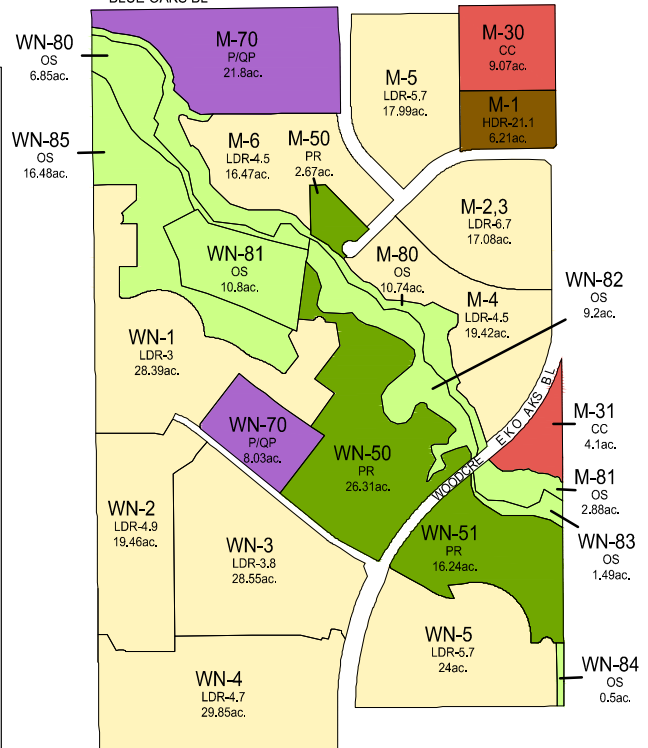
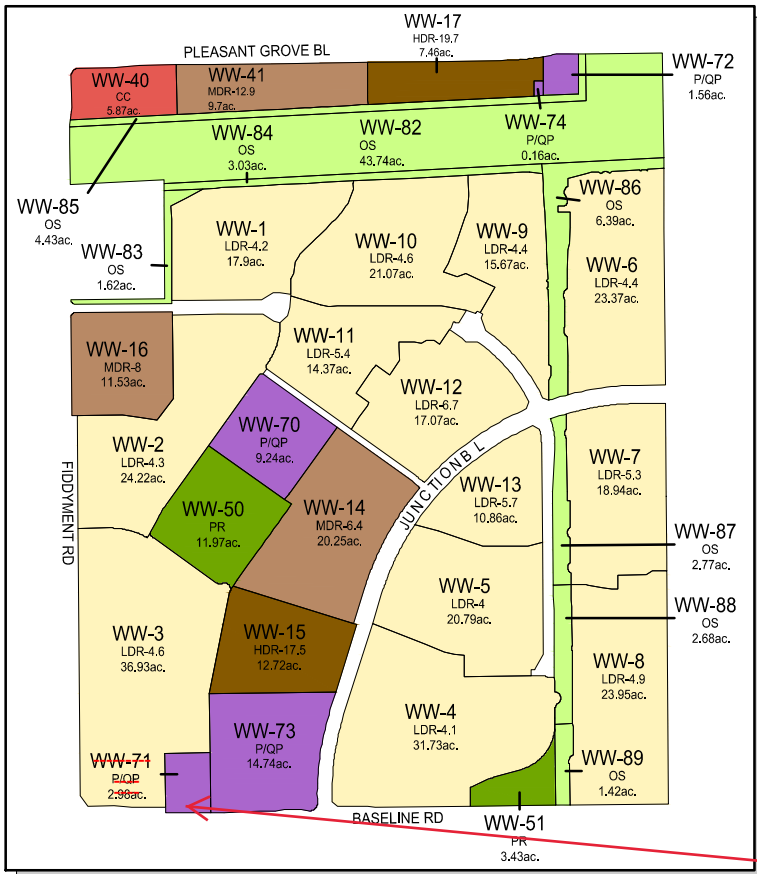
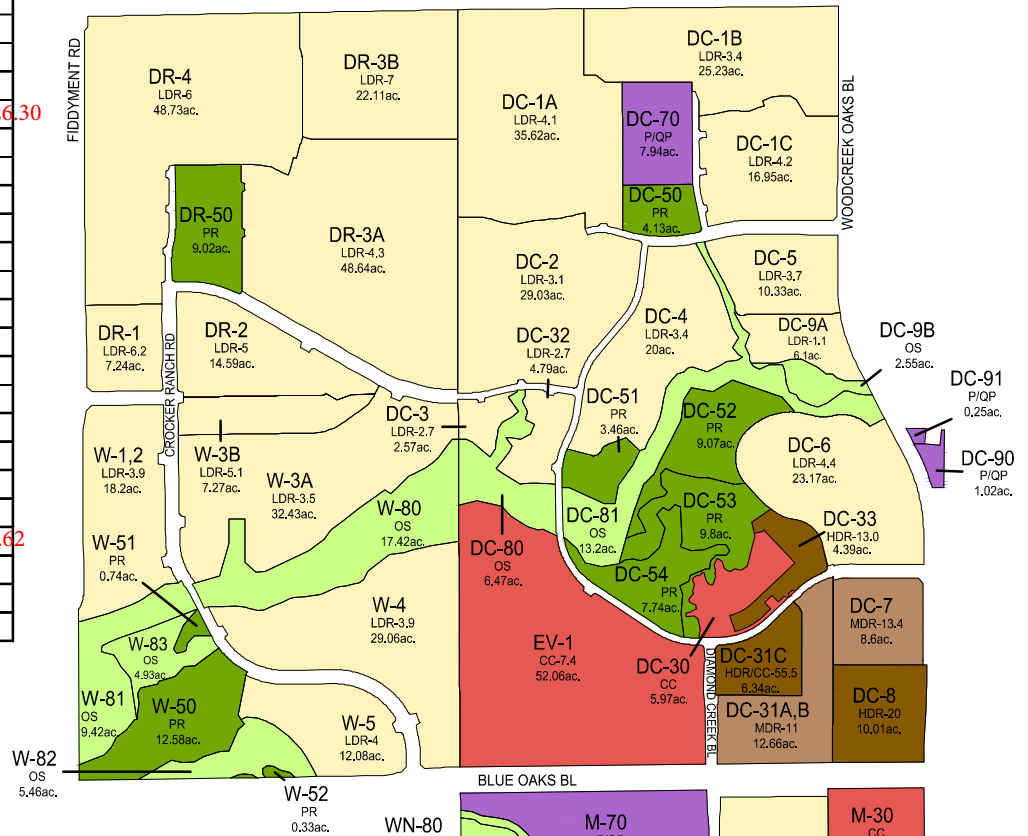
NORTH ROSEVILLE LAND USE PLAN

Figure 2-1

Land Use Designation		Acres
LDR	Residential	892.22
MDR	Residential	62.74
HDR	Condo/Commercial	6.34
	Residential	40.79
CC	Commercial	24.96 26.30
	Eskaton Village	52.06
OS	Open Space	120.85
	OS/Landscape	1.62
	OS/Vegetation Buffer	7.46
	Wetland Compensation	54.54
PR	Diamond Creek Park	30.07
	North School Park	4.13
	Park	67.89
	Park / Detention	15.40
P/QP	Church / School	14.74
	Elementary School	25.21
	Fire Station	1.56
	Middle School	21.81
	Public / Quasi Public	0.25
	School Administration	2.98
	Preschool	1.62 1.62
	Substation	1.02
	Well	0.16
ROW	Right of Way	120.61

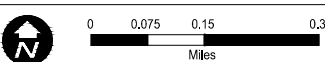
*See Land Use By Parcel table for Unit totals

Totals: 1,569.41



Updated land use to reflect newly created parcels:
 WW-71A P/QP-1.62 ac.
 WW-71B CC-0.53 ac.
 WW-71C CC-0.82 ac.

Last Updated: October 23, 2018



Parcel	General Plan Land Use (Specific Plan Land Use)	Zoning	Acres	Allocated Units	Density
W-1,2	LDR (Residential)	R1/DS-NR	18.20	71	3.9
W-3A	LDR (Residential)	R1/DS-NR	32.43	112	3.5
W-3B	LDR (Residential)	R1/DS-NR	7.27	37	5.1
W-4	LDR (Residential)	R1/DS-NR	29.06	112	3.9
W-5	LDR (Residential)	R1/DS-NR	12.08	48	4.0
W-50	PR (Park)	PR	12.58		
W-51	PR (Park)	PR	0.74		
W-52	PR (Park)	PR	0.33		
W-80	OS (Open Space)	OS	17.42		
W-81	OS (Open Space)	OS	9.42		
W-82	OS (Open Space)	OS	5.46		
W-83	OS (Open Space)	OS	4.93		
W-ROW	ROW (Right of Way)	ROW	10.48		
Mourier 160 (Neighborhood C) Total			160.40	380	
WW-1	LDR (Residential)	R1	17.90	76	4.2
WW-2	LDR (Residential)	R1/DS	24.22	105	4.3
WW-3	LDR (Residential)	R1	36.93	170	4.6
WW-4	LDR (Residential)	R1	31.73	131	4.1
WW-5	LDR (Residential)	R1/DS	20.79	84	4.0
WW-6	LDR (Residential)	R1	23.37	103	4.4
WW-7	LDR (Residential)	RS	18.94	100	5.3
WW-8	LDR (Residential)	RS	23.95	117	4.9
WW-9	LDR (Residential)	R1	15.67	69	4.4
WW-10	LDR (Residential)	R1	21.07	96	4.6
WW-11	LDR (Residential)	RS	14.37	77	5.4
WW-12	LDR (Residential)	RS	17.07	114	6.7
WW-13	LDR (Residential)	RS	10.86	62	5.7
WW-14	MDR (Residential)	RS	20.25	129	6.4
WW-15	HDR (Residential)	R3	12.72	222	17.5
WW-16	MDR (Residential)	RS/DS	11.53	92	8.0
WW-17	HDR (Residential)	R3/SA-NR	7.46	147	19.7
WW-40	CC (Commercial)	CC	5.87		
WW-41	MDR (Residential)	R3/DS-NR	9.70	125	12.9
WW-50	PR (Park / Detention)	PR	11.97		
WW-51	PR (Detention Basin)	PR	3.43		
WW-70	PQP (Elementary School)	P/QP	9.24		
WW-71	PQP (School Administration)	P/QP	2.98	WW-71A	P/QP (Preschool)
WW-72	PQP (Fire Station)	P/QP	1.56	WW-71B	CC (Commercial)
WW-73	PQP (Church / School)	P/QP	14.74	WW-71C	CC (Commercial)
WW-74	PQP (Well)	P/QP	0.16		
WW-82	OS (Wetland Compensation)	OS	43.74		
WW-83	OS (OS/Landscape)	OS	1.62		
WW-84	OS (OS/Vegetation Buffer)	OS	3.03		
WW-85	OS (OS/Vegetation Buffer)	OS	4.43		
WW-86	OS (Open Space)	OS	6.39		
WW-87	OS (Open Space)	OS	2.77		
WW-88	OS (Open Space)	OS	2.68		
WW-89	OS (Open Space)	OS	1.42		
WW-ROW	ROW (Right of Way)	ROW	43.65		
Woodcreek West (Neighborhood D) Total			498.21	2,019	
Phase 2 Total			658.61	2,399	
DR-1	LDR (Residential)	RS/DS-NR	7.24	45	6.2
DR-2	LDR (Residential)	R1/DS-NR	14.59	73	5.0
DR-3A	LDR (Residential)	R1/DS-NR	48.64	209	4.3
DR-3B	LDR (Residential)	RS/DS-NR	22.11	155	7.0
DR-4	LDR (Residential)	RS/DS-NR	48.73	293	6.0
DR-50	PR (Park)	PR	9.02		
DR-ROW	ROW (Right of Way)	ROW	10.82		
Doctors Ranch (Neighborhood E) Total			161.15	775	
Phase 3 Total			161.15	775	
Total			1,569.41	6,072	

Notes:

-A verification study conducted in December of 2006 resulted in minor adjustments to the acreage and number of dwelling units.

Last Updated: September 22, 2016

2.1.2 Land-Use Concept

The land use is intended to reinforce neighborhood identity and sense of community, through special characteristics and distinct attributes:

Neighborhood Organization

The organization of the plan is established in each neighborhood through the mix of residential and neighborhood-support uses. The neighborhoods include single-family and multi-family dwellings, senior housing, schools, open space, commercial, business-professional, parks and service uses. Schools, parks and neighborhood commercial centers serve as focal points and activity centers. Neighborhoods are defined by creeks and major streets that provide clear organization and order.

Pedestrian and Public Transit Access

The neighborhoods are small (less than one mile in their longest dimension) providing residents the opportunity to walk to open space, schools, parks and neighborhood commercial centers without crossing major arterial streets. An extensive pedestrian network is intended to encourage pedestrian and bicycle use throughout the neighborhoods. The potential for public transit to effectively serve the plan area is enhanced by locating the highest housing density, senior housing and the neighborhood commercial areas near collector and arterial roadways.

Preservation/Enhancement of Open Space

The oak woodlands and creek corridors will be the signature elements of the plan. These creeks provide visual and recreational amenities, natural resource preservation and enhancement, natural drainage, and a key component of the pedestrian and bike pathway system. Access or views to open space is a key consideration of the plan and is encouraged through single-loaded street design and cul-de-sac openings adjacent to open-space areas. Pedestrian access corridors, pedestrian promenades, and enhanced

landscaped corridors are also provided to facilitate pedestrian access to open space.

Eskaton Village

Eskaton Village, Roseville, will be a campus-like setting encompassing several levels of residential and institutional services for seniors in a manner that supports wellness, encourages independence and enhances the continuum of care. Proposed accommodations, include single- and multi-story configurations, connected by interior roads and walking paths within clustered or attached residences, apartments, assisted-living apartments, a nursing facility and an adult day-care center. A community center, forming the hub of the campus, will house major common areas and administrative offices. Landscaped grounds will encourage both active (e.g. walking, croquet, gardening) and passive (observational) recreation.

The land use map and table for each neighborhood are provided in Figures and Tables 2-2, 2-3, 2-4, 2-5 and 2-6.

2.2 PERMITTED USES AND DEVELOPMENT STANDARDS

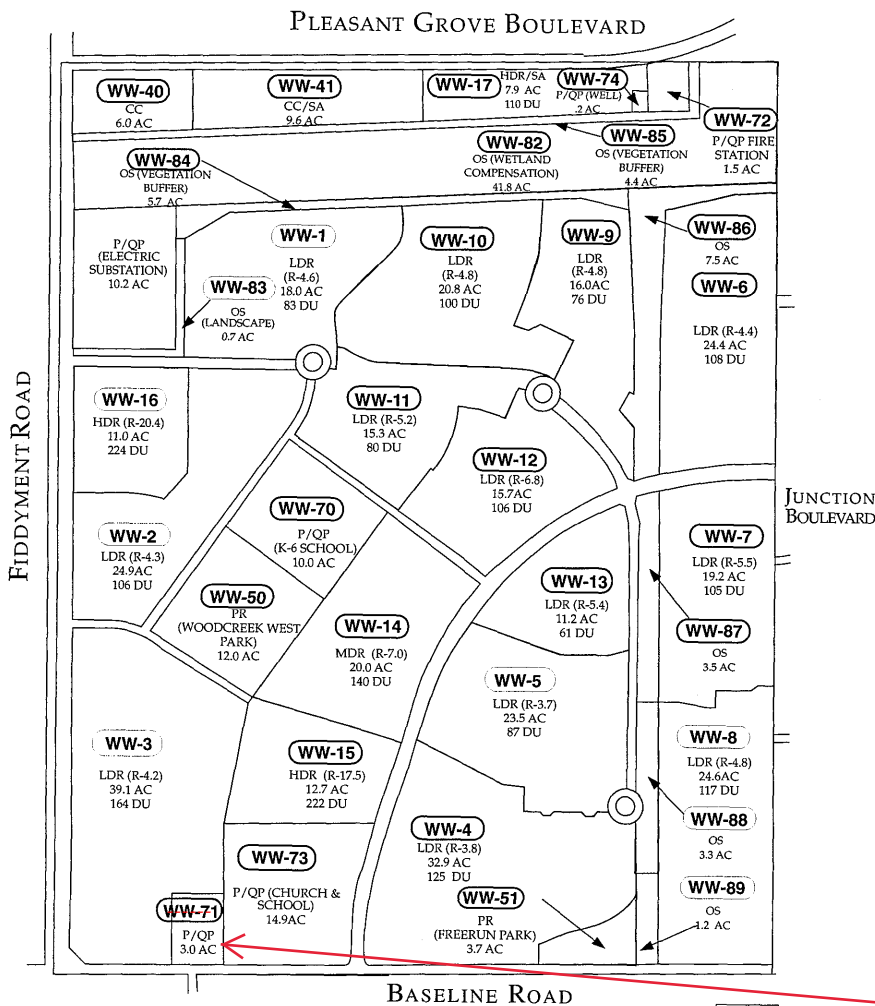
Permitted, conditionally permitted and administratively permitted uses for each NRSP Parcel shall be as provided by the zoning assigned to each parcel, pursuant to the Roseville Zoning Ordinance.

Exceptions to Permitted Uses

Permitted uses on the Eskaton Village (Parcel EV-1), Parcels DC-30, DC-9A, WW-17, and WW-41, WW-71B and WW-71C are exceptions, and have been modified from the Zoning Ordinance general district by the provision of the Special Area Overlay District (SA). This overlay district allows for the modification of the general district regulations (including both permitted-use types and development standards) by reference to regulations adopted in the ordinance rezoning the properties so classified. In this particular case, the

TABLE 2-5
LAND USE MAP
PHASE 2: NEIGHBORHOOD D

FIGURE 2-5
LAND USE MAP
PHASE 2: NEIGHBORHOOD D



Woodcreek West					
Land Use by Parcel Table					
Parcel	Zoning	Land Use	Density	Net Acres	Units
WW-1	R1	LDR	4.6	18.0	83
WW-2	R1	LDR	4.3	24.9	106
WW-3	R1	LDR	4.2	39.1	164
WW-4	R1	LDR	3.8	32.9	125
WW-5	R1	LDR	3.7	23.5	87
WW-6	R1	LDR	4.4	24.4	108
WW-7	RS	LDR	5.5	19.2	105
WW-8	RS	LDR	4.8	24.6	117
WW-9	R1	LDR	4.8	16.0	76
WW-10	R1	LDR	4.8	20.8	100
WW-11	RS	LDR	5.2	15.3	80
WW-12	RS	LDR	6.8	15.7	106
WW-13	RS	LDR	5.4	11.2	61
WW-14	RS	MDR	7.0	20.0	140
WW-15	R3	HDR	17.5	12.7	222
WW-16	R3	HDR	20.4	11.0	224
WW-17	R3/SA	HDR	13.9	7.9	110
WW-40	CC	Commercial		6.0	
WW-41	CC/SA	Commercial		9.6	
WW-50	PR	Park/Detention		12.0	
WW-51	PR	Park/Detention		3.7	
WW-70	P/QP	Elementary School		10.0	
WW-71	P/QP	School Administration		3.0	
WW-72	P/QP	Fire Station		1.5	
WW-73	P/QP	Church/ School		14.9	
WW-74	P/QP	Well Site		0.2	
WW-82	OS	Wetland Compensation		41.8	
WW-83	OS	Open Space(Landscape)		0.7	
WW-84	OS	Open Space (Vegetation Buffer)		5.7	
WW-85	OS	Open Space (Vegetation Buffer)		4.4	
WW-86	OS	Open Space		7.5	
WW-87	OS	Open Space		3.5	
WW-88	OS	Open Space		3.3	
WW-89	OS	Open Space		1.2	
ROW- Woodcreek West				26.4	
				492.6	2,014

WW-71A P/QP Preschool
 WW-71B CC/SA Commercial
 WW-71C CC/SA Commercial

Update land use boundaries to reflect newly created Parcels WW-71A, WW-71B, and WW-71C.

NRSP contains the regulations and is incorporated into the ordinance establishing the zone districts.

Where the SA combining zone is used, it is to identify specific uses permitted within the zone and not to deviate from any development standards for the respective zone districts. The uses for each of the SA districts are included in Section ~~2.3.2.1 and 2.3.2.2~~ ^{2.2.2.1 and 2.2.2.2} of this Specific Plan. The use of a SA combining zone in the NRSP will be followed by a “NR” to reference the “North Roseville” Specific Plan.

All use types are fully defined in Chapter 19.08 of the Roseville Zoning Ordinance. Use types not identified as principally, administratively or conditionally permitted are prohibited in the districts. Use types identified as administratively or conditionally permitted require approval of an Administrative or Conditional Use Permit as specified in Article II of the Zoning Ordinance.

Development Standards (DS) Overlay

The development standards for each zone district are as specified in the City of Roseville Zoning Ordinance and Community Design Guidelines, and may be supplemented by the Design Guidelines for this Specific Plan. Where it is anticipated that Development Standards will vary from zoning ordinance requirements, a Development Standard (DS) overlay has been applied.

Affected parcels have only been listed for those parcels that contain a "DS" or an "SA" combining zone. Refer to land use map for the zoning of all other parcels.

2.2.1 Residential Land Uses

2.2.1.1 Low-Density Residential Land Use

Land Use: Low-Density Residential (0.5-6.9 du/acre)

Zoning: R1, RS, R1/DS, RS/DS

Purpose/Intent

The Low-Density Residential (LDR) category includes dwelling units in configurations up to 6.9 dwelling units per gross acre (exclusive of open space and adjacent collector streets). The plan proposes 1,706 LDR dwelling units on 376.6 acres within Phase 1, 1,770 LDR dwelling units on 392.0 acres in Phase 2, and 669 LDR dwelling units on 143.2 acres in Phase 3. The density range allows some flexibility in selecting dwelling unit types and parcel configurations to suit particular site conditions and housing needs. Dwelling types in this density range could include attached or detached single family dwelling units. Small lots, clustered lots, conventional and large lots are anticipated in this density range. The intent is to provide flexibility of dwelling unit type and parcel configuration based on individual neighborhood and site conditions.

Permitted Uses

Permitted uses are specified by the Single Family Residential (R1) and the Small Lot Residential (RS) District, Section 19.10.020 of the Roseville Zoning Ordinance.

Development Standards

The development standards for R1 and RS zone district shall be as specified by Residential Zone General Development Standards, Section 19.10.030. The development standards for R1 and RS may be modified from the general district standards when the general zone is combined with a Development Standards (DS) overlay zone.

(a) Amended Development R1/DS Standards:

R1/DS: Affected Parcels: M-4, M-5, M-6, WN-4, W-1, W-3, W-4, W-5

These parcels may allow standard single-family product with halfplexes on corner lots, to meet the

sales, car wash and detailing, building-material stores, fast food with drive-through, personal storage facility and transportation and communication.

CC/SA: Affected Parcels: WW-71B, WW-71C

The CC/SA zone for Parcels WW-71B and WW-71C will permit the use types listed in Table 2-11 below. The SA overlay ensures future development of the parcels is focused on uses that are desirable to the community and that have a focus on retail sales and services.

Table 2-11

*Permitted Uses in the CC/SA Zone
Parcels WW-71B, WW-71C*

COMMERCIAL USE TYPES		CC/SA-NR
Animal Sales & Services		
	Grooming & Pet Stores	P
	Veterinary Clinics	P
Banks & Financial Services ¹		P
Business Support Services		P
Commercial Recreation		
	Amusement Center	P
	Indoor Entertainment	P
	Indoor Sports and Recreation	P
Eating and Drinking Establishment		
	Convenience	P
Food & Beverage Retail Sales		P
Medical Services, General		P
Neighborhood Commercial		P
Offices, Professional ¹		P
Personal Services		P
Retail Sales and Services ^{1, 2}		P
Specialized Education & Training		
	Specialty Schools	P

Notes:

- 1) Cash advance and bail bonds are not permitted uses within the Banks and Financial Services, Professional Office and Retail Sales and Services use types. Additional Requirements contained in Chapter 19.49 of the City of Roseville Zoning Ordinance.
- 2) Smoke shops, hookah lounges and smoking lounges are not permitted uses within the Retail Sales and Services use type.

2.2.3 Business-Professional Land Use

Land Use: Business-Professional

Zoning: BP

Purpose/Intent

The business-professional land use is applied to Parcel DC-32, which is a unique 4.9 acre site located adjacent to Pleasant Grove Creek. The intent is to provide a small, attractive site for a professional building located among the trees and overlooking the creek. The site could also potentially accommodate a church, or similar appropriate use as specified by the Zoning Ordinance.

Permitted Uses

As specified by the Business Professional (BP) District, Section 19.12.020 of the Roseville Zoning Ordinance.

Development Standards

As specified in Commercial Zone General Development Standards, Section 19.12.030.

2.2.4 Open Space

Land Use: Open Space

Zoning: OS

Purpose/Intent

Open space defines the overall form of the plan and protects the wetlands, blue-oak woodlands and riparian areas. Primary open space encompasses 80.2 acres in Phase 1 and 103.7 acres in Phase 2. This includes open space, creek corridors, oak woodlands and pedestrian promenades.

The open-space corridors, oak woodlands, and meadows will provide attractive visual elements that define individual neighborhoods. Large open-space corridors act as a buffer between uses, provide for off-street trails, provide view corridors, and provide opportunities for on-site wetland and tree preservation.

Opportunities for amenities such as picnic tables, seating, and lighting may be provided for the safety, comfort, and convenience of plan-area residents.

Permitted Uses

As specified by the Open Space (OS) District, Section 19.16.020 of the Roseville Zoning Ordinance.

Development Standards

As specified in Civic and Resource Protection Zone General Development Standards, Section 19.16.030.

2.2.5 Parks

GP Land-Use Designation: Parks and Recreation

Zoning: PR

Purpose/Intent

The North Roseville Specific Plan proposes eight parks which vary in approximate size from 2.7 acres to 41.9 acres and encompass a total of 80.6 acres in Phase 1, 29.1 acres in Phase 2 and 9.0 acres in Phase 3. Two of the parks (WW-50 and WW-51) will also serve as detention facilities. The facilities in these parks are further described in the Public Facilities and Services Element.

Permitted Uses

As specified for the Parks and Recreation (PR) district, Section 19.16.020 of the Roseville Zoning Ordinance.

Development Standards

As specified in Civic and Resource Protection Zone General Development Standards, Section 19.16.030.

2.2.6 Public/Quasi-Public Uses

GP Land Use Designation: Public/Quasi-Public

Zoning: P/QP

Purpose/Intent

The North Roseville Specific Plan includes a church, ~~school-district-administration-building~~, three elementary schools, a junior high school, and an electric substation. The schools and substation are discussed in more detail in the Public Facilities and Services Element of this Plan. The church complex is sited on 14.9 acres and will include the church, social hall and parochial school. The Dry Creek Elementary School District will establish a district administration center on Parcel WW-73 adjacent to Junction Boulevard. The administration center will include district offices, and meeting rooms.

Permitted Uses

As specified for the Public/Quasi-Public (P/QP) district, Section 19.16.020 of the Roseville Zoning Ordinance.

Development Standards

As specified in Civic and Resource Protection Zone General Development Standards, Section 19.16.030.

2.3 MINOR DENSITY ADJUSTMENTS WITHIN THE PLAN AREA

It is the intent of the North Roseville Specific Plan to permit flexibility for minor adjustments in the number of residential units on low density residential (LDR) and medium density residential (MDR) designated parcels in response to design and market considerations.

Any increase in densities, and associated unit transfers, shall be acted on by the Planning Commission as part of the tentative map for any LDR or MDR residential parcel. To approve the transfer of units, the Planning Commission shall make the following findings:

TENTATIVE PARCEL MAP
PARCEL 71 V MAPS 98
4070 & 4100 BASELINE ROAD
CITY OF ROSEVILLE
PLACER COUNTY, CALIFORNIA 95747
NOVEMBER, 2018

CIVIL PLANS
C1 TENTATIVE PARCEL MAP
C2 SITE PLAN
C3 GRADING & DRAINAGE PLAN
C4 UTILITY PLAN

CITY OF ROSEVILLE BENCHMARK NO. 70. A 3 1/2" BRASS DISC STAMPED "LS6046, DEC. 1995", BACK OF CURB NORTH SIDE OF PLEASANT GRAVE BOULEVARD, EAST END OF BRIDGE, EAST OF SUN CITY BOULEVARD.

ELEVATION: 122.082 (CITY OF ROSEVILLE DATUM BASED UPON NGVD 29)

AC	ASPHALT CONCRETE	OH	OVER HEAD POWER LINES
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
CL	CENTERLINE	(P)	PROPOSED
(E)	EXISTING	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	TBC	SANITARY SEWER MANHOLE
FL	FLOW LINE	TBHC	TOP BACK OF CURB
GR	GRATE	UG	UNDERGROUND
INV	INVERT	WA	WATER
IRR	IRRIGATION	WM	WATER METER

COMMERCIAL

COMMERCIAL

AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS

P / QP PUBLIC / QUASI PUBLIC

P / QP PUBLIC / QUASI PUBLIC

BRIAN LEE

1608 AVONDALE DR.
ROSEVILLE, CA 95747
916-772-3675 OFFICE
916-215-3675 CELL
916-367-7539 FAX

RFE ENGINEERING, INC.
2260 DOUGLAS BLVD., SUITE 160
ROSEVILLE, CA 95661
PH. (916) 772-7800

CITY OF ROSEVILLE

THREE COMMERCIAL LOTS

PROPOSED LOT A: 70,754 SF 1.624 ACRES
PROPOSED LOT B: 34,376 SF 0.789 ACRES
PROPOSED LOT C: 23,804 SF 0.546 ACRES

ROW DEDICATION: 892 SF 0.020 ACRES

CITY OF ROSEVILLE

CITY OF ROSEVILLE

ROSEVILLE FIRE DEPARTMENT

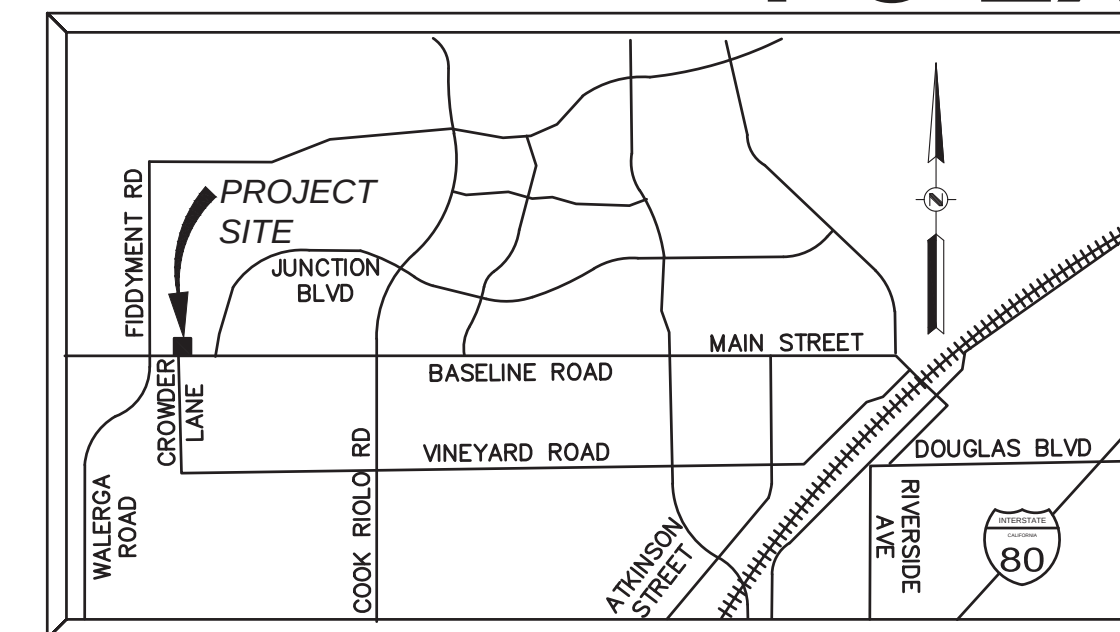
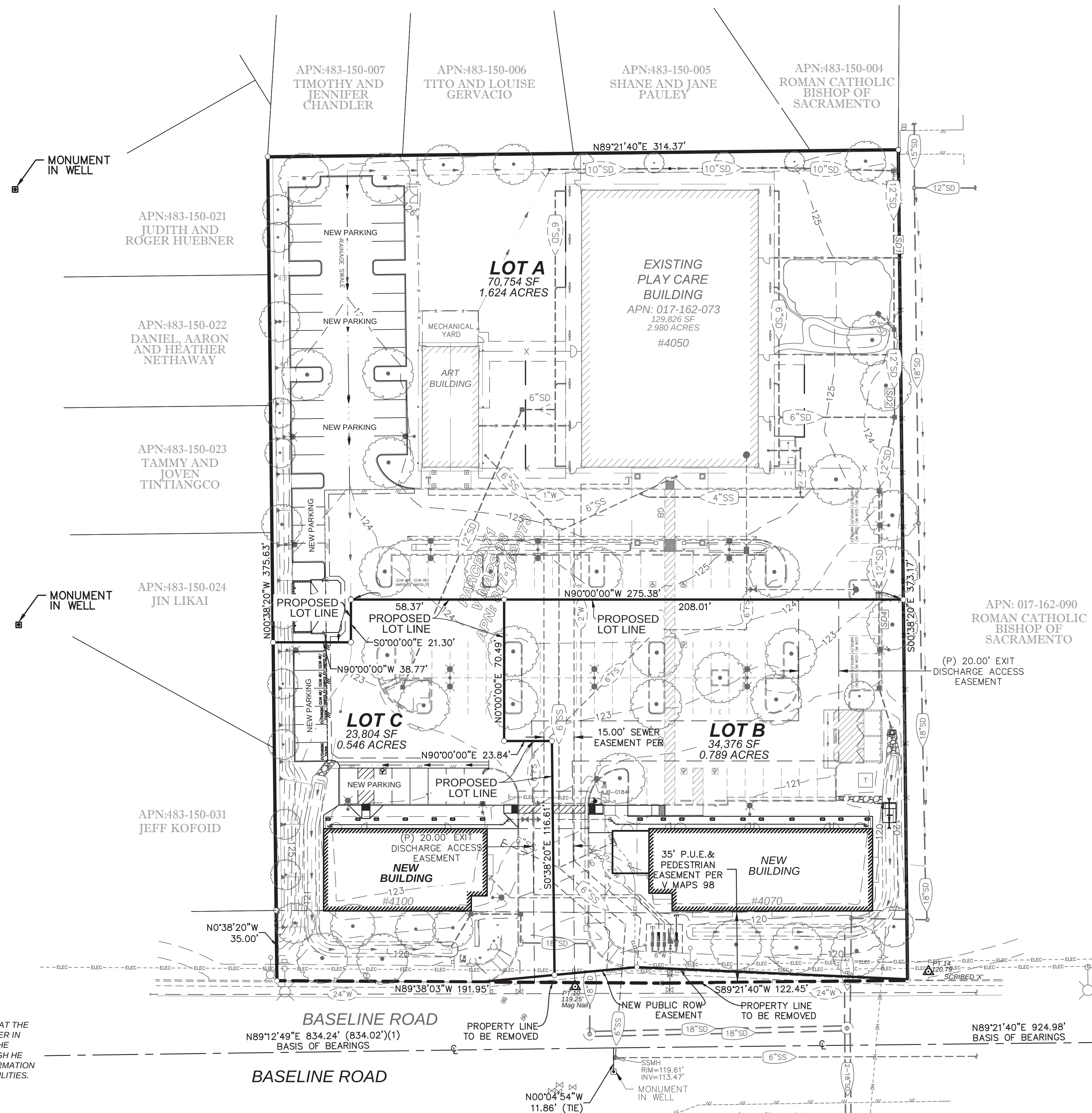
ROSEVILLE CITY SCHOOL DISTRICT

ROSEVILLE PARKS, RECREATION, AND LIBRARIES

072-162-073

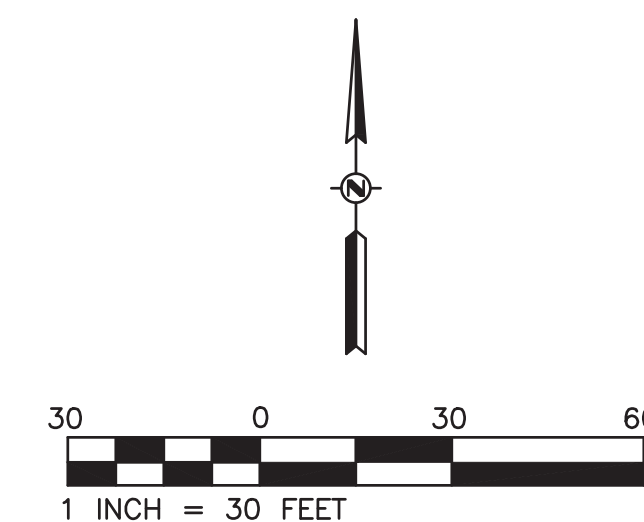
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REPORT BY: GEOCON CONSULTING ENGINEERS
REPORT NO.: S8318-06-05 DATED: MARCH 2005.
REPORT NO.:S8318-05-06 (UPDATE) DATED: 10/27/2016



VICINITY MAP
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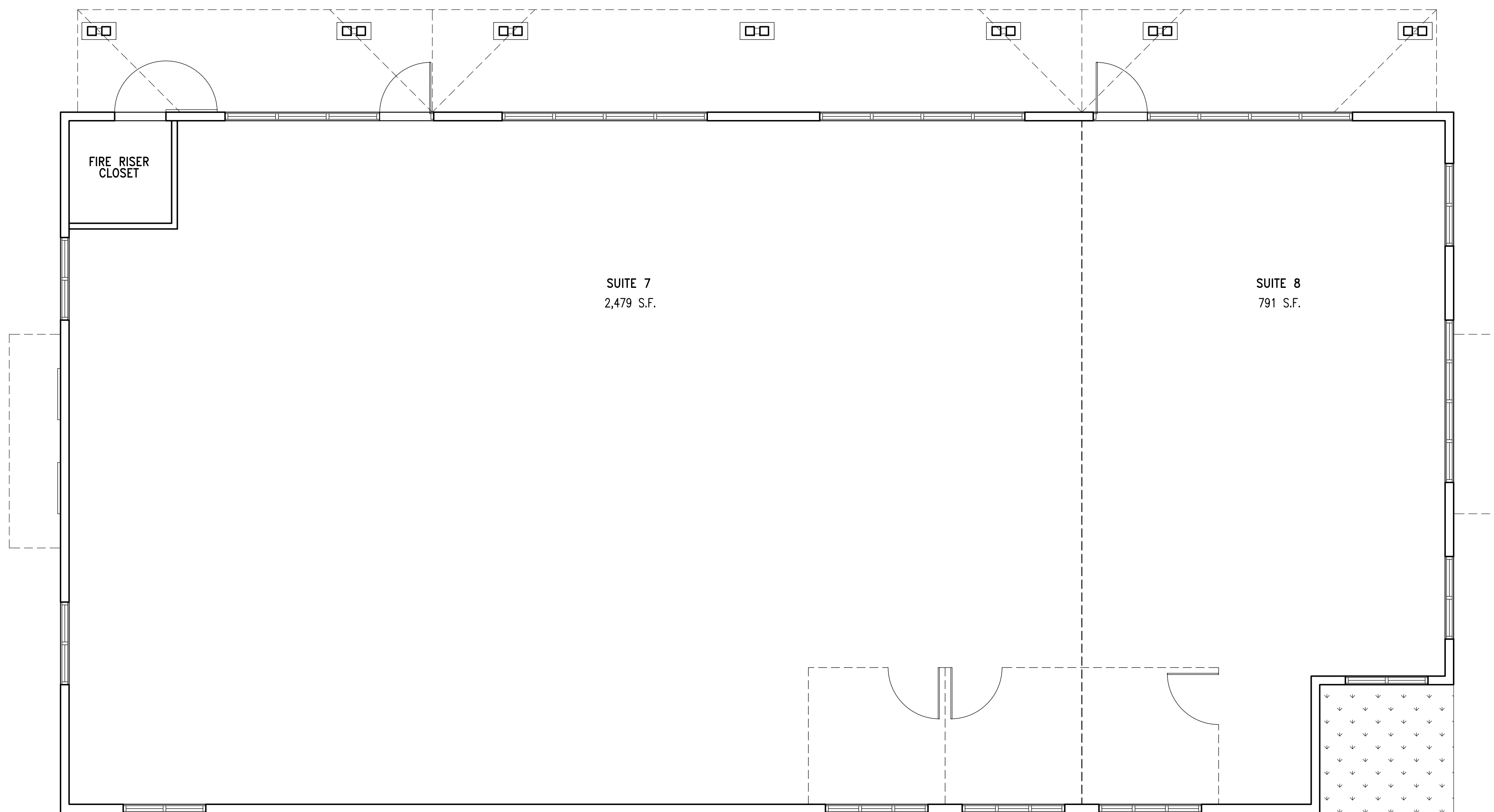
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PROPOSED PARCEL LINE	
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SW, CURB & GUTTER	
EDGE OF PAVEMENT	
STORM DRAIN	
SANITARY SEWER	
WATER	
DOMESTIC WATER	
FIRE SERVICE	
GAS LINE	
TELEPHONE MH	
SDMH	
DROP INLET	
SSMH	
SEWER/DRAINAGE CLEANOUT	
FIRE HYDRANT	
PIV	
FDC	
WATER VALVE	
WATER METER	
REDUCED PRINCIPAL PRESSURE ASSEMBLY	
REDUCED PRESSURE BACKFLOW PREVENTER	
BLOW OFF ASSEMBLY	
MONUMENT WELL	
STREET LIGHT	
FENCE	
BLOCK WALL	
INDEX CONTOUR	
INTERMEDIATE CONTOURS	
TREE	
TREE & DRIP	
PIPE CAP	
TRANSFORMER	
BUILDING	



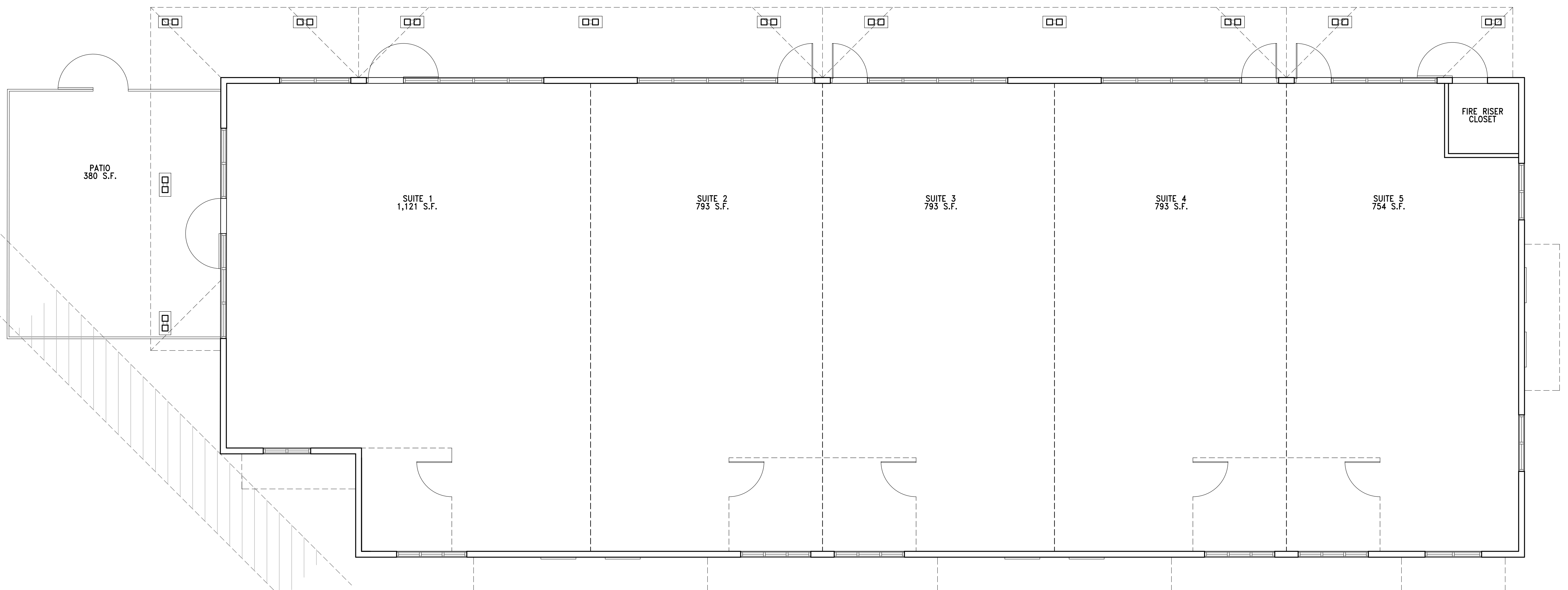
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PLAY CARE LEARNING CENTER 4080 & 4090 BASELINE RD. ROSEVILLE, CA 95747				BRIAN LEE 1608 A KINCADE DRIVE ROSEVILLE, CA 95747 PH: (916) 772-3675			
TENTATIVE PARCEL MAP				 RFE ENGINEERING, INC. <i>Civil Engineers • Planners • Surveyors</i> 2200 K STREET, SUITE 200 PH: 916-772-7800 Fax: 916-772-7804 www.RFEEngineering.com			
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BUILDING 'A'



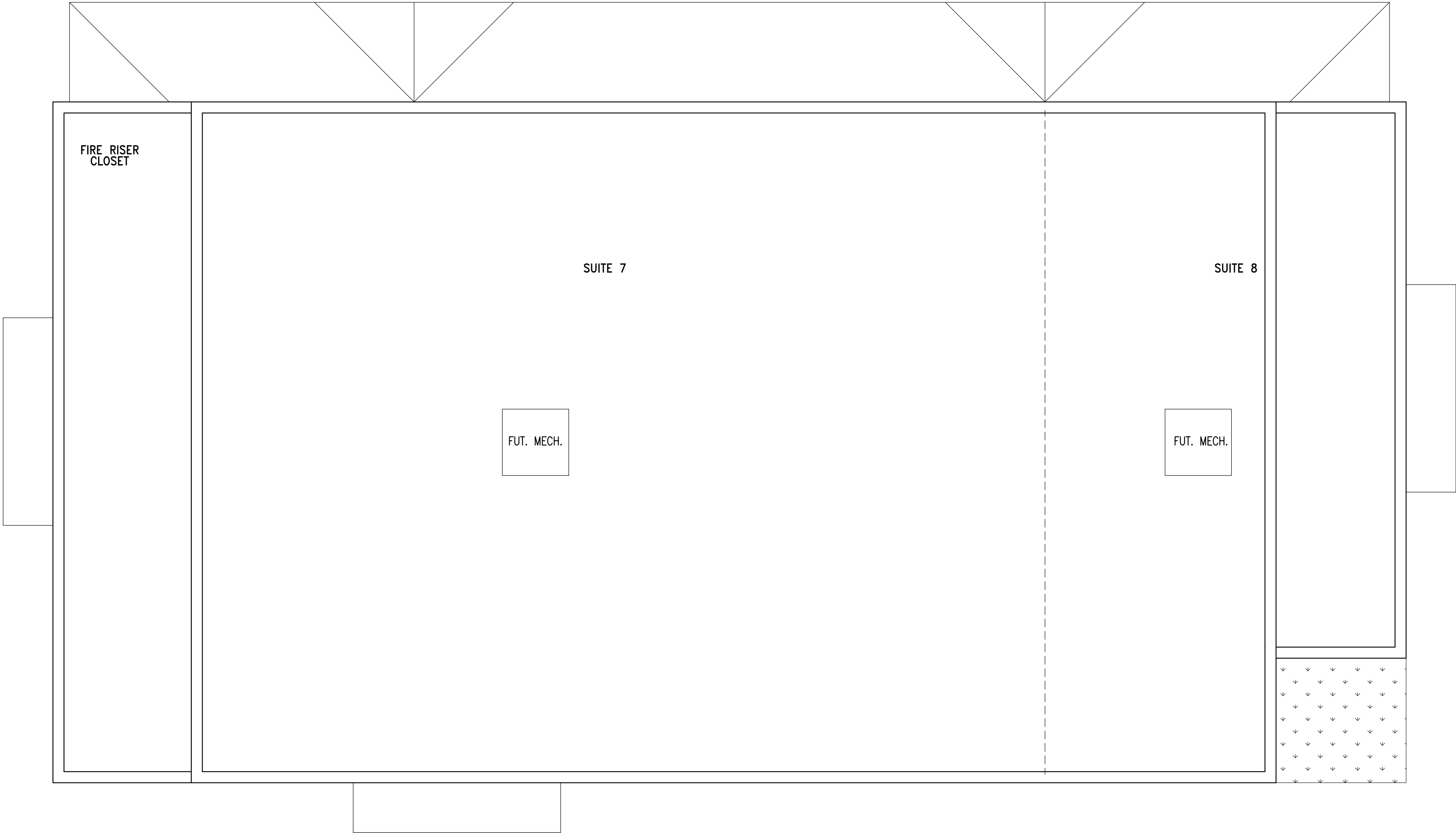
BUILDING 'B'



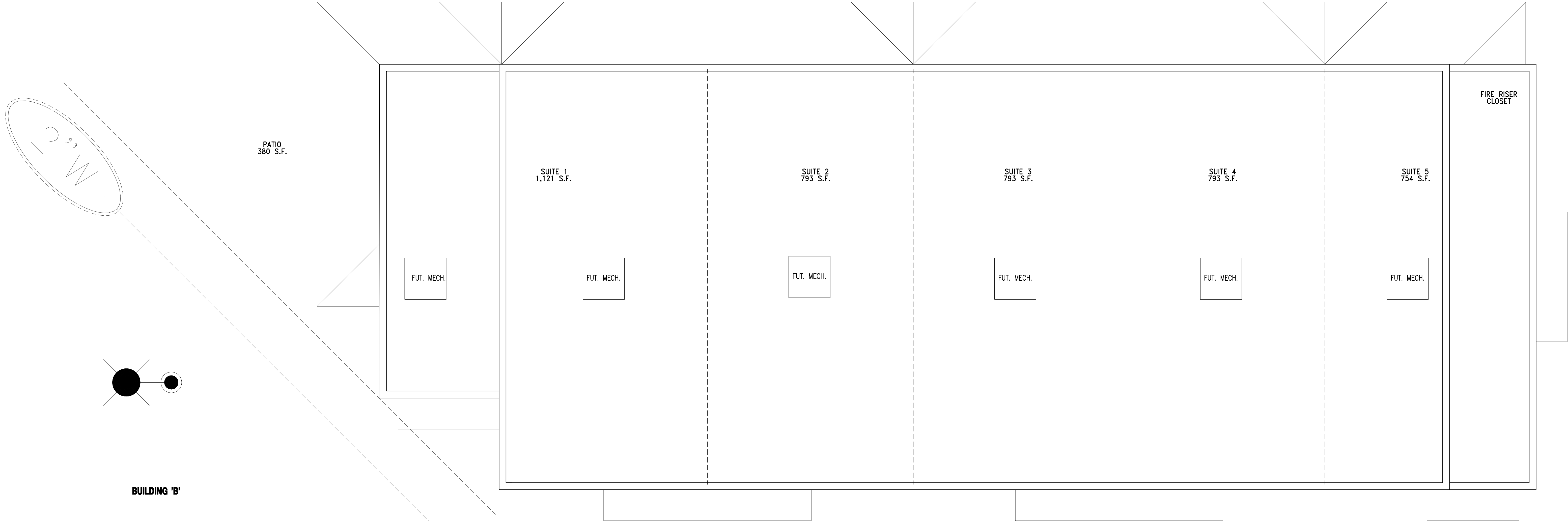
BASELINE ROAD RETAIL

FLOOR PLAN - SCHEMATIC DESIGN - DECEMBER 21, 2017





BUILDING 'A'

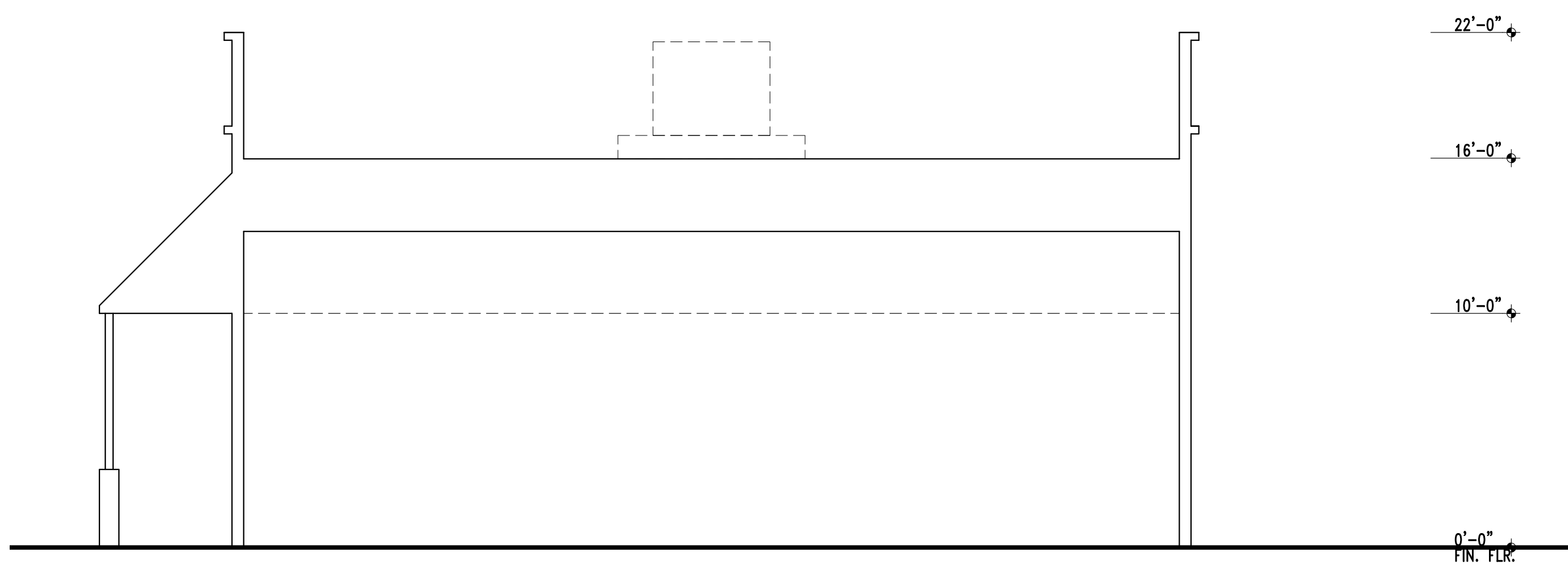


BUILDING 'B'

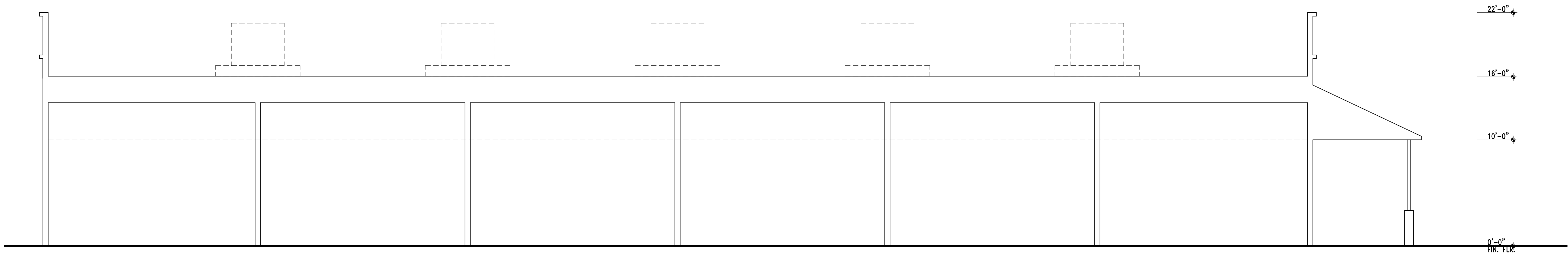
1/4" = 1'-0"
0 1' 3' 6' 12'

BASELINE ROAD RETAIL
ROOF PLAN - SCHEMATIC DESIGN - DECEMBER 21, 2017

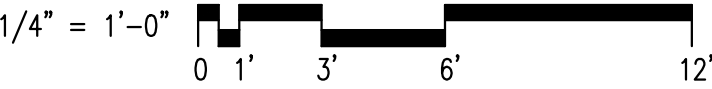




BUILDING 'B' - CROSS SECTION



BUILDING 'B' - LONGITUDINAL SECTION



BASELINE ROAD RETAIL BUILDING 'B' SECTIONS - SCHEMATIC DESIGN - DECEMBER 21, 2017

PC EXHIBIT K

SANITARY SEWER CONSTRUCTION KEYNOTES

S1 SANITARY SEWER POINT OF CONNECTION FOR 6" SERVICE. V.I.F. LOCATION & ELEVATION OF EXISTING SEWER STUB PRIOR TO CONSTRUCTION. PLACE TWO-WAY CLEANOUT PER 2010 UPC. CONTRACTOR TO VERIFY POC WITH PLUMBING AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

WATER CONSTRUCTION KEYNOTES

- W1 CONNECT TO EXISTING WATER STUB AND PLACE 1" RP DEVICE (ZURN WILKINS MODEL 975XL OR APPROVED EQUIVALENT) AND CONTINUE 1" DOMESTIC LINE TO BUILDING.
- W2 CUT IN AND PLACE 1" RP DEVICE (ZURN WILKINS MODEL 975XL OR APPROVED EQUIVALENT).
- W3 CONNECT TO EXISTING FIRE SERVICE STUB. CONTINUE PLACEMENT OF 6" WATERLINE TO FIRE RISER ROOM AS SHOWN. V.I.F. LOCATION OF EXISTING WATER STUB PRIOR TO CONSTRUCTION. DEPTH OF WATERLINE TO BE COORDINATED WITH STRUCTURAL ENGINEER (DURING BUILDING PERMIT PHASE) TO ENSURE WATERLINE REMAINS OUT OF FOUNDATION INFLUENCE ZONE.
- W4 CONNECT TO EXISTING WATER STUB AND PLACE FIRE HYDRANT PER CITY OF ROSEVILLE STANDARDS DETAIL W-13.
- W5 PLACE 45° FITTING WITH RESTRAINED JOINTS PER CITY OF ROSEVILLE STANDARDS.
- W6 PLACE 90° FITTING WITH RESTRAINED JOINTS PER CITY OF ROSEVILLE STANDARDS.
- W7 DOMESTIC WATER P.O.C.
- W8 FIRE SERVICE P.O.C.
- W9 PROTECT-IN-PLACE EXISTING 2" WATER LINE DURING CONSTRUCTION OF PATIO. FOOTINGS TO BE POURED MIN. 3 FEET FROM OUTER DIAMETER OF EXISTING PIPE. VIF DEPTH AND LOCATION OF EXISTING WATERLINE PRIOR TO CONSTRUCTION.

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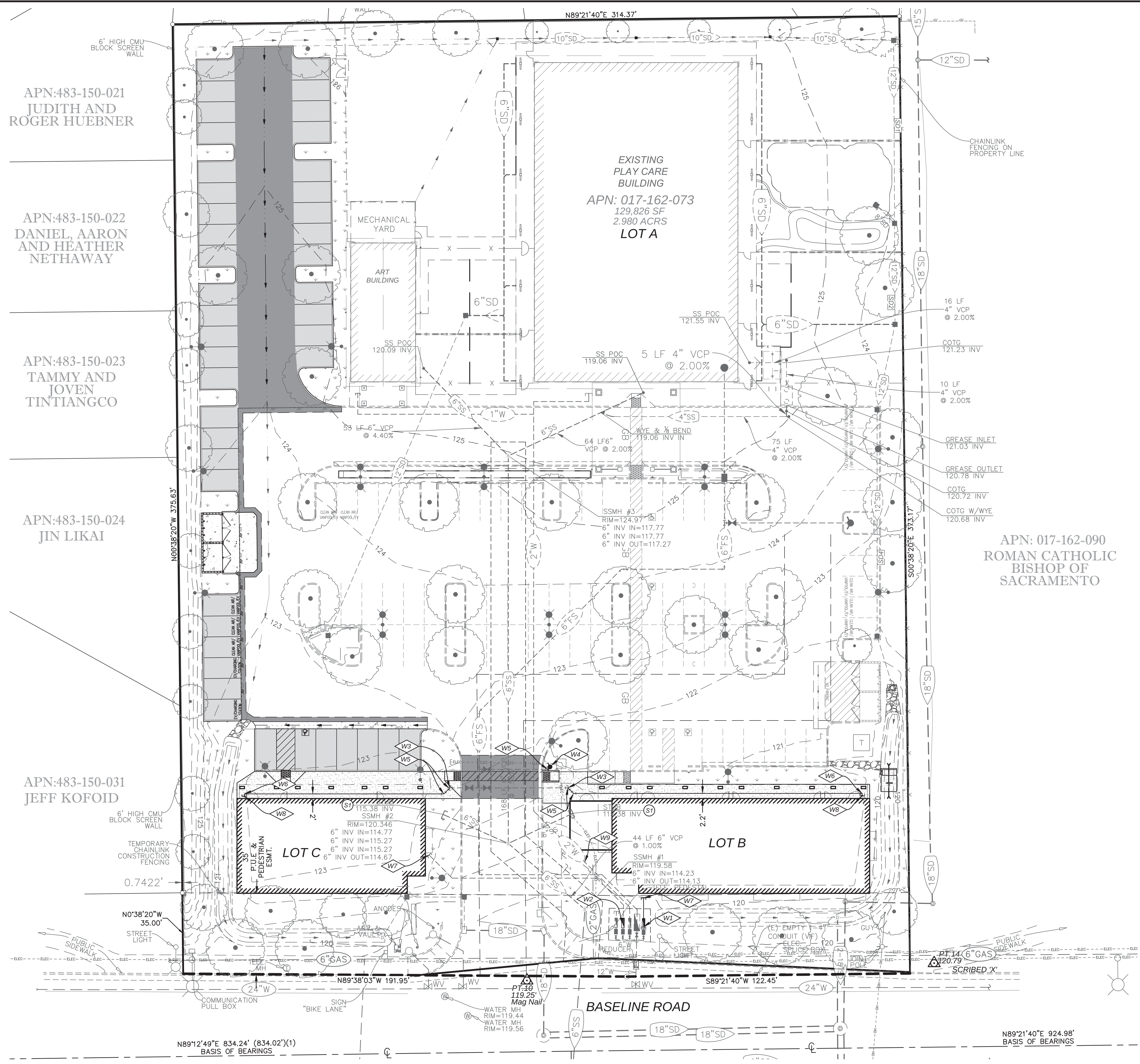
RFE ENGINEERING, INC.
Civil Engineers - Planners - Surveyors
2260 Douglas Blvd., Suite 160, Roseville, CA 95661
PH: 916 772-3675
WWW.RFEENGINEERING.COM

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ROSEVILLE, CA 95747
PH: (916) 772-3675

PLAY CARE LEARNING CENTER
4080 & 4090 BASELINE RD.
ROSEVILLE, CA 95747

UTILITY PLAN

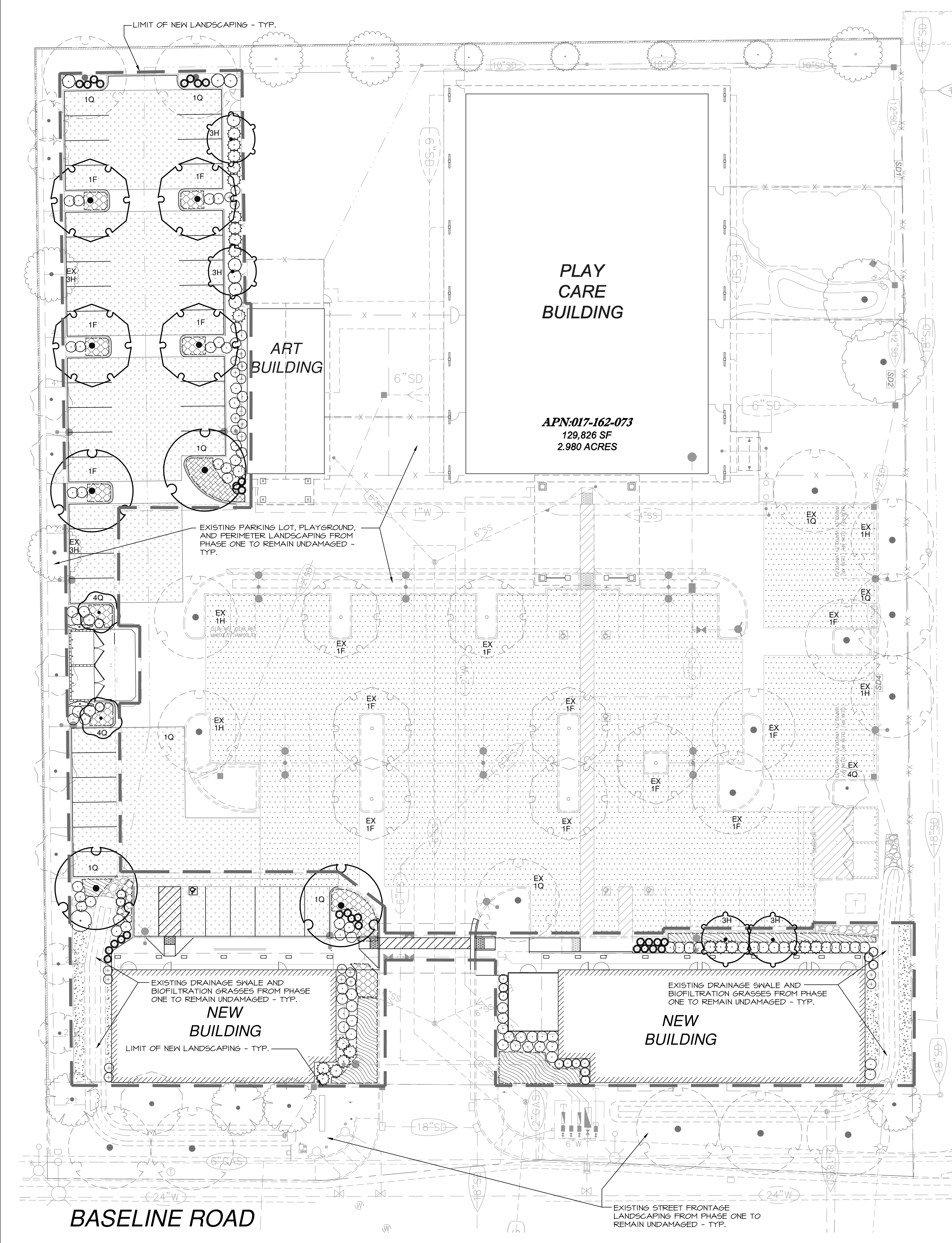
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Know what's below.

Call before you dig.
or (800) 227-2600





PLANT SCHEDULE						
TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	QTY
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	15 GAL	MEDIUM	HT:7'-8"/SP:2'-3'	4
	LAGERSTROEMIA x 'TUSCARORA'	GRAPE MYRTLE CORAL PINK	15 GAL	LOW	HT:7'-8"/SP:2'-3'	2
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	LOW	HT:7'-8"/SP:2'-3'	4
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	15 GAL	MEDIUM	HT:7'-8"/SP:2'-3'	4
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	QTY
	CISTUS x PURPUREUS	ORCHID ROCKROSE	5 GAL	LOW	HT:12"/SP:14"	43
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	LOW	HT:12"/SP:10"	29
	EUONYMUS JAPONICUS 'AUREO-MARGINATUS'	GOLDEN EUONYMUS	5 GAL	LOW	HT:14"/SP:14"	8
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL	LOW	HT:16"/SP:14"	1
	GREVILLEA x 'NOELLII'	GREVILLEA	5 GAL	LOW	HT:14"/SP:14"	37
	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	LOW	HT:18"/SP:12"	23
	PHORMIUM TENAX 'ATROPURPUREUM COMPACTUM'	PURPLE NEW ZEALAND FLAX	5 GAL	LOW	HT:18"/SP:14"	23
	PHORMIUM TENAX 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL	LOW	HT:18"/SP:14"	16
VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	QTY
	MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	5 GAL	LOW	HT:36"/SP:12"	2
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING	QTY
	BARK DRESSING	BARK DRESSING	-	-	-	601 SF
	COPROSMA PETRIEI 'VERDE VISTA'	VERDE VISTA COPROSMA	1 GAL	LOW	@ 48" O.C.	55
	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	1 GAL	LOW	@ 48" O.C.	11
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL	LOW	@ 48" O.C.	47

PARKING LOT SHADE CALCULATION FOR PHASE ONE & TWO PARKING LOTS									
TREE NUMBER AND SIZE TREE NAME		QUANTITY @ INTERIOR (100%) F		QUANTITY @ SOUTH, EAST & WEST (50%) H		QUANTITY @ CORNER & NORTH (25%) Q		TOTAL SQ. FT.	
EXISTING #1 TREES - 30' PLUS SPREAD PLATANUS ACERIFLOLIA, PISTACIA CHINENSIS		10 x (962) = 9,620	+	4 x (481) = 1,924	+	3 x (240) = 720	=	12,264	
EXISTING #3 TREES - 20' TO 35' SPREAD ARBUTUS UNEDO		0 x (491) = 0	+	2 x (246) = 492	+	0 x (123) = 0	=	492	
EXISTING #4 TREES - 15' TO 20' SPREAD LAGERSTROEMIA TUSCARORA		0 x (314) = 0	+	0 x (157) = 0	+	1 x (79) = 79	=	79	
PHASE TWO NEW #1 TREES - 30' PLUS SPREAD PLATANUS ACERIFLOLIA, PISTACIA CHINENSIS		5 x (962) = 4,810	+	0 x (481) = 0	+	6 x (240) = 1,440	=	6,250	
PHASE TWO NEW #3 - 20' TO 35' SPREAD CERCIS CANADENSIS		0 x (491) = 0	+	4 x (246) = 984	+	0 x (123) = 0	=	984	
PHASE TWO NEW #4 TREES - 15' TO 20' SPREAD LAGERSTROEMIA TUSCARORA		0 x (314) = 0	+	0 x (157) = 0	+	2 x (79) = 158	=	158	
CALCULATED TOTAL TREE SHADE:								20,227	
REQUIRED TOTAL									
AREA OF PAVING (SHADED ON PLAN)		39,909	SQ. FT. OF SHADED AREA ON PLAN						
AREA REQUIRED TO BE SHADED		39,909	SQ. FT. x 50% = 19,955						
CALCULATED SHADE PROVIDED		20,227	SQ. FT.						
PERCENT SHADE PROVIDED		51 %							
SEE PLAN FOR TREE SHADE CREDIT. EXAMPLE: 1H IS A 30' PLUS PERIMETER (50%) TREE.									

- NOTES:
- ALL NEW LANDSCAPING SHALL MEET CURRENT ROSEVILLE AND STATE OF CALIFORNIA WATER USE ORDINANCE AB1881.
 - DURING THE CONSTRUCTION DOCUMENT PHASE, AN IRRIGATION PLAN WILL BE PROVIDED THAT WILL IRRIGATE THE PLANTING AREAS WITH AN AUTOMATIC IRRIGATION SYSTEM USING LOW FLOW DRIP AND BUBBLER IRRIGATION SYSTEMS.
 - CONTRACTOR TO PROTECT THE EXISTING LANDSCAPING INSTALLED PER THE FIRST PHASE INSTALLATION.
 - THE TREES FROM THE FROM THE FIRST PHASE ARE SHOWN FOR REFERENCE, BUT THE SHRUBS AND GROUND COVERS ARE NOT SHOWN FOR GRAPHIC CLARITY.

0' 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

Sierra Design Group

Landscape Architects

5320 Barton Road

Loomis, California 95650

(916) 960-9022 CL# 2884

www.sierradesigngroup-la.com

SDG JOB # C-125-17

BY APPROV'D

DATE

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RFE ENGINEERING, INC

Civil Engineers - Planners - Surveyors

2280 Douglas Blvd, Suite 100, Roseville, CA 95661

Ph: 916-764-7284 Fax: 916-764-7284

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BRIAN LEE

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PH: (916) 772-3675

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4080 & 4090 BASELINE RD.

ROSEVILLE, CA 95747

PRELIMINARY LANDSCAPE PLAN

Drawing

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of

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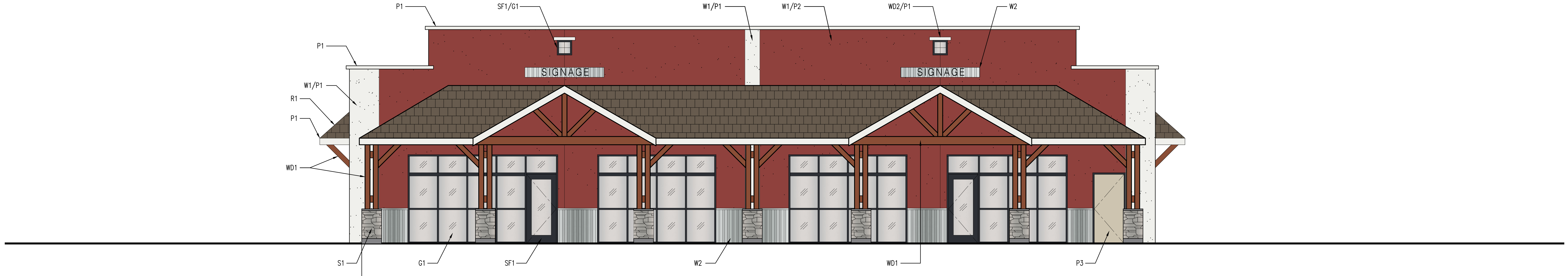
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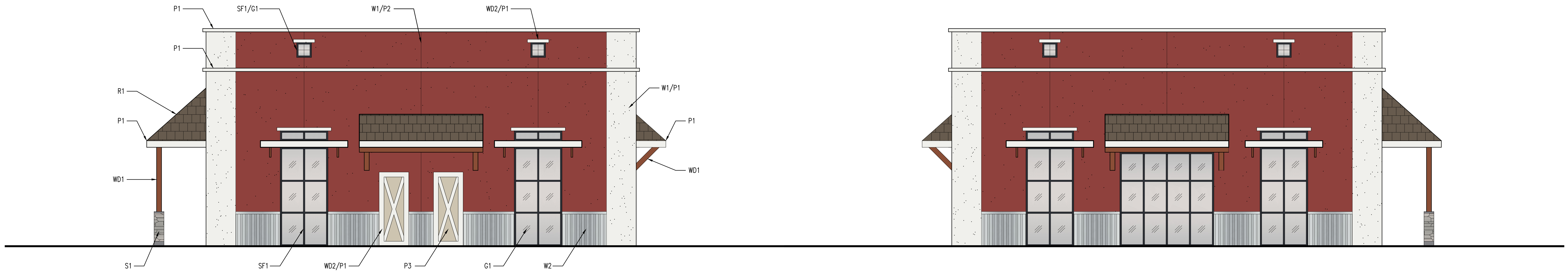
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RFE PROJECT #71729 - 4050 BASELINE ROAD, ROSEVILLE, CA 95747

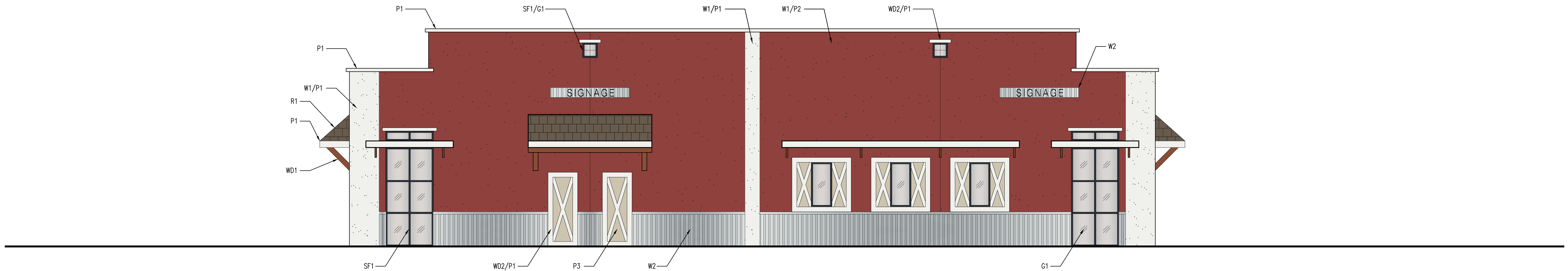


NORTH ELEVATION - PARKING

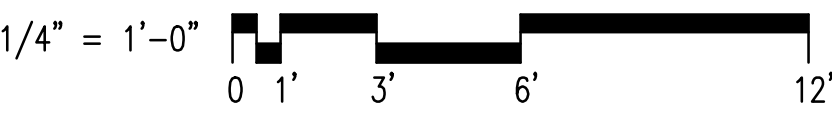


WEST ELEVATION - SIDE

EAST ELEVATION - SIDE

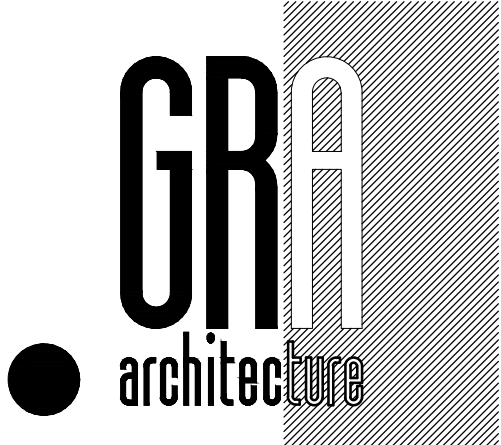


SOUTH ELEVATION - STREET



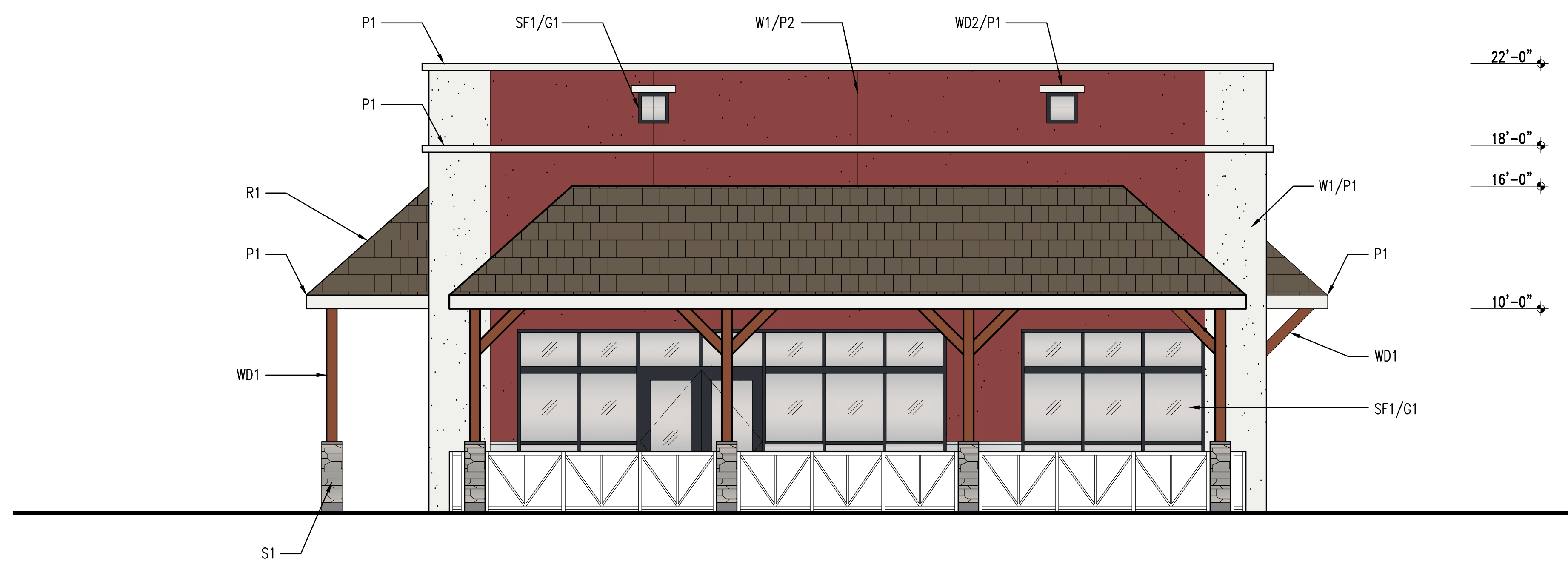
BASELINE ROAD RETAIL
BUILDING 'A' EXTERIOR ELEVATIONS - SCHEMATIC DESIGN - DECEMBER 21, 2017

GRA ARCHITECTURE - 2016 P STREET, SUITE 200 - SACRAMENTO, CALIFORNIA 95811 - 916.498.7900 PHONE - 916.498.7909 FAX

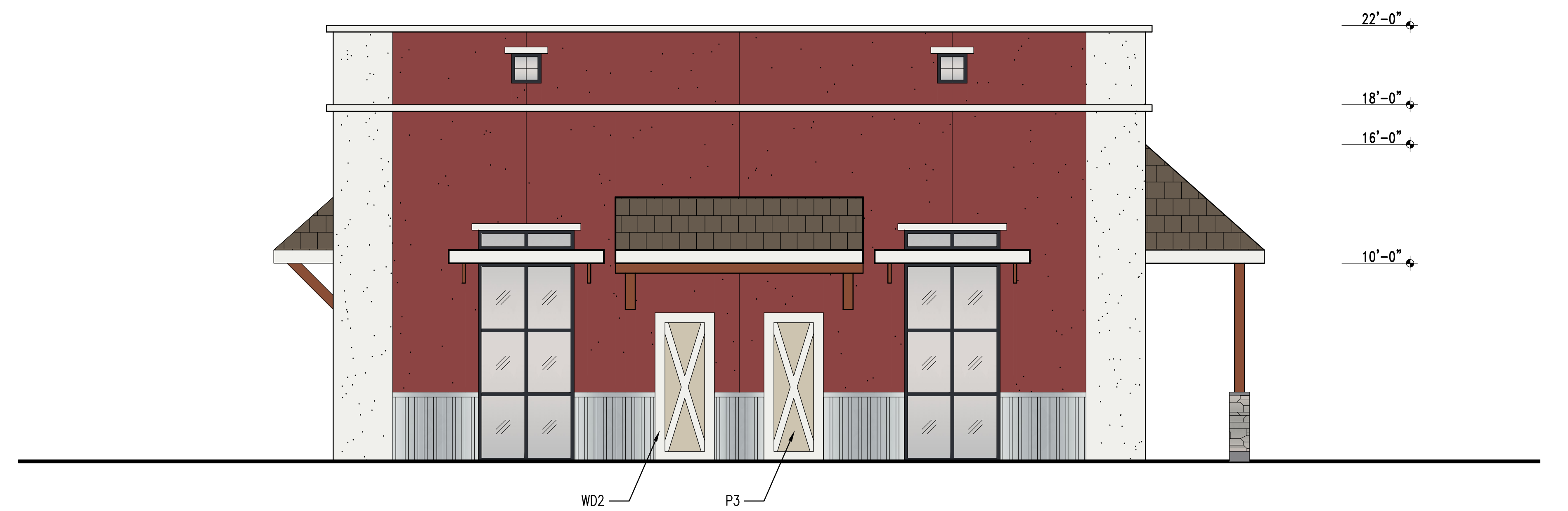




SOUTH ELEVATION - STREET



WEST ELEVATION - SIDE



EAST ELEVATION - SIDE



NORTH ELEVATION - PARKING



BASELINE ROAD RETAIL BUILDING 'B' EXTERIOR ELEVATIONS - SCHEMATIC DESIGN - DECEMBER 21, 2017

GRA ARCHITECTURE - 2016 P STREET, SUITE 200 - SACRAMENTO, CALIFORNIA 95811 - 916.498.7900 PHONE - 916.498.7909 FAX





PLANNING COMMISSION COMMUNICATION

Title: General Plan Amendment, Rezone, Tentative Subdivision Map, Design Review Permit for Residential Subdivision, and Tree Permit – 1612-1618 Kit Carson Way – The Villages at Kit Carson – File # PL18-0063

Contact: Charity Gold, cgold@roseville.ca.us, 916-774-5247

Meeting Date: 1/24/2019
Item #: 6.4.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Water Supply Memorandum

Attachment 2 Public Correspondence

Exhibit A ISMND MMRP

Exhibit B General Plan Text and Land Use Plan Amendment

Exhibit C Tentative Subdivision Map

Exhibit D Floor Plans

Exhibit E Elevations

Exhibit F Landscape and Tree Mitigation Plan

Exhibit G Arborist Report and General Protection Guidelines

Exhibit H Tree Map

Exhibit I Materials and Colors Board

ITEM 6.4: **General Plan Amendment, Rezone, Tentative Subdivision Map, Design Review Permit for Residential Subdivision, and Tree Permit – 1612-1618 Kit Carson Way – The Villages at Kit Carson – File # PL18-0063**

REQUEST

The applicant requests approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, Design Review Permit For Residential Subdivision, And Tree Permit to create 21 single family parcels and three open space parcels for the construction of 10 attached residences each consisting of two single-family dwellings, for a total of 20 single-family units. Ten of the residences (five buildings) will front on to Kit Carson Way and the other ten residences (five buildings) will front toward the adjacent open space. All 20 dwellings will be accessed from a proposed cul-de-sac.

Applicant – Chris Coulter, 3eDevelopments LLC
Owner – J. William Roach 2012 Revocable Trust

SUMMARY RECOMMENDATION

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

- A. Adopt the Villages at Kit Carson Initial Study and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Recommend that the City Council approve the General Plan Amendment (Text and Land Use Map);
- C. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
- D. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to 82 conditions of approval.
- E. Adopt the four (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to 29 conditions of approval.
- F. Adopt the two (2) findings of fact and approve the Tree Permit subject to 21 conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

As discussed further in the Public Outreach section below, adjacent residents have expressed concerns related to the existing lack of on-street parking within the neighborhood due to overflow from a nearby apartment complex. The proposed projects exceeds the City's parking requirements and staff are working with the owner of the apartment complex to address the parking overflow. Additionally, an adjacent property owner to the south of the project is concerned about how development of the site will affect privacy in her backyard. The applicant met with the property owner and has proposed additional landscaping to address the privacy concern. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The approximately 2.5-acre project site is located on the southeast corner of the intersection of Kit Carson Way and Santa Clara Drive, in the eastern portion of the City of Roseville and within the City's Infill Area (Figure 1). The site is zoned Single Family Residential (R1) and Two Family Residential (R2) and has a Business Professional (BP) and Low Density Residential (LDR) General Plan Land Use designation.

The project will result in the construction of 10 attached buildings, each consisting of two single-family dwellings, for a total of 20 single-family units. Ten of the residences (five buildings) will front on to Kit Carson Way and the other 10 residences (five buildings) will front toward the adjacent open space. Vehicle access to all 20 dwellings will be from a proposed cul-de-sac off Santa Clara Drive. The project includes a General Plan Amendment to change the land use designation from BP to MDR and OS/FP (see Exhibit B, General Plan Text and Land Use Table Amendment), a Rezone from Single Family R1 and R2 to Single Family Small Lot with Development Standards (RS/DS) and OS/FW, a Tentative Subdivision Map to merge the existing parcels and re-subdivide the property into 20 residential lots, a Design Review Permit for Residential Subdivision, and a Tree Permit.

The site currently consists of five residential parcels. The southernmost parcel is developed with a single family residence, while the remaining four parcels are undeveloped. The site is surrounded by existing residential, office, and open space uses. The adjacent open space corridor contains a tributary of Cirby Creek. Most of the site slopes gently toward the southeast with about a two-foot elevation change; however, the eastern boundary of the site slopes abruptly toward the open space corridor with an elevation change of 10 to 15 feet to the creek bed. Additionally, there is a hill in the western portion of the property topped with a large valley oak tree. The top of the hill is about six feet above the surrounding land.

EVALUATION: GENERAL PLAN AMENDMENT AND REZONE

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

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

Figure 1: Project Location



Land Use Compatibility

The project is within the City's Infill planning area, which is characterized by pre-1980's urban development. The majority of the area surrounding the site has been developed with single-family, duplex, apartment, and office uses. The project site is made up of four existing vacant parcels zoned R1 with a BP General Plan Land Use designation, and one developed parcel that is zoned R2 with a LDR General Plan Land Use Designation. Although the vacant parcels have a business professional land use designation, according to the City's Municipal Code Section 19.02.030 B, where there are inconsistencies between the land use and zoning of a property the zoning prevails. Therefore, given the current zoning of R1, one single family residence could be constructed on each of the vacant parcels without triggering the requirement for a General Plan Amendment or Rezone.

The proposed General Plan Amendment and Rezone is consistent with the anticipated residential use of the site; however, the land use change will allow the site to be developed at approximately 8 units per acre consistent with the proposed MDR land use zone and RS implementing zone. Pursuant to Table II-9 in the General Plan Land Use Element, the proposed land use and density are consistent with the surrounding land uses. No conflicts with General Plan goals and policies related to land use compatibility have been identified and the project is consistent with the General Plan.

Utilities and Water

The proposed project was reviewed by the Environmental Utilities Department who provided an evaluation of the project's projected water demand using the assumptions in the General Plan and a MDR demand factor of 430 gallons per day (gpd) per dwelling. Because the evaluation indicated that the project would result in a 35 percent increase in water demand, an analysis of the project's projected water demand was requested (Attachment: 1). The analysis includes project level data related to indoor and outdoor water use and accounts for mandated water efficiency requirements that are not included in the MDR demand factor. Based on this information, the projected water use for the proposed project is estimated to be three percent less than assumed in the General Plan. The City's Environmental Utilities Department also reviewed the project's projected sewer flows and found the project would not create an unanticipated impact.

Housing

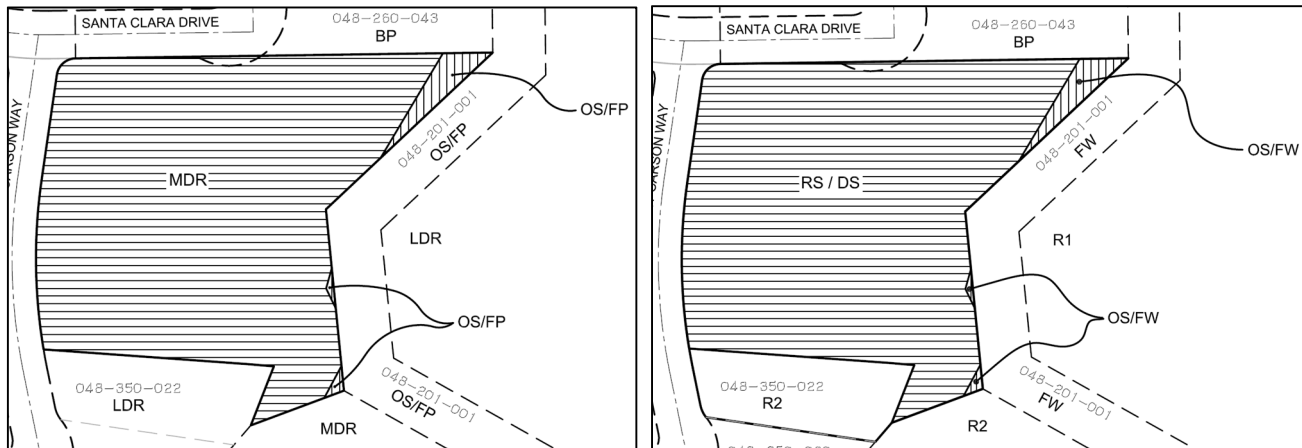
Pursuant to General Plan Housing Element Policy 3, residential developments with more than four units shall provide 10 percent affordable units. The City's Housing Division reviewed the proposed project and determined that, based on an increase of 16 units beyond the current zoning, two affordable units sold to middle income households are required. The applicant is required to enter into the City's current Affordable Purchase Housing Agreement prior to approval of the final map. Tentative Map Conditions 63 through 65 reflect this requirement.

Flood Combing Zone

The project is adjacent to a tributary of Cirby Creek along its eastern boundary. While the grade difference between the project site and the tributary is as much as twenty feet in some places, there are three small areas where the tributary's floodplain extends onto the project site. At the locations where the floodplain intersects the project site, the General Plan Land Use designation will be changed to Open Space with a Floodplain overlay and the zone will be changed to Open Space with a Floodway combining zone. The locations and designations are shown on the General Plan and Rezone exhibits (see Figure 2). These areas will be dedicated to the City as required by Tentative Map Condition 67.

The proposed use meet the goals polices of the General Plan, and are consistent with the required findings for a Rezone.

Figure 2: General Plans and Rezone Exhibits



Development Standards Overlay

The project includes a Development Standards (DS) overlay for project specific development standards as detailed in Table 1, below. The proposed standards allow for the proposed smaller lots than otherwise required in the RS zone and allows for a reduction in the front yard setback.

Table 1: Proposed Development Standards

Development Feature	General Development Standard	Proposed DS Standard
Lot Size (minimum)		
Area	4,500 square feet	2,250 square feet
Width, Two-Story Plan	45 interior/55 corner	20 feet
Width, One-Story Plan	45 interior/55 corner	35 feet
Setbacks (minimum)		
Front Yard Setback (Fronting Kit Carson and Open Space)	15 feet to living space	12.5 feet to living space
Rear Yard Setback (from private cul-de-sac)	10 feet with 700 sf usable open space, or 500 sf with usable front porch	18 feet measured from right-of-way
Side Yard Setback	5 feet interior, 12.5 street side on first floor; 15 feet street side on second floor	10 feet measured between buildings
Lot Coverage (maximum)	None	None, with no open space requirement
Height (maximum)	35 feet	35 feet

The proposed lot sizes are sufficient in size and shape to accommodate the proposed attached single-family product. Although, a reduction in the front yard setback is requested, the setback on the majority of the lots exceeds this requirement. Pursuant to the City's Municipal Code these modifications are permissible with approval of a Design Review Permit for Residential Subdivision.

EVALUATION – TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a tentative subdivision map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation the findings.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of the Subdivision Ordinance.***
- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***
- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.***

The Tentative Subdivision Map is included as Exhibit C. The proposed lot sizes, depths, and widths conform to the proposed development standards for the project, and the design of the proposed improvements have been reviewed by all City divisions and departments and have been found to conform to City standards. The applicant has included a lotting plan and home design which shows the lots can be used and built upon. Approval of the project will not result in significant increases in demands on sewage services; there will be no impacts to the existing requirements established by the Regional Water Quality Control Board. Below is an evaluation which focuses on the design elements of the subdivision.

Subdivision Design and Layout

The subdivision consists of medium density residential small lots accessed from a rear-loaded cul-de-sac. The minimum lot size within the subdivision is 2,250 square feet with a few lots, such as those located on corners, as large as 7,000 square feet. In order to maintain the existing drainage pattern, a portion of the residential lot to the south of the subdivision will be merged into proposed Lot 10. This results in a lot that is larger than the typical lots within the subdivision, but allows for maintenance of the drainage inlet. The cul-de-sac is designed so that the units either front onto Kit Carson Way or onto the Open Space with access from the cul-de-sac at the rear of the unit. An illustration of the subdivision design is provided in Figure 3.

Figure 3: Proposed Subdivision Design



Access and Circulation

The proposed subdivision is located on the southeast corner of the intersection of Santa Clara Drive and Kit Carson Way. The proposed subdivision will have one access point via a proposed cul-de-sac off of Santa Clara Way. Each unit will include a private garage and driveway. The units that front onto Kit Carson Way will have pedestrian access from both Kit Carson Way and from pathways in the rear of the units. The units that front onto the open space will have pedestrian access from pathways adjacent to the driveways within the cul-de-sac. The City's Engineering Division has placed a condition on the project requiring that a stop sign with stop bar and legend be placed on Santa Clara Drive to control southbound vehicles.

Parking

The City's Zoning Ordinance requires two parking spaces for each single family residential unit. The total parking required for the residential development is 40 off-street spaces. Each three-bedroom unit within the subdivision includes an attached garage that will accommodate two cars, and each two-bedroom unit includes an attached garage that will accommodate one car. Each unit has a designated driveway that will accommodate at least one car. The units with two-car garages have driveways that will accommodate two cars. In total the site will accommodate a total of 61 off street parking spaces. No on-street parking will be provided within the cul-de-sac.

EVALUATION – DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION

The Design Review Permit for Residential Subdivision evaluation of the project has been based on the applicable development standards within the City's Zoning Ordinance and the design standards of the Community Design Guidelines. Section 19.78.060 (I) of the City of Roseville Zoning Ordinance requires that two findings be made in order to approve or conditionally approve a Design Review Permit for Residential Subdivision. The two findings are listed below in ***bold italics***, and are followed by an evaluation of the project in relation to each finding. Refer to Exhibit D for the floor plans, Exhibit E for elevations, and Exhibit F for the landscape plans.

- 1. The residential design, including the height, bulk, size and arrangement of buildings is harmonious with other buildings in the vicinity.***
- 2. The residential design is consistent with applicable design guidelines.***

Architecture and Residential Design

The subdivision will be designed with ten halfplex residential buildings each consisting of one two-bedroom two-story unit and one three-bedroom, single-story unit. Each unit will include a private landscaped courtyard with entrance to the side of the residence. The buildings will be styled with board and batten farmhouse architecture painted white with black accents on the doors, entry gates, and windows. This architectural style will be applied to all elevations of the building. The use of white throughout the project reflects the farmhouse architectural design while adding variation in color and exterior treatment when compared to the surrounding neighborhood.

The homes will have traditional rooflines with a mix of one-story and two-story units providing a mix of massing along the street. The homes that front onto Kit Carson Way will have paved walkways extending from the front door to the sidewalk along the street, while the homes that front onto the open space will have paved walkways that extend from the driveways and lead to the courtyard entrance. The portion of the units that front onto the open space will have patio doors instead of traditional front doors leading to backyards or decks (Figure 4 and Figure 5). The building placement along the street will create a street

presence that enhances the neighborhood character by varying the front yard setbacks. The homes will provide wall plane and roofline variation and generally provide for an engaging and activated streetscape. The proposed elevations conform to the City's Community Design Guidelines.

Figure 4: Elevations For Units On Kit Carson Way



Figure 5: Elevations For Open Space Units



Landscaping

The applicant submitted a landscape plan, which is included as Exhibit F of this report. The landscape design includes a conceptual layout and plant palette. The plant palette is consistent throughout the subdivision providing a layering of plant materials along Kit Carson Way and Santa Clara Drive. The layering includes native oak trees, accent trees, shrubs, ornamental grasses, and turf. The landscaping adjacent to the buildings will be enhanced with tighter plant spacing and contrasting form and texture. Each lot will also include an accent tree within the individual courtyards.

The project is located adjacent to an open space corridor on its eastern border. The open space corridor includes riparian vegetation including native oak trees. In the southeastern portion of the project the driplines of the oak trees overhang onto the project site. The project has been designed to avoid these trees. The conditions for the Tree Permit, as discussed below, will ensure the riparian vegetation is not disturbed. The grading for the pads adjacent to the open space has been minimized to maintain the existing grade and drainage.

The conceptual landscape plan submitted by the applicant is consistent with the City's Design Guidelines. The ultimate plant selection and layout will be reviewed for consistency with the plan during improvement plan review. Design Review Permit for Residential Subdivision Condition 9 will ensure that the landscape plan and plant selection is consistent the City's landscape guidelines.

Conclusion

The project has been designed with consideration of the design concepts of the existing neighborhood and in a manner consistent with the General Plan and the Community Design Guidelines. The project provides adequate vehicle access and circulation, variation in color and materials within the existing neighborhood, high-quality landscaping, building design that enhances and engages the streetscape, variation in massing along the street, and infrastructure adequate to serve the proposed use. The project will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.

EVALUATION – TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. The proposed project will result in the removal of one protected oak tree. The required findings to approve a Tree Permit are listed below.

- 1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.**
- 2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.**

An arborist report dated January 2018 was prepared for the site by Sierra Nevada Arborists (Attachment 2). The report identified 27 protected oak trees on or overhanging the site. Of the 27 trees identified, one will be removed to facilitate development and six will be affected by excavation for retaining wall footings and deck piers. Although those trees will not be removed, and the encroachment into their protected zones is considered minimal, the activity is subject to a tree permit and the conditions thereof.

The western portion of the site will be graded to balance the site, allow for pad grading of homes, and construction of the cul-de-sac. At the location where Tree #190 (32-inch blue oak) is located the elevation is about seven feet higher than the eastern side of the site. The significant grading required to construct the subdivision will require the removal of Tree #190. According to the arborist this tree is in poor to fair

health due to pruning wounds, decay, sap sucker damage, and an above average amount of deadwood. Given the significant amount of grading that will need to occur in close proximity to this tree and the health of the tree Staff agrees with the applicant's request to remove this tree.

The project's landscape plan, Exhibit F, includes a Tree Mitigation Plan that details the native tree plantings that are proposed as replacement for removal of Tree #190. The applicant proposes to plant 20 blue oak trees, 14 valley oak trees, and 27 interior live oak trees. City staff have reviewed this plan and concluded that it complies with Zoning Ordinance Chapter 19.66, and that the removal of tree #190 is necessary.

PUBLIC OUTREACH

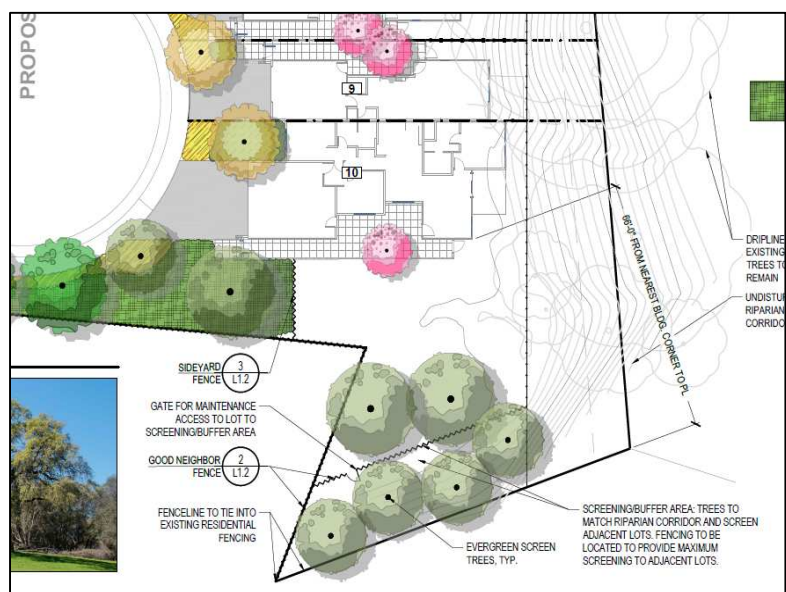
The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on January 11, 2019, and was distributed to all property owners within 300 feet of the project site. To date, one comment letter has been received and is included as Attachment 2. The letter detail opposition to the project related to density, design, traffic, parking, and opposition to the removal of the onsite oak tree.

A neighborhood meeting was held for the project on November 5, 2018. Approximately 15 neighbors were in attendance. Residents in support, as well as opposition, attended the meeting. The key points of opposition were related to parking and density. Additionally, one neighbor adjacent to the southern boundary of proposed Lot 10 expressed concern about how the project would affect the privacy in her rear yard.

The majority of the neighbors in attendance were concerned that the project would exacerbate an existing parking problem in the neighborhood. According to the neighbors, all available on-street parking is being used by residents of a nearby apartment complex. In response to this concern, City staff as well as the applicant reached out to the owner of the apartment complex to determine if sufficient off-street parking for the residents was being provided. According to the owner, the complex includes three-bedroom units, which may include tenants with multiple vehicles. The ownership of the complex has recently changed. The new owner has agreed to work with staff to identify the parking needs of the complex in an effort to alleviate the on-street parking congestion. As stated in the Design Review Permit for Residential Subdivision section above, the proposed project includes more off-street parking than is required by City standards.

Lot 10 of the proposed subdivision will share a property line with an existing duplex on Cindy Circle to the south. The owner of the duplex has expressed concern about the grade difference between the Cindy Circle property and the proposed Lot 10, stating that the occupants of Lot 10 would have a direct

Figure 6: Lot 10 Privacy Detail



line of sight into the rear yard. Due to the existing grade difference between these properties, the residential unit on Lot 10 will be elevated above the adjacent property. To increase privacy between these properties the project is designed so that the single-story side of the building will be facing the southern property. This side of the building includes one window and one patio door on the first floor and an enclosed courtyard. The building on Lot 10 will be located approximately 66 feet from the southern property line and the fencing around the courtyard is anticipated to block views onto the adjacent property. Additionally, the applicant met with the adjacent property owner and agreed to include additional landscaping in the southern portion of Lot 10 to create privacy between these lots. See Figure 6 above for detail. The screening trees will be located to provide maximum screening to adjacent lots. Given the existing topography of the site, staff believes this concern has been adequately addressed.

ENVIRONMENTAL DETERMINATION

An Initial Study/Mitigated Negative Declaration was prepared for the project and released for public comment on November 27, 2018 (Exhibit A). The 20-day comment period for the document ended on December 17, 2017. No comments on the adequacy of the document were received. The document analyzed the potential for environmental impacts due to project implementation and determined that potentially significant impacts related to Biological Resources and Cultural Resources could be reduced to less than significant with mitigation. A Mitigation Monitoring and Reporting Program was prepared for the project and is included for adoption with this request.

RECOMMENDATION

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

- A. Adopt the Villages at Kit Carson **Initial Study and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program**;
- B. Recommend that the City Council approve the General Plan Amendment (Text and Land Use Map) for **The Villages at Kit Carson – PL18-0063**;
- C. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone for **The Villages at Kit Carson – PL18-0063**;
- D. Adopt three (3) findings of fact as listed in the Staff Report and approve the Tentative Subdivision Map for **The Villages at Kit Carson – PL18-0063** subject to 82 conditions of approval;
- E. Adopt two (2) findings of fact as listed in the Staff Report and approve the Design Review Permit for Residential Subdivision for **The Villages at Kit Carson – PL18-0063** subject to 29 conditions of approval;
- F. Adopt two (2) findings of fact as listed in the Staff Report and approve the Tree Permit for **The Villages at Kit Carson – PL18-0063** subject to 21 conditions of approval.

CONDITIONS OF APPROVAL FOR RESIDENTIAL SUBDIVISION

- 1. The Tentative Subdivision Map shall be valid for a period of two (2) years from the approval date, **January 24, 2019**, and shall expire on **January 24, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided however, that this approval shall be extended for no more than six (6) years from **January 24, 2021**.
- 2. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

3. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
4. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)
6. The project shall comply with all required environmental mitigation identified in The Villages at Kit Carson Initial Study/Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

7. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
8. The project shall be addressed as 1612 Kit Carson Way. Prior to the submittal of the improvement plan, the applicant shall submit a street name application with proposed street names. The application can be found [HERE](#). After city review, the applicant will receive the application identifying approved or rejected street names. If enough street names are approved, the applicant shall submit a map with the approved street names to receive a stamp and to be used as the approved street name exhibit. This shall be included in the submittal for improvement plans.
9. Grading around the native oak trees or the riparian corridor shall be as shown on the tentative map as approved in the Tree Permit conditions and mitigation measures. (Planning)
10. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Access to the floodplain as required by Engineering and the Streets Department.

- e. Soil and general construction materials are prohibited from the City's Regulatory Floodplain. (Engineering/Floodplain Management)
 - f. Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
11. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. (Engineering)
12. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
13. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
14. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
15. The following note shall be added to the Grading and/or Improvement Plans:
- To minimize dust/grading impacts during construction the applicant shall:*
- a. *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
 - b. *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
 - c. *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
 - d. *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
 - e. *The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
16. The site shall be access by a standard 25-foot wide A-7 driveway located on Santa Clara Drive. The private road shall be constructed as a modified alley with 22-feet of pavement and standard curb, gutter, and sidewalk on one side. No parking shall be allowed on the private road. (Engineering)
17. A stop sign with stop bar and legend shall be placed to control southbound vehicles on Santa Clara Drive. (Engineering)
18. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
19. 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)

20. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)
21. All storm drainage, including roof drains, shall be collected on site and shall be routed to the existing drainage outfall located on Lot 10. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner. Appropriate easements, to the benefit of the Home Owners Association, shall be provide on Lot 10 to allow for the conveyance of the private drainage across Lot 10 and provide access and maintenance of the drainage facilities. (Engineering)
22. The existing drainage outfalls shall be privately owned and maintained (by the Home Owners Association). The City has no responsibility in the maintenance of the drainage facilities and will not assume any responsibilities for maintenance in the future. (Engineering)
23. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
24. 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)
25. 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)
26. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)
27. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)
28. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other

improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)

29. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)
30. Prior to the approval of the Improvement Plans, the project proponent 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 project proponent during the pre-construction meeting. (Engineering)
31. Prior to the approval of the Improvement Plans, the project proponent shall provide the City with the GIS layer and corresponding shapefile for the 100-year floodplain boundary (electronically). (Engineering/Floodplain Management)
32. 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)
33. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c. Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.
 - d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
34. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b. For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.

- d. The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)
- 35. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
- 36. Any unused existing water and sewer services on Kit Carson Way shall be abandoned. (Environmental Utilities)
- 37. Each lot shall have its own water and sewer service. (Environmental Utilities)
- 38. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
- 39. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
- 40. The property shall annex into CFD No. 4, Infill. The base max tax rate will be determined by the level of service required.
- 41. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. This provision applies only to future detached residential use only. (Fire)
- 42. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshal, where the project utility lines will serve non-residential uses. This provision applies only to future detached residential use only. (Fire)
- 43. Testing of all fire systems shall be performed prior to the sales office can be opened for business. (Fire)
- 44. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
- 45. This project shall not reduce the responsibilities of the owner(s) or future owners of these parcels from maintaining all on-site fire systems, including limitation of vehicle parking and fire lanes. There shall be a clear language regarding maintenance and common easements agreement for service in the CCRs. A service company shall be obtained to maintain all on-site fire protection systems as noted in the conditions of approval. (Fire)
- 46. There are existing underground facilities along the east side of Kit Carson Way. These existing locations shall be shown future maps. Any relocation and/or removal will be at developer's expense. These facilities include a 50kVA transformer, secondary boxes, and the street lights they feed.
- 47. 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)
- 48. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)

49. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
50. All landscaping in areas containing electrical service equipment shall conform to the “Electric Department Landscape Design Requirements” as outlined in Section 7.00 of the Electric Department’s “Specifications for Residential Trenching.” (Electric)
51. Park fees shall be paid by this project. Please contact the Parks Division for fee amounts. (Parks)
52. Grading into the adjacent open space shall be prohibited. Drainage from increased development due to additional impervious surfaces shall be collected and drained into a storm drain system. Private residential lots shall not daylight into the creek. (Parks, Engineering)
53. Any landscaped lots identified to be maintained by the City shall be approved by City. If approved, property shall annex into the appropriate CFD. Any landscaped lots shall be improved. (Parks)
54. Any landscaped lots identified to be maintained by the City shall be approved by City. If approved, property shall annex into the appropriate CFD. (Parks)
55. Landscaping and irrigation to be maintained by the City shall comply with the Parks Construction Standards, latest edition. (Parks)
56. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
57. It is the developer’s responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

58. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. Water and sewer easements; and,
 - b. A public utility easement shall be placed across the entire width of the private road. (Engineering)
 - c. A private drainage easement shall be placed on Lot 10 for the conveyance or private drainage and the overland release of the project. (Engineering)
59. Easement widths shall comply with the City’s Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
60. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
61. Separate document easements required by the City shall be prepared in accordance with the City’s “Policy for Dedication of Easements to the City of Roseville”. All legal descriptions shall be prepared by a licensed land Surveyor. (Environmental Utilities, Electric, Engineering)
62. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)

- a. A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - b. A clause excluding any property owned by the City from the terms of the CC&Rs.
 - c. A clause stating that garages within each unit shall be kept open and free for the parking of vehicles exclusively.
 - d. Landscaping along the open space shall be non-invasive. Irrigations shall not over-spray into the open space. Private access/gates into the open space shall be prohibited. (Parks)
 - e. There shall be clear language regarding not parking in areas designated as fire lanes in accordance with the California Fire Code. (Fire)
63. The rezone of the property and addition of 16 units triggers the requirement for two (2) affordable homes reserved for middle income buyers. (Housing)
64. Affordable housing shall be provided as follows: 2 affordable units sold to middle income households. (Housing)
65. Prior to the approval of each final small residential lot subdivision map containing lots for affordable purchase, the developer shall enter into City's current Affordable Purchase Housing Agreement (or other applicable City-approved form) for such residential purchase units affordable to middle-income households. (Housing)
66. The City shall not approve the Final Map for recordation until either:
- a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.
- OR
- b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
67. Lot A, Lot B, and Lot C shall be dedicated to the City for the purposes of floodplain and open space. (Engineering)
68. Street names shall be approved by the City of Roseville. (Engineering)
69. The subject property shall be annexed into Community Facilities District (CFD) No. 4, Infill prior to approval of the Final Map. This property is being added into this district in order to fund the costs of the median and landscaping obligations. It is the applicant's responsibility to prepare the appropriate documentation for the annexation of this property into the CFD. In order to allow the CFD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)
70. 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)
71. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)

72. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
73. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
74. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

75. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)
76. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
77. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
78. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
79. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
80. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
81. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)
82. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment and Rezone are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION

1. The development standards, unit designs and landscape plans for **The Villages at Kit Carson** are approved as described in Exhibits D, E, F, and I, except as modified by these conditions of approval. (Planning)

2. This permit shall expire on the same date as the Tentative Map for **The Villages at Kit Carson Tentative Subdivision Map, which is January 24, 2019**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **January 24, 2022**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Ordinance. (Planning)
4. The project shall comply with all required environmental mitigation identified in The Villages at Kit Carson Initial Study/Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
5. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
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 developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
8. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
10. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
11. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

12. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
13. 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)
14. 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)
15. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
16. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
17. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

18. All electric metering shall be directly outside accessible. (Electric)
19. 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

20. 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)
21. 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)
22. 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)
23. 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)
24. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)

25. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
26. 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)
27. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines. (Planning)
28. 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)
29. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire)

CONDITIONS OF APPROVAL FOR TREE PERMIT

CONDITION	COMPLIANCE VERIFIED / INSPECTED	COMMENTS
PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE		
1. All recommendations contained in the Arborist Report (Exhibit G) are incorporated by reference into these conditions, except as modified herein. (Planning)		
2. Removal of Tree#190 and encroachment on Tree #s 92, 93, 94, 95, 96, 97 (as listed and detailed in Exhibit H) is approved 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 32. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. In the event that replacement trees are not available the applicant may provide in-lieu fees to the satisfaction of the Planning Division. (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 92, 93, 94, 95, 96, 97 (as listed and detailed in Exhibit H) 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 Division) shall be posted to ensure 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, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)		
8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to Condition 4, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)		
9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)		
10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)		.

11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)		
12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)		
DURING CONSTRUCTION		
13. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)		
14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)		
15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)		
16. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)		
17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)		
18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)		

PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT

- | | | |
|---|--|--|
| 19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning) | | |
| 20. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Division. (Planning) | | |
| 21. The approval of this Tree Permit shall expire on the same date as the Villages at Kit Carson Tentative Subdivision Map. | | |

Attachments

1. Water Demand Memorandum
2. Public Correspondence dated 12/09/18

Exhibits

- A. Initial Study/Negative Declaration and Mitigation Monitoring and Reporting Program
- B. General Plan Text and Land Use Table Amendment
- C. Tentative Subdivision Map
- D. Floor Plans (2 pages)
- E. Elevations (4 pages)
- F. Landscape and Tree Mitigation Plan
- G. Arborist Report and General Protection Guidelines
- H. Tree Map
- I. Materials and Colors Board

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.



BAKER-WILLIAMS ENGINEERING GROUP

6020 RUTLAND DRIVE, SUITE 19 CARMICHAEL, CA 95608

PHONE (916)331-4336~FAX # (916)331-4430~EMAIL: office@bwengineers.com

November 19, 2018

The Village at Kit Carson

Technical Memo

Water Allocation

A.P.N. 048-350-015, 016, 018 & 021

PL 18-0063 BWEJ Job No. 17-09-035

The proposed project is a General Plan Amendment from BP to MDR, a rezone from RD-1 to RD-3 and a tentative subdivision map for 20 attached dwelling units.

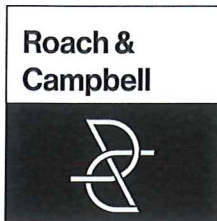
Based on the General Plan and 2.45acre site, the water allocation would be 2.45acres x 2598 GPD/AC = 6365 GPD. The proposed 20 units (MDR) x 430 GPD/Unit = 8600 GPD. This is 35% increase in the allocation.

Landscape irrigation for residential development is conservatively 50% of the water use or 8600 GPD x 50% = 4300 GPD. The project irrigation system design will be required to meet the City Water Efficient Landscape Ordinance. The proposed project irrigation will be reduced to 1,878 GPD (see attached memo from landscape architect). The total reduction is 4300 GPD- 1878 GPD = 2422 GPD.

Therefore, based on the irrigation reduction the project proposed water use will be 8600 GPD- 2422 GPD = 6178 GPD. Which is 6178 GPD / 6365 GDP = 97% of the water allocation.

BAKER-WILLIAMS ENGINEERING GROUP

KENT H. BAKER
R.C.E. 26487



MEMORANDUM

To	Chris Coulter, e3 Developments, LLC Kent Baker, Baker-Williams Engineering
From	David Campbell, ASLA
Date	November 27, 2018
RE:	The Villages at Kit Carson Projected Water Demand

Summary

This project proposes a re-zone from Business Professional (BP) to Medium Density Residential (MDR) and must demonstrate that projected water demand is below or equal to currently zoned and allowable water demand. Based on current water efficient landscape requirements alone, this project is projected to use 6,178 gallons per day average (GPD), which is a 187 GPD savings over the currently zoned allotment of 6,365 GPD.

Background

Indoor and Outdoor water use are typically co-mingled in planning-level per capital GPD estimates. Outdoor landscape water use accounts for, conservatively, 50% of residential water use¹. Using this factor, we may establish the following target landscape water use allotments for the proposed project:

- The proposed demand for MDR is 430 GPD per unit x 20 units= 8,600 GPD (Per the City's General Plan). 50% of this, attributable to landscape use, is 4,300 gallons per day (GPD, averaged).
- Based on the existing General Plan Zoning of BP, the allowable water demand is 2.45 ac x 2,598 GPD per acre= 6,365 GPD.

Based on efficiencies in outdoor landscape water use required by current water efficient landscape requirements alone, the proposed project achieves the overall water demand of the current zoning, as demonstrated using the standard landscape worksheet (following the format of the City's Water Efficient Landscape Ordinance), below. For the overall project, outdoor landscape water demand is estimated at 685,597 gallons per year, equating to 1,878 GPD.

Additional notes:

This estimate includes private rear-yard landscape water use, which is assumed to be, 40% turf (high water use) and 60% planting (mixed low and medium water use) by area. Any rear-yard landscaping installed is the responsibility of the homeowner, and not the developer.

¹(According to the State Water Boards, see https://www.waterboards.ca.gov/press_room/press_releases/2015/pr020315_rgcpd_dec.pdf), This is assumed to be conservative, as other references (California Homebuilding Foundation and others) are higher. The proportion of outdoor to indoor landscape water use varies across jurisdictions due to climate, demographics and other factors. No breakdown between outdoor and indoor water use is provided in the Roseville UWMP on a per capita basis.

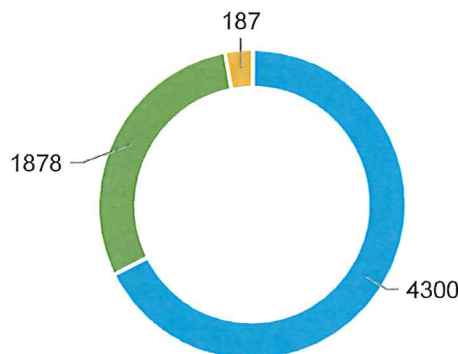
PC Attachment 1

This estimate only includes water savings from current mandatory water efficient landscape standards. It does not include water savings from mandatory interior water efficient building standards, including low-flow fixtures, dual-flush and low-flush toilets, hot-water recirculation, instant hot-water heaters, or parallel plumbing to fixtures.

Water Efficient Landscape Worksheet						Project:	18006A
The Villages at Kit Carson (e3 Developments, LLC)						Date:	4/17/2018
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficncy (IE)	ETAF (PF/IE)	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use (g)
Regular Landscape Areas							
Front Yard Low-Water Use (drip, bubblers)	0.2	DripEmtr	0.81	0.25	11,477	2,834	92,897
Front Yard Medium Water Use (drip)	0.5	DripEmtr	0.81	0.62	8,695	5,367	175,948
Front Yard Turf (MSMTR nozzles)	0.8	MultiStrm	0.75	1.07	4,085	4,357	142,840
Patio Tree Planters	0.5	DripEmtr	0.81	0.62	490	302	9,915
Rear Yard Turf (MSMTR nozzles, assumed)	0.8	MultiStrm	0.75	1.07	5,604	5,978	195,955
Rear Yard Planting (drip, assumed)	0.2	DripEmtr	0.81	0.25	8,406	2,076	68,040
				Totals	38,757	20,914	
Special Landscape Areas							
				1.00		-	-
				1.00		-	
				1.00		-	
						-	
				Totals	-	-	
Nearest Data Location	Roseville						
Reference Eto	52.2			Estimated Total Water Use (ETWU) ¹			685,597
Reference ETAF	0.55	Maximum Allowed Water Allowance (MAWA) ²					689,882
ETAF Calculations/Regular Landscape							
Total ETAF x Area	20,914	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.					
Total Area (sf)	38,757						
Average ETAF	0.54						
ETAF Calculations/All Landscape							
Total ETAF x Area	20,914	¹ ETWU= Eto x 0.62 x ETAF x Area					
Total Area (sf)	38,757	² MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]					
Average ETAF	0.54	*ETWU must be less than or equal to MAWA					

Compared to the existing zoned water use, the overall project estimated water use is 187 GPD below allowable water use based on current water efficient landscape requirements alone:

Proposed Water Use (GPD)



■ Interior Water Use ■ Exterior Water Use ■ Difference under Existing Zoning

PC Attachment 2

TO: DEVELOPMENT SERVICES
PLANNING DIVISION

12/9/18

I CANNOT VIEW THE MITIGATED NEGATIVE DECLARATION, SO I AM UNABLE TO COMMENT ON IT.

THE GENERAL PLAN SHOULD REMAIN THE SAME, BUSINESS/PROFESSIONAL LAND USE AND SINGLE FAMILY RESIDENTIAL.

THE DENSITY OF THE PROJECT DOES NOT FIT THE AREA.

THE DESIGN OF THE PROJECT (FARM STYLE) DOES NOT FIT THE AREA.

LORETTO DRIVE, KIT CARSON, SANTA CLARA IS ONE OF THE SHORT CUTS FROM SUNRISE TO DOUGLAS AND CAN EXCEED 200 CARS PER HOUR.

THERE IS NO PARKING DUE TO SANTA CLARA APTS. THIS PROJECT WILL MAKE IT WORSE.

THE HERITAGE OAK SHOULD HAVE A PROTECTED DESIGNATION AND BE DESIGNED AROUND. IT IS THE LAST OAK ON THE PROPERTY.

IF THIS IS APPROVED WHERE WILL THE CONSTRUCTION VEHICLES PARK?

THIS PROJECT WILL ONLY BENEFIT THE OWNER AND THE DEVELOPER AND THEY DO NOT LIVE IN THE AREA. IT WILL IMPACT THE HOMEOWNERS SOME WHO HAVE BEEN HERE 58 YRS. +

RECEIVED

DEC 13 2018

Planning Department

THANK YOU SINCERELY
Maurice Seals
Gregory Seals
914-783-3318

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

Project Title/File#: INFILL PCL 239 - The Villages At Kit Carson; PL18-0063

Project Location: 1612-1618 Kit Carson Way, Roseville, Placer County, CA; APNs: 048-350-015, 016, 018, and 021

Project Owner: J. William Roach 2012 Revocable Trust

Project Applicant: Chris Coulter, 3eDevelopments LLC

Project Planner: Charity Gold, Associate Planner

Project Description: The project consists of the construction 10 attached residences each consisting of two single-family dwellings, for a total of 20 single-family units. Ten of the residences (five buildings) will front on to Kit Carson Way and the other ten residences (five buildings) will front toward the adjacent open space. All 20 dwellings will be accessed from a proposed cul-de-sac. The project includes a General Plan Amendment to change the land use designation from Business Professional (BP) to Medium Density Residential (MDR), a Rezone from Single Family Residential (R1) to Single Family Small Lot (RS), a Tentative Subdivision Map, a Design Review Permit, and a Tree Permit.

Document Review and Availability: The public review and comment period begins on November 27, 2018 and ends on December 17, 2018. The Mitigated Negative Declaration may be reviewed during normal business hours (8:00 am to 5:00 pm) at the Planning Division offices, located at 311 Vernon Street. It may also be viewed online at <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774505>

Written comments on the adequacy of the Mitigated Negative Declaration may be submitted to Charity Gold, Planning Division, 311 Vernon Street, Roseville, CA 95678, and must be received no later than 5:00 pm on December 17, 2018.

This project will be scheduled for a public hearing before the City's Planning Commission and City Council. At the City Council hearing, the City Council will consider the Mitigated Negative Declaration and associated project entitlements. The dates and times of these public hearings is not know at this time. Separate notices will be published when these hearings are scheduled.

Dated: 11/26/18

Greg Bitter
Planning Manager

MITIGATED NEGATIVE DECLARATION

Project Title/File Number: INFILL PCL 239 - The Villages At Kit Carson; PL18-0063
Project Location: 1612-1618 Kit Carson Way, Roseville, Placer County, CA; APNs: 048-350-015, 016, 018, and 021
Project Applicant: Chris Coulter, 3eDevelopments LLC; (916) 746-0133; 8297 Tail Race Dr., Roseville, CA 95747
Property Owner: J. William Roach 2012 Revocable Trust; 340 White Swans Crossing, Brentwood, TN 37027
Lead Agency Contact Person: Charity Gold, Associate Planner - City of Roseville; (916) 774-5247
Date: November 26, 2018

Project Description:

The project consists of the construction 10 attached residences each consisting of two single-family dwellings, for a total of 20 single-family units. Ten of the residences (five buildings) will front on to Kit Carson Way and the other ten residences (five buildings) will front toward the adjacent open space. All 20 dwellings will be accessed from a proposed cul-de-sac. The project includes a General Plan Amendment to change the land use designation from Business Professional (BP) to Medium Density Residential (MDR), a Rezone from Single Family Residential (R1) to Single Family Small Lot (RS), a Tentative Subdivision Map, a Design Review Permit, and a Tree Permit.

DECLARATION

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

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



INITIAL STUDY AND ENVIRONMENTAL CHECKLIST

Project Title/File Number:	INFILL PCL 239 - The Villages At Kit Carson in the City of Roseville / PL18-0063
Project Location:	1612-1618 Kit Carson Way, Roseville, Placer County, CA; APNs: 048-350-015, 016, 018, and 021
Project Description:	The project consists of the construction 10 attached residences each consisting of two single-family dwellings, for a total of 20 single-family units. Ten of the residences (five buildings) will front on to Kit Carson Way and the other ten residences (five buildings) will front toward the adjacent open space. All 20 dwellings will be accessed from a proposed cul-de-sac. The project includes a General Plan Amendment to change the land use designation from Business Professional (BP) to Medium Density Residential (MDR), a Rezone from Single Family Residential (R1) to Single Family Small Lot (RS), a Tentative Subdivision Map, a Design Review Permit, and a Tree Permit.
Project Applicant:	Chris Coulter, 3eDevelopments LLC
Property Owner:	J. William Roach 2012 Revocable Trust
Lead Agency Contact:	Charity Gold, Associate Planner, (916) 774-5276

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

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

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

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PROJECT DESCRIPTION

Project Location

The project site is located at 1612-1618 Kit Carson Way, on the southeast corner of the intersection of Kit Carson Way and Santa Clara Drive (Figure 1). The site is located in the eastern portion of the City of Roseville, south of Douglas Boulevard and east of Highway 80 within the City's Infill Area. The site is zoned Single Family Residential (R1) and Two Family Residential (R2) and has a Business Professional (BP) General Plan designation. The subject property is undeveloped and surrounded by existing residential uses to the west and south, business professional and apartment uses to the north, and an open space corridor to the east. See Table 1 for the land use designations and uses of the subject and surrounding properties.

Figure 1: Project Location



Table 1: Site and Vicinity Land Use Designations

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	R1 and R2	BP	Four Vacant Single-Family Parcels
North	BP/R3	BP/HDR-17.4	Office/Apartments
South	R2	LDR-4.6	Residential
East	FW	OS/FP	Open Space/Cirby Creek Tributary
West	R2	LDR-4.6	Residential

Environmental Setting

The project involves five parcels located at the southeast corner of the intersection of Kit Carson Way and Santa Clara Drive. The site is currently undeveloped and surrounded by existing residential and office uses. The parcel adjacent to the project's eastern boundary contains drainage that flows south to Cirby Creek. This drainage corridor is offsite and within a parcel designated as open space. The drainage corridor consists of vegetation typical of riparian habitat adjacent to waterways, including native oak tree species. Although the drainage corridor and floodway are offsite, the riparian vegetation, including native oak trees, extends onto the subject property. The corridor remains in a natural condition and has not been developed with pedestrian amenities such as paths and trails. Additionally, there is one prominent blue oak tree located within the interior of the property adjacent to Kit Carson Way.

The project site is within walking distance to public transportation, with existing commercial uses and a network of pedestrian and bicycle facilities nearby. The project is considered an infill site, as the majority of the area around the site has been developed. Adjacent uses include single-family, duplex, and apartment uses as well as office uses.

Proposed Project

The project consists of the construction 10 attached residences each consisting of two single-family dwellings, for a total of 20 single-family units. Ten of the residences (five buildings) will front on to Kit Carson Way and the other ten residences (five buildings) will front toward the adjacent open space. Vehicle access to all 20 dwellings will be from a proposed cul-de-sac. The project includes a General Plan Amendment to change the land use designation from BP to MDR, a Rezone from Single Family R1and R2 to Single Family Small Lot (RS), a Tentative Subdivision Map, a Design Review Permit, and a Tree Permit

CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

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

- City of Roseville 2035 General Plan

- City of Roseville Zoning Ordinance (RMC Title 19)
- City of Roseville Improvement Standards (Resolution 02-37)
- City of Roseville Construction Standards (Resolution 01-208)
- Subdivision Ordinance (RMC Title 18)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- West Placer Stormwater Quality Design Manual (Resolution 16-152)
- Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee (Resolution 2008-02)
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee (Resolution 09-05)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Community Design Guidelines (Resolution 95-347)
- Specific Plan Design Guidelines:
 - Development Guidelines Del Webb Specific Plan (Resolution 96-330)
 - Landscape Design Guidelines for North Central Roseville Specific Plan (Resolution 90-170)
 - North Roseville Specific Plan and Design Guidelines (Resolution 00-432)
 - Northeast Roseville Specific Plan (Olympus Pointe) Signage Guidelines (Resolution 89-42)
 - North Roseville Area Design Guidelines (Resolution 92-226)
 - Northeast Roseville Specific Plan Landscape Design Guidelines (Resolution 87-31)
 - Southeast Roseville Specific Plan Landscape Design Guidelines (Resolution 88-51)
 - Stoneridge Specific Plan and Design Guidelines (Resolution 98-53)
 - Highland Reserve North Specific Plan and Design Guidelines (Resolution 97-128)
 - West Roseville Specific Plan and Design Guidelines (Resolution 04-40)
 - Sierra Vista Specific Plan and Design Guidelines (Resolution 12-217)
 - Creekview Specific Plan and Design Guidelines (Resolution 12-320)
 - Amoruso Ranch Specific Plan and Design Guidelines (Resolution 16-273)

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- Amoruso Ranch Specific Plan Final Environmental Impact Report

Pursuant to CEQA Guidelines Section 15183, any project which is consistent with the development densities established by zoning, a Community Plan, or a General Plan for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The Amoruso Ranch Specific Plan EIR updated the City's General Plan to 2035, and updated Citywide analyses of traffic, water supply, water treatment, wastewater treatment, and waste disposal. The proposed project is inconsistent with the adopted land use designations examined within the environmental documents listed above, and thus this Initial Study focuses on effects particular to the specific project site, impacts which were not analyzed within the EIR, and impacts which

may require revisiting due to substantial new information. When applicable, the topical sections within the Initial Study update the findings within the environmental documents listed above. The analysis, supporting technical materials, and findings of the environmental document are incorporated by reference, and are available for review at the Civic Center, 311 Vernon Street, Roseville, CA.

EXPLANATION OF INITIAL STUDY CHECKLIST

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

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

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

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

INITIAL STUDY CHECKLIST**I. Aesthetics**

The site is surrounded by existing residential and business professional uses. The area surrounding the site is almost completely built out with the subject property one of only a few undeveloped parcels within the vicinity. The site is within the older Infill area of the City which is characterized by pre-1980's urban development. The project will introduce 20 new residential units to an area planned for four residential units. The units are generally consistent with the existing development within the vicinity and the greater Infill area.

The site is located adjacent to the western side of an open space corridor containing a tributary of Cirby Creek. The corridor is intended to preserve existing drainage patterns, and is not developed for pedestrian or recreational use.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

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

d) The project involves nighttime lighting to provide for the security and safety of project users. However, the project is already located within an urbanized setting with many existing lighting sources. Lighting is conditioned to comply with City standards (i.e. CDG) to limit the height of light standards and to require cut-off lenses and glare shields to minimize light and glare impacts. The project will not create a new source of substantial light. None of the project elements are highly reflective, and thus the project will not contribute to an increased source of glare.

II. Agricultural & Forestry Resources

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

III. Air Quality

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

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

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

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

Construction activities as well as operation of the site will result in emissions of criteria pollutants for which the area is in non-attainment. Consistent with PCAPCD’s published guidance, the project’s construction and operational emissions (NO_x, ROG, and PM) were quantified using the California Emissions Estimator Model (CalEEMod) (Attachment 1: Air Quality Impact and Greenhouse Gas Analysis, The Villages at Kit Carson Way, April 2018). The CalEEMod was run using the model defaults as well as project specific information such as land use and density. The PCAPCD rules 202, 218, 228, and Regulation 3 were accounted for in the modeling. The results are detailed in Table 2 below. The modeled emissions for the project do not exceed PCAPCD’s construction and operational thresholds of significance.

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

Table 2: CalEEMod Results

Pollutant	Project Emissions (lbs/day)	Significance Threshold (lbs/day)	Exceeds Threshold?
Construction Emissions			
ROG	4.44	82	No
NO _x	24.32	82	No
PM ₁₀	7.71	82	No
Operational Emissions			
ROG	31.44	55	No
NO _x	2.25	55	No
PM ₁₀	6.03	82	No

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

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

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

IV. Biological Resources

The project site is one of only a few undeveloped infill sites within the vicinity surrounded by existing residential and business professional uses. The site is vegetated with native and non-native grasses and is located adjacent to a tributary Cirby Creek along the project's eastern boundary. The interface between the project site and the open space parcel containing the tributary is vegetated with numerous native oak trees. Although the tributary is located entirely offsite, some of the riparian vegetation and a portion of the 100-year floodplain are located on

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the subject property. There is one prominent native blue oak tree within the interior of the property on the western side.

The topography of the site is gently undulating with a mound at the location of the blue oak tree that is about five feet above grade and various depressions from vehicular use throughout the site. On the eastern boundary the grade drops sharply about 10-15 feet toward the Cirby Creek tributary.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	

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Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Thresholds of Significance and Regulatory Setting:

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

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

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

Checklist item a addresses impacts to special status species. A “special status” species is one which has been identified as having relative scarcity and/or declining populations. Special status species include those formally listed as threatened or endangered, those proposed for formal listing, candidates for federal listing, and those classified as species of special concern. Also included are those species considered to be “fully protected” by the California Department of Fish and Wildlife (California Fish and Wildlife), those granted “special animal” status for tracking and monitoring purposes, and those plant species considered to be rare, threatened, or endangered

in California by the California Native Plant Society (CNPS). The primary regulatory protections for special status species are within the Federal Endangered Species Act, California Endangered Species Act, California Fish and Game Code, and the Federal Migratory Bird Treaty Act.

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

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

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

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

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

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

Discussion of Checklist Answers:

a) The project site is located within the Citrus Heights, CA United States Geological society (USGS) 7.5 minute quadrangle. A search of the California Natural Diversity Data Base (CNDDB) using the Citrus Heights, Folsom, Buffalo Creek, Carmichael, Pleasant Grove, Rio Linda, Sacramento East, Roseville, and Rocklin

quadrangles (12/19/17) identified the special status plant wildlife species with known occurrences within the region. Many of the identified special status species are associated with habitat types that are not present on the site and no suitable special status plant habitat exists on the site. Only those species known to be present and those that are associated with habitat on and adjacent to the site are discussed further.

Onsite native oak trees as well as the trees and stream in the adjacent open space corridor provide suitable habitat for the following special status species: western pond turtle, pallid bat, silver-haired bat, white-tailed kite, Cooper's hawk, song sparrow, and purple martin. The site is located adjacent to an open space corridor containing a tributary of Cirby Creek. The bank adjacent to the creek contains riparian habitat typical of streams and creeks. The vegetation within the riparian habitat includes native oak trees protected by the City's Tree Preservation ordinance. Direct impacts to those trees are discussed below. The species and onsite habitat are described in Table 3 below.

Table 3: Special Status Species Summary

Special-Status Species	Regulatory Status	Habitat Potential
western pond turtle <i>Emys marmorata</i>	California Species of Concern	The adjacent riparian habitat, including the stream provide potential habitat. There is one CNDDDB occurrence within five miles of the Project Site.
Cooper's hawk <i>Accipiter cooperii</i>	California Species of Concern	The oak trees on the site and within the riparian corridor provide nesting habitat for this species. While there are no CNDDDB occurrences documented within five miles, staff has observed the species in the project area.
purple martin <i>Progne subis</i>	California Species of Concern	The oak trees on the site and within the riparian corridor provide nesting habitat for this species. There is one CNDDDB occurrence documented within five miles of the Project Site.
song sparrow <i>Melospiza melodia</i>	California Species of Concern	The oak trees on the site and within the riparian corridor provide nesting habitat for this species. There are no CNDDDB occurrences documented within five miles of the Project Site.
white-tailed kite <i>Elanus leucurus</i>	California Fully Protected	The oak trees on the site and within the riparian corridor provide nesting habitat for this species. There are two CNDDDB occurrences within five miles of the Project Site.
pallid bat <i>Antrozous pallidus</i>	California Species of Concern	The oak trees on the site and within the riparian corridor provide nesting habitat for this species. There is one CNDDDB occurrence is within five miles of the Project Site.
silver haired bat <i>Lasionycteris noctivagans</i>	California Special Animal	The oak trees on the site and within the riparian corridor provide nesting habitat for this species. There is one CNDDDB occurrence is within five miles of the Project Site.

The project will result in the removal of onsite oak trees which provide habitat as described in Table 3, and construction activities have potential to disrupt offsite nesting species. A pre-construction nesting survey, **Mitigation Measure BIO-1**, is required in order to ensure that nesting birds are not harmed during construction. Ground disturbing activities shall not occur during the active nesting season, if it is necessary to conduct such activities during the nesting season, pre-construction surveys and mitigation as described in **Mitigation Measure BIO-1**, would be required. Compliance with Mitigation Measure BIO-1 will ensure that potential impacts to nesting birds are less than significant. **Mitigation Measures BIO-2 and BIO-3** require pre-construction surveys for the non-bird species listed above. If these species are identified on the site the applicant is directed to cease

all construction activities, contact the City, and to apply the appropriate measures. With implementation of these measures impacts to special status species are less than significant.

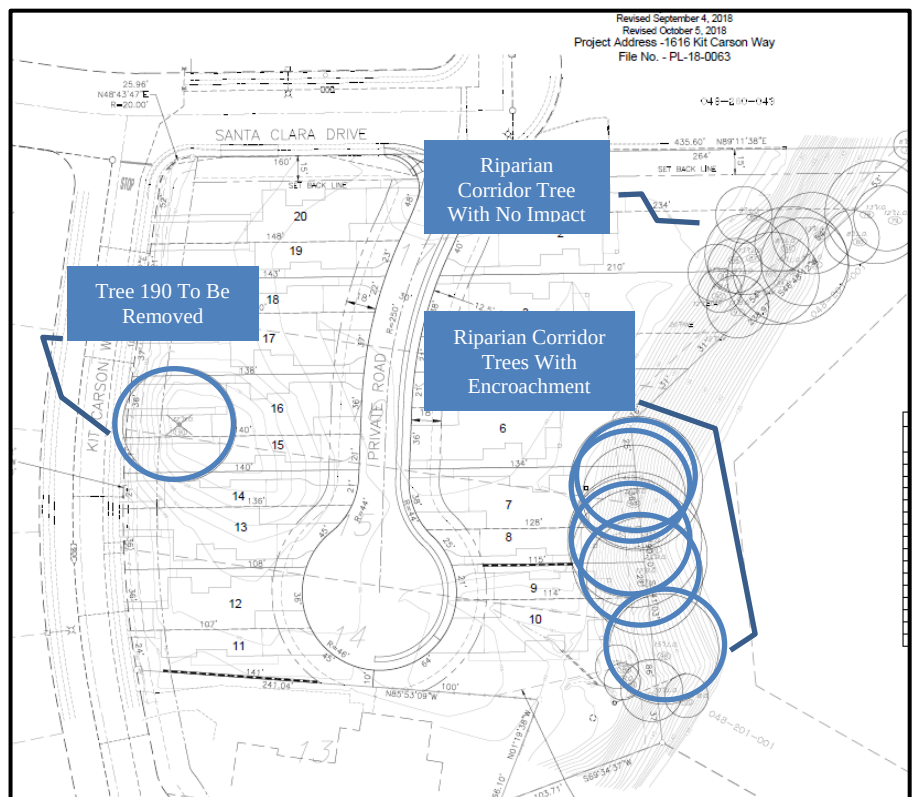
b) The property is located on the western boundary of an open space corridor, which contains riparian habitat adjacent to a tributary of Cirby Creek; however, the project is located upslope from the tributary and its associated riparian habitat. Construction of the building pads and associated decks/patios will require trenching within the protected zones of trees within the riparian habitat (discussed below), however no ground disturbance will occur within the open space corridor. No direct impacts to riparian habitat or other sensitive communities is anticipated. The project is required to implement the best management practices as outlined in the City's Stormwater BMP Guidance Manual. Application of the BMP will prevent runoff during project construction. Additionally, **Mitigation Measure BIO-4**, which requires exclusion fencing around the perimeter of the riparian habitat will ensure that impacts are less than significant.

c) No wetland features are present on the subject property; however, the subject property is adjacent to an open space corridor containing a tributary of Cirby Creek. Implementation of the project does not require alteration of this tributary as all improvements will be contained within the site and BMPs are included to prevent runoff on to adjacent properties. Mitigation Measure BIO-5, requiring exclusion fencing around the riparian habitat, will ensure that all construction and staging activities remain onsite. Impacts are less than significant.

Figure 2: Protected Tree Locations

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

e) An arborist report was prepared for the site by Sierra Nevada Arborists, January 2018 (Attachment 2). The report identified all protected trees located within or overhanging the project site. In total 27 protected oak trees were identified with a total of 379 aggregate diameter inches. Of the 27 trees identified, one will be removed to facilitate development and six will be affected by excavation for retaining wall footings and deck piers. Although those trees will not be removed, encroachment into the protected zone of these trees is considered a regulated activity subject to issuance of a tree permit. The locations of the affected trees are shown on Figure 2.



In order to evaluate the project's impacts on these trees, the arborist reviewed the site plans and estimated the amount of protected zone encroachment that is expected to occur. The anticipated encroachment for each tree

is detailed in Table 4. The encroachment percentage represents the direct impact to the tree's roots given the footprint of the retaining wall footings and/or deck piers and compliance with the City's Tree Ordinance as conditioned through a tree permit. The proposed encroachment is considered minimal and will not result in subsequent decline of the trees or create a public safety hazard.

Additionally, one native blue oak tree will be removed to allow pad grading on Lots 14, 15, 16, and 17. As required by the Tree Preservation Ordinance, the applicant is requesting a Tree Permit to allow encroachment into the protected zone of these trees and to allow removal of tree 190 to facilitate pad grading. If approved, the Tree Permit would contain measures to compensate for oak tree encroachment and removal. Any deviation from the approved permit would require a Tree Permit Modification, which would require approval by the City. Consistency with the requirements of the Tree Permit will ensure that impacts are less than significant.

Table 4: Trees Impacted by Project Development

Tree Number	Common Name	Diameter at Breast Height	Canopy Radius	Location	Impact
92	blue oak	45	37	Lot 7: Riparian area adjacent to open space corridor.	Maximum 5% 2.3% encroachment from excavation for retaining wall footings and deck piers.
93	blue oak	20	27	Lot 7: Riparian area adjacent to open space corridor.	Maximum 5% 0.9% encroachment from excavation for retaining wall footings and deck piers.
94	blue oak	24	35	Lots 7, 8, 9: Riparian area adjacent to open space corridor.	Maximum 10% 7% encroachment from excavation for retaining wall footings and deck piers.
95	blue oak	27	44	Lots 7, 8, 9: Riparian area adjacent to open space corridor.	Maximum 10% 5.8% encroachment from excavation for retaining wall footings and deck piers.
96	blue oak	22	36	Lots 7, 8, 9, 10: Riparian area adjacent to open space corridor.	Maximum 12% 8% encroachment from excavation for retaining wall footings and deck piers.
97	blue oak	12	31	Lots 8, 9, 10: Riparian area adjacent to open space corridor.	Maximum 5% 4.2% encroachment from excavation for retaining wall footings and deck piers.
190	blue oak	32	30	Lots 14, 15, 16, 17: Adjacent to Kit Carson Way	100% Removal to facilitate pad grading.

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

MM BIO-1 Migratory birds and other birds of prey, protected under 50 CFR 10 of the MBTA and/or Section 3503 of the California Fish and Game Code, including Nuttall's woodpecker, loggerhead shrike, yellow-billed magpie, oak titmouse, grasshopper sparrow, song sparrow, purple martin, and white-tailed kite have the potential

to nest within the trees within the riparian woodland and within the annual grassland. Ground-disturbing activities and/or vegetation clearing operations, including pruning or removal of trees and shrubs, shall be completed between September 1 to February 14, if feasible. If ground-disturbing activities and/or vegetation removal begins during the nesting season (February 15 to August 31), the developer shall have a qualified biologist conduct a pre-construction survey for active nests within 300 feet of the Project Site. The pre-construction survey will be conducted within 14 days prior to commencement of ground-disturbing activities and/or vegetation removal. The biologist shall provide a brief written report (including the date, time of survey, survey method, name of surveyor, and survey results) to City Planning prior to any ground-disturbing activity or vegetation removal. If the pre-construction survey shows that there is no evidence of active nests, no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional pre-construction survey shall be required.

If any active nests are located within the vicinity of the proposed project the qualified biologist shall delineate an appropriate buffer zone, subject to approval of City Planning and in consultation with any other appropriate agencies, with construction tape or pin flags and maintain the buffer zone until the end of the breeding season or the young have successfully fledged. Buffer zones are typically 100 feet for migratory bird nests and 250 feet for raptor nests. If active nests are found onsite, a qualified biologist shall monitor nests weekly during construction to ensure activities are not causing nesting disturbance.

MM BIO-2 Within 14 days prior to the start of ground disturbance, the developer shall have a qualified biologist conduct a pre-construction survey for western pond turtles. Ground disturbance includes any grading and excavation activities and any work associated with work adjacent to Cirby Creek. If construction does not commence within 14 days of the pre-construction survey or halts for more than 14 days and the site still contains undisturbed habitat, a new survey shall be required. The biologist shall provide a brief written report (including the date, time of survey, survey method, name of surveyor, and survey results) to City Planning prior to any ground-disturbing activity. If no western pond turtles are found, no additional measures are required.

If western pond turtles are found, all on-site work shall cease and the applicant shall submit a mitigation plan for review and approval by City Planning, in consultation with the California Department of Fish and Wildlife. The plan shall document all proposed measures, including avoidance, minimization, exclusion, relocation, the presence of a biological monitor, or other measures, and include a plan to monitor mitigation success. Work on the site shall not resume until the mitigation plan is approved and appropriate measures have been implemented.

MM BIO-3 The trees within the riparian woodland provide roosting habitat for special-status bats. The developer shall have a qualified biologist perform onsite pre-construction surveys for special-status bat species within 14 days prior to the start of ground disturbance and tree removal. The biologist shall provide a brief written report (including the date, time of survey, survey method, name of surveyor, and survey results) to City Planning prior to any ground-disturbing activity or tree removal. If no bats are observed, then no additional measures are required. If construction does not commence within 14 days of the pre-construction survey or halts for more than 14 days and the site still contains undisturbed habitat, a supplemental survey is required.

If bats are found, all on-site work shall cease and the applicant shall submit a mitigation plan for review and approval by City Planning, in consultation with the California Department of Fish and Wildlife. The plan shall document all proposed measures, including avoidance, minimization, exclusion, relocation, the presence of a biological monitor, or other measures, and include a plan to monitor mitigation success. Work on the site shall not resume until the mitigation plan is approved and appropriate measures have been implemented. If the bat is roosting in a tree anticipated for removal, then that tree shall not be removed until a qualified biologist has determined that the tree is no longer occupied by the bat.

MM BIO-4 Prior to commencement of ground disturbing activities, a qualified biologist shall mark the boundaries of onsite riparian habitat and the contractor shall install exclusion fencing around these boundaries to exclude construction equipment and personnel. The fencing shall be inspected and approved by City Planning

prior to ground-disturbing activities. The exclusion area shall be maintained until ground-disturbing activities are completed and soil within the adjacent area is stabilized.

V. Cultural Resources

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

a–c) No cultural or paleontological resources are known to exist on the project site; however, standard mitigation measures, as detailed in the Tribal Cultural Resources section below, apply which are designed to reduce impacts to cultural resources, should any be found on the site. The measures require an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. With mitigation, project impacts are less than significant.

VI. Geology and Soils

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

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

The Findings of the Implementing Procedures indicate that compliance with the Flood Damage Prevention Ordinance (RMC Ch.9.80) and Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist item b. The Ordinance and standards include permit requirements for construction and development in erosion-prone areas and ensure that grading activities will not result in significant soil erosion or loss of topsoil. The use of septic tanks or alternative waste systems is not permitted in the City of Roseville, and therefore no analysis of criterion e is necessary.

Discussion of Checklist Answers:

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

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

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

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

c, d) A review of the Natural Resources Conservation Service Soil Survey for Placer County, accessed via the Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/>), indicates that the soils on the site are andregg coarse sandy loam and cometa-fiddymnt complex, which are not listed as geologically unstable or sensitive.

VII. Greenhouse Gases

Greenhouse gases trap heat in the earth's atmosphere. The principal greenhouse gases (GHGs) that enter the atmosphere because of human activities are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated gases. As explained by the United States Environmental Protection Agency², global average temperature has increased by more than 1.5 degrees Fahrenheit since the late 1800s, and most of the warming of the past half century has been caused by human emissions. The City has taken proactive steps to reduce greenhouse gas emissions, which include the introduction of General Plan policies to reduce emissions, changes to City operations, and climate action initiatives.

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

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

In Assembly Bill 32 (the California Global Warming Solutions Act), signed by Governor Schwarzenegger of California in September 2006, the legislature found that climate change resulting from global warming was a threat to California, and directed that “the State Air Resources Board design emissions reduction measures to meet the statewide emissions limits for greenhouse gases . . .”. The target established in AB 32 was to reduce emissions to 1990 levels by the year 2020. CARB subsequently prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California’s GHG emissions. CARB’s updated August 2011 Scoping Plan calculated a reduction needed of 21.7% from future “Business As Usual” (BAU) conditions in the year 2020. The current Scoping Plan (adopted May 2014) indicates that statewide emissions of GHG in 1990 amounted to 431 million metric tons, and that the 2020 “Business As Usual” (BAU) scenario is estimated as 509³ million metric tons, which would require a reduction of 15.3% from 2020 BAU. In addition to this, Senate Bill 32 was signed by the Governor on September 8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030. The Air Resources Board is currently updating the Scoping Plan to reflect this target.

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to AB 32 reduction goals, and has adopted thresholds of significance which take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold. Any project emitting less than 1,100 metric tons of carbon dioxide equivalents per year (MT CO₂e/yr) during construction or operation results in less than significant impacts. The PCAPCD considers any project with emissions greater than the bright-line cap of 10,000 MT CO₂e/yr to have significant impacts. For projects exceeding the de minimum threshold but below the bright-line threshold, comparison to the appropriate efficiency threshold is recommended. The significance thresholds are shown in Table 5 below.

³ Includes Pavely and Renewables Portfolio Standard reduction

Table 5: GHG Significance Thresholds

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

Discussion of Checklist Answers:

a–b) Buildout of the project would contribute to increases of GHG emissions that area associated with global climate change during construction and operation. As detailed in Attachment 1, CalEEMod (version 2016.3.2) was used to model the project's construction related and operations related GHG emissions (CO₂e). Construction related GHG emissions occur at one point in time and are, therefore, not typically expected to significantly contribute to climate change. Climate change is a cumulative effect that occurs over time, and emissions increase on a year-to-year basis due to increases in developed area and other factors. However, the proposed project's construction related GHG has been estimated and compared to the PCAPCD thresholds. The project's maximum construction related emissions is 247.10 MT CO₂e in the most active construction year. The project's construction related emissions are below the de minimis threshold of 1,100 MT CO₂e.

The PCAPCD's CEQA Air Quality Handbook contains a screening table used to determine if a residential project will exceed the long-term operational GHG emissions significance threshold (Table 2-6: Corresponding Size of a Project for De Minimis Level of 1,100 MT CO₂e/yr). According to the screening table projects that consist of 71 single-family homes or less are considered to have a less-than-significant impact related to long-term operational GHG emissions. The project proposes 20 single-family units, which is well below the published threshold of significance. Thus, project-generated GHG emissions would not conflict with, and are consistent with, the State goals listed in AB32 and policies and regulation adopted by the California Air Resources Board pursuant to AB32. This impact is considered less than significant.

VIII. Hazards and Hazardous Materials

There are no listed hazardous sites within the project vicinity and the proposed use does not involve the use of hazardous materials. Asbestos and lead, which can be present in older buildings, are not onsite as the site is currently vacant.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	

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

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Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Thresholds of Significance and Regulatory Setting:

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

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

The project is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the project areas. Therefore, no further discussion is provided for items e and f.

Discussion of Checklist Answers:

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

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

d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5⁴; therefore, no impact will occur.

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

- A Risk Management and Prevention Program (RMPP) is required of uses that handle toxic and/or hazardous materials in quantities regulated by the California Health and Safety Code and/or the City.
- Businesses that handle toxic or hazardous materials are required to complete a Hazardous Materials Management Program (HMMP) pursuant to local, State, or federal requirements.

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

IX. Hydrology and Water Quality

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

Would the project:

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

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

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Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?			X	
f) Otherwise substantially degrade water quality?			X	

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Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiches, tsunامي, or mudflow?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hydrology and water quality is based directly on the CEQA Guidelines checklist items a–j listed above. For checklist item a, the Findings of the Implementing Procedures indicate that compliance with the City of Roseville Design/Construction Standards (Resolution 07-107), Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20), and Stormwater Quality Design Manual (Resolution 16-152) will prevent significant impacts. The standards require preparation of an erosion and sediment control plan for construction activities and includes designs to control pollutants within post-construction urban water runoff. Likewise, it is indicated that the Drainage Fees for the Dry Creek and Pleasant Grove Watersheds (RMC Ch.4.48) and City of Roseville Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to item e. The ordinance and standards require the collection of drainage fees to fund improvements that mitigate potential flooding impacts, and require the design of a water drainage system that will adequately convey anticipated stormwater flows. Finally, it is indicated that compliance with the Flood Damage Prevention Ordinance (RMC Ch. 9.80) will prevent significant impacts related to items g, h, and i. The Ordinance includes standard requirements for all new construction, including regulation of development with the potential to impede or redirect flood flows, and prohibits development within flood hazard areas. Impacts from tsunamis and seiches were screened out of the analysis (item j) given the fact that the project is not located near a water body or other feature that would pose a risk of such an event.

Discussion of Checklist Answers:

a,c,d, f) The project will involve the disturbance of on-site soils and the construction of impervious surfaces, such as asphalt paving and buildings. Disturbing the soil can allow sediment to be mobilized by rain or wind, and cause displacement into waterways. To address this and other issues, the developer is required to receive approval of a grading permit and/or improvement plants prior to the start of construction. The permit or plans are required to incorporate mitigation measures for dust and erosion control. In addition, the City has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the Central Valley

Regional Water Quality Control Board which requires the City to reduce pollutants in stormwater to the maximum extent practicable. The City does this, in part, by means of the City's 2016 Design/Construction Standards, which require preparation and implementation of a Stormwater Pollution Prevention Plan. All permanent stormwater quality control measures must be designed to comply with the City's Manual for Stormwater Quality Control Standards for New Development, the City's 2016 Design/Construction Standards, Urban Stormwater Quality Management and Discharge Control Ordinance, and Stormwater Quality Design Manual. For these reasons, impacts related to water quality are less than significant.

b) The project does not involve the installation of groundwater wells. The City maintains wells to supplement surface water supplies during multiple dry years, but the effect of groundwater extraction on the aquifer was addressed in the Water Supply Assessment of the Amoruso Ranch Specific Plan EIR, which included a Citywide water analysis. The proposed project is consistent with the General Plan land use designation, and is thus consistent with the citywide Water Supply Assessment. Project impacts related to groundwater extraction are less than significant.

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

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

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

X. Land Use and Planning

The project site has a General Plan Designation of BP (Business Professional) and is zoned R1 (Residential). The area surrounding the site is generally residential; however, to the east the site is separated from the residential use by an open space corridor, and to the north the site is bound by business professional uses. There are op

Would the project:

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The project area has been master planned for development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community. The project will not physically divide an established community.

b) The project includes a request to amend the General Plan and rezone the site to facilitate medium density residential development. The site is currently zoned for residential uses at a lower density than is currently proposed. The proposed density is consistent with the medium density and high density residential development within the vicinity of the project. The resulting residential development will be consistent with the existing neighborhood and does not conflict with policies or regulation adopted for the purpose of avoiding or mitigating an environmental impact. Impacts are less than significant.

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

XI. Mineral Resources

The Surface Mining and Reclamation Act (SMARA) of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZ’s) based on the known or inferred mineral resource potential of that land. The California Division of Mines and Geology (CDMG) was historically responsible for the classification and designation of areas containing—or potentially containing—significant mineral resources, though that responsibility now lies with the California Geological Survey (CGS). CDMG published Open File Report 95-10, which provides the mineral classification map for Placer County. A detailed evaluation of mineral resources has not been conducted within the City limits, but MRZ’s have been identified. There are four broad MRZ categories (MRZ-1 through MRZ-4), and only MRZ-2 represents an area of known significant mineral resources. The City of Roseville General Plan EIR included Exhibit 4.1-3, depicting the location of MRZ’s in the City limits. There is only one small MRZ-2 designation area, located at the far eastern edge of the City.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to mineral resources is based directly on the CEQA Guidelines checklist items a and b listed above.

Discussion of Checklist Answers:

a–b) The project site is not in the area of the City known to include any mineral resources that would be of local, regional, or statewide importance; therefore, the project has no impacts on mineral resources.

XII. Noise

The project site is located adjacent to Kit Carson Way and Santa Clara Drive. Neither of these roadways is identified as a transportation noise source in the Noise Element of the City's General Plan. The site is approximately 2,600 feet east of Highway 80, which is considered a transportation noise source. In the General Plan, the project site is identified as being within the future 2035 60 dB Ldn contour line of Highway 80.

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exposer of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?			X	

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

Thresholds of Significance and Regulatory Setting:

Standards for transportation noise and non-transportation noise affecting existing or proposed land uses are established within the City of Roseville General Plan Noise Element Table IX-1 and IX-3, and these standards are used as the thresholds to determine the significance of impacts related to items a and c. The significance of other noise impacts is based directly on the CEQA Guidelines checklist items b, and d–f listed above. The Findings of the Implementing Procedures indicate that compliance with the City Noise Regulation (RMC Ch. 9.24) will prevent significant non-transportation noise as it relates to items a, b, and c. The Ordinance establishes noise exposure standards that protect noise-sensitive receptors from a variety of noise sources, including non-transportation/fixed noise, amplified sound, industrial noise, and events on public property. The project is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the project area. Therefore, items e and f have been ruled out from further analysis.

Discussion of Checklist Answers:

a,b) As shown in Table IX-1, the standard for residential outdoor activity areas is 60 dB Ldn, or 75 dB Ldn when interior noise levels are met and reduction measures have been applied while the standard for interior noise levels is 45 dB Ldn. The project is an infill project in an area that is mostly built out with residential and business professional uses. The adjacent roadways and uses are not considered to be noise sources; however, the General Plan identifies the project site as being within the future 2035 60 dB Ldn noise contour of Highway 80. The active outdoor areas of the proposed units are designed as enclosed courtyards. The courtyard design is expected to shield users from existing and future transportation noise. Furthermore, development within the

60 dB Ldn is considered consistent with General Plan policies. The use of standard construction practices, results in an exterior to interior noise level reduction of 25 dB. Applying this reduction results in an anticipated future interior noise level of 35 dB Ldn. Both the interior and exterior noise levels on the project site are within the applicable standards. The project will not expose people to noise levels in excess of City standards, and impacts are less than significant.

c,d) Surrounding uses may experience short-term increases in groundborne vibration, groundborne noise, and airborne noise levels during construction. However, these increases would only occur for a short period of time. When conducted during daytime hours, construction activities are exempt from Noise Ordinance standards, but the standards do apply to construction occurring during nighttime hours. While the noise generated may be a minor nuisance, the City Noise Regulation standards are designed to ensure that impacts are not unduly intrusive. Compliance with standards will ensure that this impact is less than significant.

XIII. Population and Housing

The project site is located within the City's Infill area, is zoned for residential uses, and has a land use designation of BP. The City of Roseville General Plan Table II-4 identifies the total number of residential units and population anticipated as a result of buildout of the City, and the Specific Plan likewise includes unit allocations and population projections for the Plan Area. Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

The project will add additional residential units, which were not contemplated in the City's General Plan. While the project will result in some level of growth, the City's has existing capacity and infrastructure to accommodate the increase. The project will not result in additional infrastructure that will lead to additional growth and the project will not negatively affect the City's ability to provide public services. Therefore, impacts related to growth inducement are less than significant.

b, c) The project site is currently vacant and no housing exists on the project site. There would be no impact with respect to these criteria.

XIV. Public Services

Fire protection, police protection, park services, and library services are provided by the City. The project is located within the Roseville Elementary School District and the Roseville Joint Union High School District. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to public services is based directly on the CEQA Guidelines checklist items a–e listed above. The project is located within the City's Infill area, which is largely built out. The EIR for the City's General Plan addressed the level of public services which would be needed to serve the planned growth within the City. In addition, the project has been routed to the various public service agencies, both internal and external, to ensure that the project meets the agencies' design standards (where applicable) and to provide an opportunity to recommend appropriate conditions of approval.

Discussion of Checklist Answers:

a) Existing City codes and regulations require adequate water pressure in the water lines, and construction must comply with the Uniform Fire and Building Codes used by the City of Roseville. Additionally, the applicant is required to pay a fire service construction tax, which is used for purchasing capital facilities for the Fire

Department. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

b) Sales taxes and property taxes resulting from the development will add revenue to the General Fund, which serves to fund police services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

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

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

e) The City charges fees to end-users for other services, such as garbage and green waste collection, in order to fund those services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

XV. Recreation

The project is located approximately 3,000 feet west of Maidu Regional Park and approximately 1,900 feet north of an open space corridor containing a multi-use trail. No other neighborhood parks are within the vicinity of the project. Note any existing parks or other recreation facilities in the area.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The project could result in a minor increase in the use of the existing parks within the vicinity, but not beyond the facilities anticipated usage. The minor increase would not result in a physical deterioration of the nearby facilities. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts

b) No additional facilities are required as a result of this project. The project will not cause any unforeseen or new impacts related to the construction or expansion of recreational facilities.

XVI. Transportation/Traffic

The project is located in the Sierra Gardens neighborhood within the City's Infill area. The subject property has frontage on both Kit Carson Way and Santa Clara Drive. The frontages of both of these roadways have been constructed as part of previous development in the area. Both of these roadways are two lane collectors. Santa Clara Drive connects directly to Douglas Boulevard, a six-lane arterial, approximately 740 feet north of the subject property. The residential units will be accessed from a proposed private cul-de-sac off Santa Clara Drive.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	

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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Thresholds of Significance and Regulatory Setting:

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

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

Impacts with regard to items d and e are assessed based on the expert judgment of the City Engineer and City Fire Department, as based upon facts and consistency with the City's Design and Construction Standards.

Discussion of Checklist Answers:

a,b) A trip generation estimate was prepared for the project by City Engineering staff. The will result in 10 pm peak-hour trips. Although the applicant requests a General Plan Amendment to change the land use designation

from Business Professional to Medium Density Residential, the project will not generate more than 50 pm peak-hour trips; therefore, no traffic study is required. The project is consistent with the Circulation Element of the General Plan and impacts are less than significant.

d,e) The project has been reviewed by the City Engineering and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

f) The City of Roseville has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The project was reviewed for consistency with these documents. The surrounding pedestrian, transit, and bicycle facilities have been already been constructed and the project will not decrease the performance or safety of those facilities. The project is consistent with these plans, impacts are less than significant.

XVII. Tribal Cultural Resources

As described within the Open Space and Conservation Element of the City of Roseville General Plan, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. A majority of documented sites within the City are located in areas designated for open space uses.

Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The General Plan EIR included historic and cultural resources study, which included research on whether any listed or eligible sites had been documented in the project area. No such sites were found. However, standard mitigation measures apply which are designed to reduce impacts to any previously undiscovered resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the General Plan EIR; project-specific impacts are less than significant.

b) Notice of the proposed project was mailed to tribes which had requested such notice pursuant to AB 52. A request for consultation was received from the United Auburn Indian Community (UAIC). On June 13 2018 City staff met on the site with the tribe's archeologist, no resources were identified. On July 18, 2018, the UAIC concluded consultation with a recommendation that standard mitigation measures be made a requirement of the project. These measures are designed to reduce impacts to resources, should any be found on-site and require an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the General Plan EIR; project-specific impacts are less than significant.

MM CUL-1 - A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the applicant shall notify the CEQA lead agency representative of the proposed earthwork start-date, in order to provide the CEQA lead agency representative with time to contact the United Auburn Indian Community (UAIC). A UAIC tribal representative shall be invited to the project's pre-construction meeting. The tribal representative

may provide the consultant and construction worker tribal cultural resources awareness brochure which includes relevant information regarding sensitive tribal cultural resources including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations; and also describes appropriate avoidance and minimization measures for resources that have the potential to be located on the project site. The brochure outlines what to do and whom to contact if any potential archaeological resources or artifacts are encountered and underscores the requirement for confidentiality and culturally-appropriate treatment of any find-of-significance to Native Americans and behaviors, consistent with Native American Tribal values.

XVIII. Utilities and Service Systems

The project is located within the City's Infill area, which is largely built out. There are existing utilities such as water, sewer, and storm drain lines within Kit Carson Way and Santa Clara Drive. Development on the site will require new connections to these facilities.

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a,e) The proposed project would be served by the Dry Creek Wastewater Treatment Plant (DCWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The DCWWTP has the capacity to treat 18 million gallons per day (mgd) and is currently treating 8.9⁵ mgd. The volume of wastewater generated by the proposed project could be accommodated by the facility; the proposed project will not contribute to an exceedance of applicable wastewater treatment requirements. The impact would be less than significant.

b,c) Minor additional infrastructure will be constructed within the project site to tie the project into the major systems, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

In terms of overall treatment capacity, sewage treatment was discussed in section a, above. An expansion of sewage treatment facilities is not required.

Domestic water in the City of Roseville is treated at the City's Water Treatment Plant on Barton Road. The City's water treatment plant currently has a treatment capacity of 100 mgd, though due to pipe sizes a slightly smaller total capacity of 96.1 mgd can be conveyed to the plant for treatment. The Amoruso Ranch Specific Plan Water Supply Assessment (AR WSA, Appendix E of the Amoruso Ranch FEIR), dated May 2016, analyzed water demand at City buildout. The analysis indicates that peak treatment demand will be approximately 115 mgd, which is insufficient to serve the treatment plant has insufficient capacity to serve peak demand at City buildout.

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

However, the additional water demand will be provided through contracts with other water suppliers, such as the Placer County Water Agency and the San Juan Water District, rather than through a treatment plant expansion. The project is consistent with existing land use designations and will not require an expansion of water treatment capacity.

d) The City of Roseville 2015 Urban Water Management Plan (UWMP), adopted May 2016, estimates water demand and supply for the City through the year 2040, based on existing land use designations and population projections. In addition, the AR WSA estimates water demand and supply for ultimate General Plan buildout. The UWMP indicates that existing water supply sources are sufficient to meet all near term needs, estimating an annual water demand of 45,475 acre-feet per year (AFY) by the year 2020 and existing surface and recycled water supplies in the amount of 70,421 AFY. The AR WSA estimates a Citywide buildout demand of 64,370 AFY when including recycled water, and of 59,657 AFY of potable water. The AR WSA indicates that surface water supply is sufficient to meet demand during normal rainfall years, but is insufficient during single- and multiple-dry years. However, the City's UWMP establishes mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies. Both the UWMP and AR WSA indicate that these measures, in combination with additional purchased water sources, will ensure that supply meets projected demand.

The applicant proposes a General Plan amendment to change the land use designation on the subject property from BP to MDR, which will add residential units to the site that were not assumed in the UWMP or the AR WSA. The applicant submitted a memorandum comparing the project's proposed water usage to the City's planned water usage (Attachment 3). In order to estimate the water use in each scenario, a water demand factor was applied to each use. The water demand factor for the existing BP designation is 2,598 gallons per day per acre (GPD/ac) resulting in an annual demand of 7.2 acre feet per year (AF/yr). The water demand factor for the proposed MDR designation is 430 GPD/unit resulting in an annual demand of 9.6 AF/yr. Assuming compliance with the City's Water Efficient Landscape Ordinance results in a reduction of 2,422 GPD bringing the proposed annual usage to 6.9 AF/yr, which is 0.3 AF/yr less than the City's planned usage for the site. Sufficient water supplies are available to serve the project from existing sources and no new or expanded entitlements needed. Impacts are less than significant.

f, g) The Western Placer Waste Management Authority is the regional agency handling recycling and waste disposal for Roseville and surrounding areas. The regional waste facilities include a Material Recovery Facility (MRF) and the Western Regional Sanitary Landfill (WRSL). Currently, the WRSL is permitted to accept up to 1,900 tons of municipal solid waste per day. According to the solid waste analysis of the Amoruso Ranch Specific Plan FEIR, under current projected development conditions the WRSL has a projected lifespan extending through 2058. There is sufficient existing capacity to serve the proposed project. Though the project will contribute incrementally to an eventual need to find other means of waste disposal, this impact has already been disclosed and mitigation applied as part of each Specific Plan the City has approved, including the most recent Amoruso Ranch Specific Plan. All residences and business in the City pay fees for solid waste collection, a portion of which is collected to fund eventual solid waste disposal expansion. The project will not result in any new impacts associated with major infrastructure. Environmental Utilities staff has reviewed the project for consistency with policies, codes, and regulations related to waste disposal services and has found that the project design is in compliance.

XIX. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the			X	

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

Significance Criteria and Regulatory Setting:

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

Discussion of Checklist Answers:

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

ENVIRONMENTAL DETERMINATION:

*In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that with mitigation the impacts are less than significant. As demonstrated in the initial study checklist, there are no "project specific significant effects which are peculiar to the project or site" that cannot be reduced to less than significant effects through mitigation (CEQA Section 15183) and therefore an EIR is **not** required. Therefore, **on the basis of the foregoing initial study:***

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

Initial Study Prepared by:

Charity Gold

11/26/2018

Charity Gold, Associate Planner
City of Roseville, Development Services – Planning Division

Attachments:

1. Air Quality Impact and Greenhouse Gas Analysis
2. Sierra Nevada Arborists, January 2018
3. Water Memorandum
4. Mitigation Monitoring Plan

Air Quality Impact and Greenhouse Gas Analysis

The Villages at Kit Carson Way

Prepared for:

3E DEVELOPMENTS

APRIL 2018

Prepared by:



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Introduction

This Air Quality Impact and Greenhouse Gas Analysis identifies and analyzes the potential environmental impacts from The Villages at Kit Carson Way (proposed project), related to air quality and greenhouse gas (GHG) emissions. The information and analysis in this document is organized in accordance with the checklist in Appendix G of the California Environmental Quality Act (CEQA) Guidelines. If the analysis provided in this document identifies potentially significant environmental effects of the project, mitigation measures that should be applied to the project are prescribed. All modeling results are included as an Appendix to this document.

Project Summary

The project site consists of four parcels, each with an associated address: 1612, 1614, 1616, and 1618 Kit Carson Way and Accessor's Parcel Numbers (APNs) 048-350-015, 016, 018, and 021, respectively, which make up a total of approximately 2.45 acres. The proposed project would include the construction of 20 single family townhomes, each on their own parcels, located at the southeast corner of Kit Carson Way and Santa Clara Drive in Roseville, California (see Figure 1, Regional Project Location). The project site is designated as Business Professional and is zoned as Single Family Residential. The site is currently vacant with dry grasses, shrubbery, and a few existing on-site trees. The site is surrounded by single-family residential development to the east, south, and west, various commercial uses to the north, and a ravine immediately east of the site (see Figure 2, Project Vicinity Map).

Furthermore, due to the project location, the following site features are inherent in the proposed project design:

- Within walking distance to public transportation;
- Existing network of pedestrian and bicycle connections;
- Near major transportation routes (i.e., Interstate 80 [I-80] and State Route 65);
- Near residential developments; and
- Near existing commercial uses, including retail and restaurants.

Sources

1. California Air Pollution Control Officers Association. *Quantifying Greenhouse Gas Mitigation Measures*. August 2010.
2. California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.
3. California Air Resources Board. *Ambient Air Quality Standards*. Available at: <http://www.arb.ca.gov/research/aaqs/aaqs2.pdf>. May 04, 2016.
4. California Air Resources Board. *First Update to the Climate Change Scoping Plan*. May 15, 2014.
5. California Air Resources Board. *Final Supplement to the AB 32 Scoping Plan Functional Equivalent Document*. August 19, 2011.
6. ENVIRON International Corporation and the California Air Districts. *California Emissions Estimator Model User's Guide Version 2013.2*. July 2013.

**Figure 1
Regional Project Location**

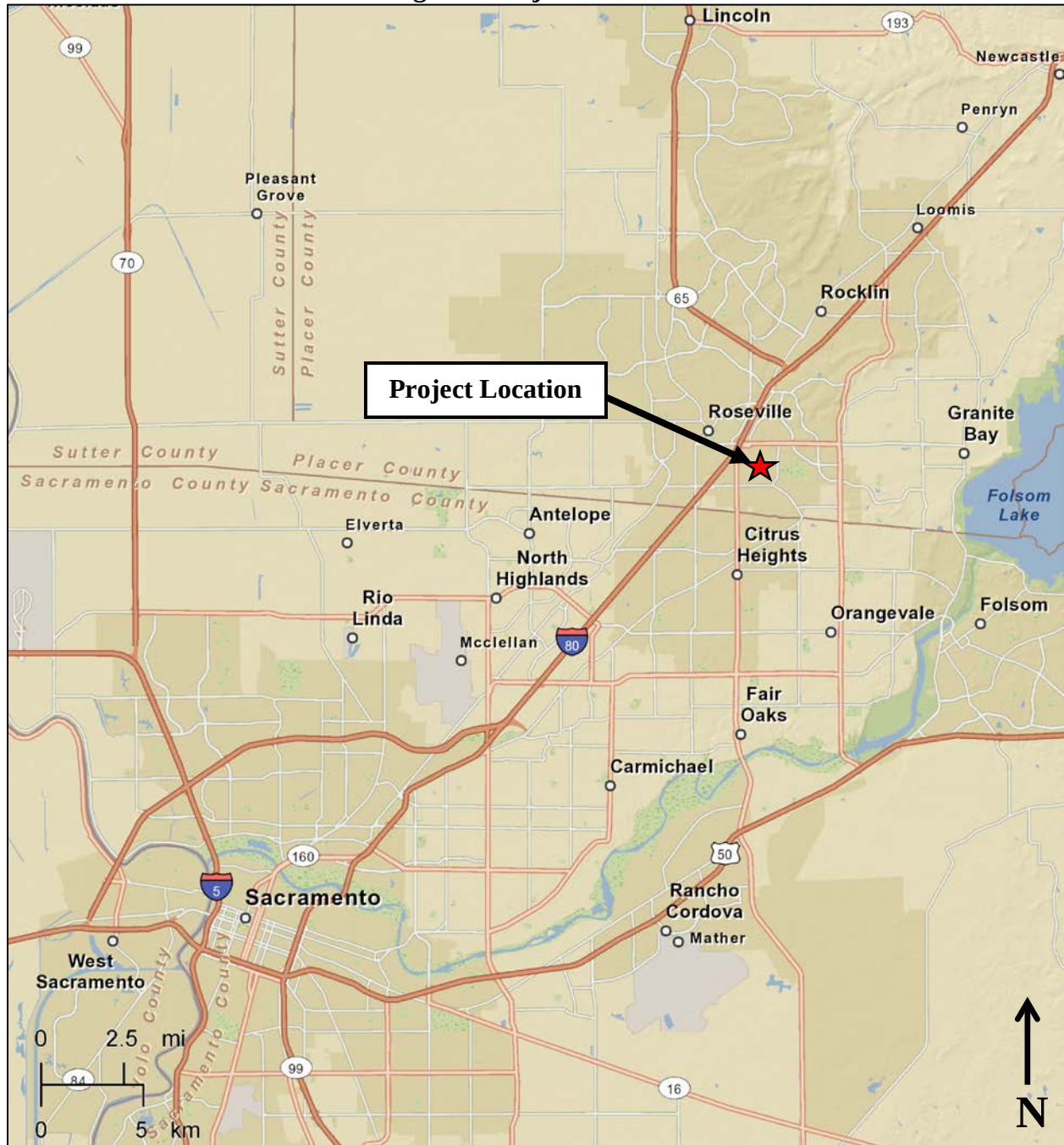


Figure 2
Project Vicinity Map



7. Placer County Air Pollution Control District. *CEQA Air Quality Handbook*. November 21, 2017.
8. Placer County Air Pollution Control District. *Placer County Air Pollution Control District Policy. Review of Land Use Projects Under CEQA*. October 13, 2016
9. Sacramento Metropolitan Air Quality Management District. *Guide to Air Quality Assessment in Sacramento County*. December 2009.
10. Sacramento Metropolitan Air Quality Management District. *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (2013 SIP Revisions)*. September 26, 2013.

III. AIR QUALITY.

Would the project:

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

Discussion

- a, b. The proposed project site is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated nonattainment for the federal particulate matter 2.5 microns in diameter (PM_{2.5}) and the State particulate matter 10 microns in diameter (PM₁₀) standards, as well as for both the federal and State ozone standards. The federal Clean Air Act requires areas designated as federal nonattainment to prepare an air quality control plan referred to as the State Implementation Plan (SIP). The SIP contains the strategies and control measures for states to use to attain the national ambient air quality standards (NAAQS). The SIP is periodically modified to reflect the latest emissions inventories, planning documents, rules, and regulations of air basins as reported by the agencies with jurisdiction over them. In compliance with regulations, the PCAPCD periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the NAAQS, including control strategies to reduce air pollutant emissions via regulations, incentive programs, public education, and partnerships with other agencies.

The current applicable air quality plan for the proposed project area is the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (Ozone Attainment Plan), adopted September 26, 2013. The U.S. Environmental Protection Agency (USEPA) determined the motor vehicle emission budgets in the Plan to be adequate and made such findings effective August 25, 2014. On January 9, 2015, the USEPA approved the 2013 Ozone Attainment Plan.

The 2013 Ozone Attainment Plan demonstrates how existing and new control strategies would provide the necessary future emission reductions to meet the CAA requirements, including the NAAQS. It should be noted that in addition to strengthening the 8-hour ozone NAAQS, the USEPA also strengthened the secondary 8-hour ozone NAAQS, making the

secondary standard identical to the primary standard. The SVAB remains classified as a severe nonattainment area with an attainment deadline of 2027. On October 26, 2015, the USEPA released a final implementation rule for the revised NAAQS for ozone to address the requirements for reasonable further progress, modeling and attainment demonstrations, and reasonably available control measures (RACM) and reasonably available control technology (RACT). With the publication of the new NAAQS ozone rules, areas in nonattainment must update their ozone attainment plans and submit new plans by 2020/2021.

General conformity requirements of the regional air quality plan include whether a project would cause or contribute to new violations of any NAAQS, increase the frequency or severity of an existing violation of any NAAQS, or delay timely attainment of any NAAQS. In order to evaluate ozone and other criteria air pollutant emissions and support attainment goals for those pollutants that the area is designated nonattainment, the PCAPCD adopts recommended thresholds of significance for emissions of PM₁₀, and ozone precursors – reactive organic gases (ROG) and oxides of nitrogen (NO_x). On October 13, 2016, the PCAPCD adopted updated significance thresholds for the aforementioned pollutants.

The significance thresholds, expressed in pounds per day (lbs/day), listed in Table 1 are the PCAPCD's recently updated thresholds of significance for use in the evaluation of air quality impacts associated with proposed development projects. The City of Roseville, as lead agency, uses the PCAPCD's recommended thresholds of significance for CEQA evaluation purposes. Thus, if the proposed project's emissions exceed the pollutant thresholds presented in Table 1, the project could have a significant effect on air quality, the attainment of federal and State AAQS, and could conflict with or obstruct implementation of the applicable air quality plan.

Table 1		
PCAPCD Thresholds of Significance		
Pollutant	Construction Threshold (lbs/day)	Operational Threshold (lbs/day)
ROG	82	55
NO _x	82	55
PM ₁₀	82	82
<i>Source: Placer County Air Pollution Control District. Placer County Air Pollution Control District Policy. Review of Land Use Projects Under CEQA. October 13, 2016</i>		

Implementation of the proposed project would contribute local emissions in the area during both the construction and operation of the proposed project. The proposed project's short-term construction-related were estimated using the California Emissions Estimator Model (CalEEMod) version 2013.2.2 software – a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses, including vehicle mix, trip length, average speed, etc. However, where project-specific data was available, such data was input into the model (e.g., project specific trip generation, land uses, density, construction phases and timing, inherent project design and site features, etc.).

Construction Emissions

During construction of the project, various types of equipment and vehicles would temporarily operate on the project site. Construction exhaust emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction worker commutes, and construction material hauling for the entire construction period. The aforementioned activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants. Project construction activities also represent sources of fugitive dust, which includes particulate matter (PM) emissions. As construction of the proposed project would generate air pollutant emissions intermittently within the site, and the vicinity of the site, until all construction has been completed, construction is a potential concern because the proposed project is in a non-attainment area for ozone and PM₁₀ and PM_{2.5}.

The project is required to comply with all PCAPCD rules and regulations for construction, which would be noted on City-approved construction plans. The applicable rules and regulations would include, but not be limited to, the following:

- Rule 202 related to visible emissions;
- Rule 218 related to architectural coatings;
- Rule 228 related to fugitive dust; and
- Regulation 3 related to open burning.

Table 2 below presents the estimated construction-related emissions of ROG, NO_x, and PM₁₀, resulting from the proposed project. CalEEMod inherently accounts for applicable PCAPCD rules, with the exception of Rule 218 related to architectural coatings; accordingly, the modeling was adjusted to reflect that the project would use only low volatile organic compound (VOC) paints per PCAPCD rules and regulations.

Table 2			
Maximum Unmitigated Construction-Related Emissions			
Pollutant	Project Emissions (lbs/day)	PCAPCD Significance Threshold (lbs/day)	Exceeds Threshold?
ROG	4.44	82.0	NO
NO _x	24.32	82.0	NO
PM ₁₀	7.71	82.0	NO
<i>Source: CalEEMod, April 2018.</i>			

As Table 2 indicates, the project's maximum unmitigated construction-related emissions would be below the applicable thresholds of significance. Therefore, construction activities associated with development of the proposed project would not substantially contribute to the PCAPCD's nonattainment status for ozone or PM. Accordingly, construction of the proposed project would not violate an air quality standard or contribute to an existing or

projected air quality violation, and a less-than-significant impact would occur associated with construction.

Operational Emissions

Operational emissions of ROG, NO_x, and PM₁₀ would be generated by the proposed project from both mobile and stationary sources. Day-to-day activities such as the future employees' vehicle trips to and from the project site would make up the majority of the mobile emissions. Emissions would also occur from area sources such as natural gas combustion from heating mechanisms, landscape maintenance equipment exhaust, and consumer products (e.g., deodorants, cleaning products, spray paint, etc.).

The Placer CEQA Air Quality Handbook contains a screening table used in place of an air quality analysis to determine the level of significance for a project's air quality impacts. A project the size of 617 single family homes or less is considered to be within the threshold to be considered insignificant. The proposed project includes 20 single-family units, which falls below the threshold for being considered significant. Therefore, operations associated with development of the proposed project would not substantially contribute to the PCAPCD's nonattainment status for ozone or PM₁₀.

In addition, the project is required to comply with all PCAPCD rules and regulations, such as those listed previously for construction, as well as the following for operations:

- Rule 205 related to nuisances; and
- Rule 246 related to water heaters.

These rules are directed at reducing ambient concentrations and limiting fugitive emissions of fine particulate matter from construction activities as well as limit the emission of nitrogen oxides (NO_x) from natural gas-fired water heaters.

Conclusion

The proposed project's construction and operational emissions would not exceed the applicable thresholds of significance. In addition, the project would be required to comply with all applicable PCAPCD rules and regulations. Because the project would not exceed the thresholds of significance, the proposed project would not substantially contribute to the region's nonattainment status of ozone or PM₁₀. Therefore, implementation of the proposed project would not violate an air quality standard or contribute to an existing or projected air quality violation, and a ***less-than-significant*** impact related to air quality could occur.

- c. A cumulative impact analysis considers a project over time in conjunction with other past, present, and reasonably foreseeable future projects whose impacts might compound those of the project being assessed. Due to the dispersive nature and regional sourcing of air pollutants, air pollution is already largely a cumulative impact. The nonattainment status of regional pollutants, including ozone and PM, is a result of past and present development,

and, thus, cumulative impacts related to these pollutants could be considered cumulatively significant.

To improve air quality and attain the health-based standards, reductions in emissions are necessary within nonattainment areas. The project is part of a pattern of urbanization occurring in the greater Sacramento ozone nonattainment area. The growth and combined vehicle usage, and business activity within the nonattainment area from the project, in combination with other past, present, and reasonably foreseeable projects within Roseville and surrounding areas, could either delay attainment of the standards or require the adoption of additional controls on existing and future air pollution sources to offset emission increases. Thus, the project could cumulatively contribute to regional air quality health effects through emissions of criteria and mobile source air pollutants.

The PCAPCD recommends using the region's existing attainment plans as a basis for analysis of cumulative emissions. If a project would interfere with an adopted attainment plan, the project would inhibit the future attainment of AAQS, and thus result in a cumulative impact. As discussed above, the PCAPCD's recommended thresholds of significance for ozone precursors and PM₁₀ are based on attainment plans for the region. Thus, the PCAPCD concluded that if a project's ozone precursor and PM₁₀ emissions would be less than PCAPCD project-level thresholds, the project would not be expected to conflict with any relevant attainment plans, and would not result in a cumulatively considerable contribution to a significant cumulative impact. As a result, the PCACPD established operational phase cumulative-level emissions thresholds identical to the operational thresholds identified above, in Table 1.

As shown by comparing the proposed project to Table 2-2: Corresponding Size of a Project for 55 lbs/day of NO_x Emissions in the Placer County Air Quality Handbook, the proposed project would not result in emissions in exceedance of the applicable thresholds of significance for ozone precursors or PM₁₀. Accordingly, impacts related to the cumulative emissions of criteria pollutants for which PCAPCD is in non-attainment would be considered *less than significant*.

- d. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Sensitive receptors are typically defined as facilities where sensitive receptor population groups (i.e., children, the elderly, the acutely ill, and the chronically ill) are likely to be located. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics.

The proposed project involves the construction and operation of single family homes in a residential area; thus, the proposed project would be considered a sensitive receptor. The major pollutant concentrations of concern are localized CO emissions and toxic air contaminant (TAC) emissions, which are addressed in further detail below.

Localized CO Emissions

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. Implementation of the proposed project would increase traffic volumes on streets near the project site; therefore, the project would be expected to increase local CO concentrations. High levels of localized CO concentrations are only expected where background levels are high, and traffic volumes and congestion levels are high. The statewide CO Protocol document identifies signalized intersections operating at Level of Service (LOS) E or F, or projects that would result in the worsening of signalized intersections to LOS E or F, as having the potential to result in localized CO concentrations in excess of the State or federal AAQS, as a result of large numbers of cars idling at stop lights.

In accordance with the State CO Protocol, the PCAPCD recommends further analysis for localized CO concentrations if the project would cause a signalized intersection to be degraded from an acceptable LOS (i.e., LOS A, B, C, or D) to an unacceptable LOS (i.e., LOS E or F), or substantially worsen an already existing unacceptable LOS at an intersection, as determined by a traffic study. Substantially worsen is defined by PCAPCD as an increase in delay by 10 seconds or more (or by five percent).

The proposed project's anticipated trips would not be substantial enough that any nearby intersections or roadways would be degraded to such levels or that any intersection or roadway already operating at unacceptable levels would be substantially worsened. The trips would be within the range anticipated by the City of Roseville for the buildout of the site. Therefore, the proposed project is not anticipated to generate substantial localized CO concentrations.

TAC Emissions

Another category of environmental concern is TACs. The California Air Resources Board's (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommended setback distances for sensitive land uses from major sources of TACs, including, but not limited to, gasoline stations, freeways and high traffic roads, distribution centers, and rail yards.

CARB identifies diesel particulate matter (DPM) from diesel-fueled engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant heavy diesel semi-truck traffic (such as distribution centers) are identified as having the highest associated health risks from DPM. Health risks from TACs are a function of both the concentration of emissions and the duration of exposure. Health-related risks associated with DPM in particular are primarily associated with long-term exposure and associated risk of contracting cancer.

The CARB handbook identifies significant sources of DPM as land uses accommodating 100 heavy diesel semi-trucks per day, railyards and freeways. Although residential development would involve increased vehicle traffic in the area, the project would not be expected to attract 100 or more diesel semi-trucks to the area. The nearest freeway to the potential project is more than 500 feet away, placing it outside of the recommended buffer zone. Although there is a railway nearby, trains passing through do not produce a considerable amount of DPM. The nearest railyard is over 1.5 miles away, placing it outside of the recommended buffer zone.. As such, the proposed project would not generate a substantial amount of DPM per the CARB handbook.

Construction activities have the potential to generate DPM emissions related to the number and types of equipment typically associated with construction. Off-road heavy-duty diesel equipment used for site grading, paving, and other construction activities would result in the generation of DPM. However, construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the proposed project. Operation of construction equipment would be regulated by the PCAPCD and would likely occur intermittently throughout the course of a day. Thus, the likelihood that any one sensitive receptor would be exposed to high concentrations of DPM associated with construction of the proposed project for any extended period of time would be low. Because health risks associated with exposure to DPM or any TAC are correlated with high concentrations over a long period of exposure, the temporary, intermittent construction-related DPM emissions would not be expected to cause any health risks to nearby sensitive receptors.

In conclusion, the proposed project would not expose any sensitive receptors to substantial concentrations of any pollutants. Therefore, impacts related to exposing sensitive receptors to substantial pollutant concentrations would be *less than significant*.

- e. According to the CARB's Handbook, some of the most common sources of odor complaints received by local air districts are sewage treatment plants, landfills, recycling facilities, waste transfer stations, petroleum refineries, biomass operations, autobody shops, coating operations, fiberglass manufacturing, foundries, rendering plants, and livestock operations. The project site is located in a residential area and is not located near any land use associated with the aforementioned operations. Residential neighborhoods are not typically associated with the creation of objectionable odors. Thus, the project would not introduce any new sources or be exposed to any existing sources of potential objectionable odors.

Diesel fumes from construction equipment and delivery trucks are often found to be objectionable; however, as discussed above, construction is temporary and diesel emissions would be minimal and regulated through compliance with the PCAPCD's rules and regulations. Emissions of DPM from I-80 could result in objectionable odor; however, due to the buffer distance between the freeway and the project site, the odors associated with DPM emissions from nearby freeway traffic would not be expected to affect nearby sensitive receptors.

Therefore, the proposed project would not create objectionable odors that would affect a substantial number of people, and a *less-than-significant* impact would occur.

VII. GREENHOUSE GAS EMISSIONS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	✗	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	☐	✗	☐

Discussion

- a,b. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. A project's GHG emissions are at a micro-scale relative to global emissions, but could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO₂ equivalents (MTCO₂e/yr).

On October 13, 2016, the PCAPCD adopted GHG emissions thresholds in concert with the criteria pollutant threshold update. The updated thresholds begin with a screening emission level of 1,100 MT CO₂e/yr. Any project below the 1,100 MT CO₂e/yr threshold is judged by the PCAPCD as having a less-than-significant impact on GHG emissions within the District and thus would not conflict with any state or regional GHG emissions reduction goals. Projects that would result in emissions above the 1,100 MT CO₂e/yr threshold would not necessarily result in substantial impacts, if certain efficiency thresholds are met. The efficiency thresholds, which are based on service populations and square footage, are presented in Table 3.

Table 3 PCAPCD Operational Thresholds of Significance			
Efficiency Thresholds			
Residential (MT CO ₂ e/capita)		Non-Residential (MT CO ₂ e/1,000 sf)	
Urban	Rural	Urban	Rural
4.5	5.5	26.5	27.3
<i>Source: Placer County Air Pollution Control District. Placer County Air Pollution Control District Policy. Review of Land Use Projects Under CEQA. October 13, 2016.</i>			

Projects which involve emissions below the 1,100 MT CO₂e/yr threshold or below the efficiency thresholds presented in Table 3, are considered to result in less-than-significant impacts in regards to GHG emissions within the District and thus would not conflict with any state or regional GHG emissions reduction goals. Finally, the PCAPCD has also established a Bright Line Cap, which shall be the maximum limit for any proposed project. The Bright Line Cap is 10,000 MT CO₂e/yr for all types of projects.

Buildout of the proposed project would contribute to increases of GHG emissions that are associated with global climate change during construction and operations. The proposed project's short-term construction-related and long-term operational GHG emissions are presented below.

Short-Term Construction GHG Emissions

Construction-related GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. However, the proposed project's construction GHG emissions have been estimated and compared to the threshold of significance.

Table 4 Maximum Unmitigated Project Construction GHG Emissions		
	Construction GHG Emissions (MTCO ₂ e/yr)	Threshold of Significance (MTCO ₂ e/yr)
Maximum Annual Construction-related GHG Emissions	247.10	1,100
<i>Source: CalEEMod, September 2016 (see Appendix).</i>		

As shown in Table 4, the proposed project's maximum unmitigated construction-related GHG emissions would be below the applicable 1,100 MT CO₂e/yr threshold. Accordingly, the proposed project would not be expected to have a significant impact related to GHG emissions during construction.

Long-Term Operational GHG Emissions

Pursuant to the Placer County Air Pollution Control District 2017 CEQA handbook, the size of the project does not exceed the threshold for long-term operational GHG emissions. According to the handbook, any residential project that is smaller than 646 single-family homes is exempt from GHG modeling for long-term operational GHG emissions.

The Placer CEQA Air Quality Handbook contains a screening table used in place of a GHG emission analysis to determine the level of significance of a project's GHG emissions. Table 2-6: Corresponding Size of a Project for De Minimis Level of 1,100 MT CO₂e/yr in the handbook shows that a project of 71 single-family homes or is considered to have a less-than-significant impact on long-term operational GHG emissions.

Therefore, the proposed project would not create greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses, and a ***less-than-significant*** impact would occur.

APPENDIX

CALEEMOD RESULTS

Kit Carson Way - Placer County APCD Air District, Annual

Kit Carson Way
Placer County APCD Air District, Annual

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	20.00	Dwelling Unit	2.45	20,000.00	57

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	74
Climate Zone	2			Operational Year	2020
Utility Company	Roseville Electric				
CO2 Intensity (lb/MW hr)	584.45	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factor for CO2 adjusted based on Roseville Electric's anticipated progress towards statewide RPS goals

Land Use - Applicant-provided

Construction Phase - Applicant-provided

Grading - Applicant-provided

Vehicle Trips - Per ITE trip generation rates

Area Mitigation - Per PCAPCD rules and regulations

Kit Carson Way - Placer County APCD Air District, Annual

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	220.00
tblConstructionPhase	PhaseEndDate	7/11/2019	6/13/2019
tblConstructionPhase	PhaseEndDate	6/13/2019	5/30/2019
tblConstructionPhase	PhaseEndDate	8/9/2018	7/12/2018
tblConstructionPhase	PhaseEndDate	6/27/2019	7/26/2018
tblConstructionPhase	PhaseEndDate	8/1/2018	7/4/2018
tblConstructionPhase	PhaseStartDate	6/28/2019	8/10/2018
tblConstructionPhase	PhaseStartDate	8/10/2018	7/27/2018
tblConstructionPhase	PhaseStartDate	8/2/2018	7/5/2018
tblConstructionPhase	PhaseStartDate	6/14/2019	7/13/2018
tblConstructionPhase	PhaseStartDate	7/28/2018	7/1/2018
tblGrading	AcresOfGrading	3.00	2.45
tblGrading	AcresOfGrading	4.50	0.00
tblLandUse	LotAcreage	1.25	2.45
tblProjectCharacteristics	CO2IntensityFactor	793.8	584.45
tblVehicleTrips	ST_TR	5.67	5.81
tblVehicleTrips	SU_TR	4.84	5.81

2.0 Emissions Summary

Kit Carson Way - Placer County APCD Air District, Annual

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2018	0.2577	1.4601	1.1225	1.8600e-003	0.0284	0.0875	0.1158	0.0125	0.0838	0.0963	0.0000	159.1910	159.1910	0.0324	0.0000	160.0010
2019	0.2250	1.1459	0.9623	1.6300e-003	8.0300e-003	0.0666	0.0746	2.1500e-003	0.0642	0.0663	0.0000	137.8689	137.8689	0.0252	0.0000	138.4982
Maximum	0.2577	1.4601	1.1225	1.8600e-003	0.0284	0.0875	0.1158	0.0125	0.0838	0.0963	0.0000	159.1910	159.1910	0.0324	0.0000	160.0010

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2018	0.2577	1.4601	1.1225	1.8600e-003	0.0284	0.0875	0.1158	0.0125	0.0838	0.0963	0.0000	159.1908	159.1908	0.0324	0.0000	160.0008
2019	0.2250	1.1459	0.9623	1.6300e-003	8.0300e-003	0.0666	0.0746	2.1500e-003	0.0642	0.0663	0.0000	137.8687	137.8687	0.0252	0.0000	138.4981
Maximum	0.2577	1.4601	1.1225	1.8600e-003	0.0284	0.0875	0.1158	0.0125	0.0838	0.0963	0.0000	159.1908	159.1908	0.0324	0.0000	160.0008

[illegible]

Kit Carson Way - Placer County APCD Air District, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	7-1-2018	9-30-2018	0.8212	0.8212
2	10-1-2018	12-31-2018	0.9029	0.9029
3	1-1-2019	3-31-2019	0.8066	0.8066
4	4-1-2019	6-30-2019	0.5538	0.5538
		Highest	0.9029	0.9029

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3501	0.0262	1.6981	2.8100e-003		0.2180	0.2180		0.2180	0.2180	20.6592	8.9067	29.5659	0.0193	1.6200e-003	30.5327
Energy	2.2200e-003	0.0189	8.0600e-003	1.2000e-004		1.5300e-003	1.5300e-003		1.5300e-003	1.5300e-003	0.0000	49.3863	49.3863	1.7800e-003	6.8000e-004	49.6347
Mobile	0.0410	0.2882	0.4824	1.7200e-003	0.1237	1.8900e-003	0.1256	0.0333	1.7800e-003	0.0351	0.0000	157.7278	157.7278	6.4700e-003	0.0000	157.8896
Waste						0.0000	0.0000		0.0000	0.0000	1.8675	0.0000	1.8675	0.1104	0.0000	4.6267
Water						0.0000	0.0000		0.0000	0.0000	0.4134	2.6315	3.0449	0.0426	1.0300e-003	4.4165
Total	1.3934	0.3334	2.1885	4.6500e-003	0.1237	0.2214	0.3452	0.0333	0.2213	0.2546	22.9401	218.6523	241.5924	0.1805	3.3300e-003	247.1002

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.3443	0.0262	1.6981	2.8100e-003		0.2180	0.2180		0.2180	0.2180	20.6592	8.9067	29.5659	0.0193	1.6200e-003	30.5327
Energy	2.2200e-003	0.0189	8.0600e-003	1.2000e-004		1.5300e-003	1.5300e-003		1.5300e-003	1.5300e-003	0.0000	49.3863	49.3863	1.7800e-003	6.8000e-004	49.6347
Mobile	0.0410	0.2882	0.4824	1.7200e-003	0.1237	1.8900e-003	0.1256	0.0333	1.7800e-003	0.0351	0.0000	157.7278	157.7278	6.4700e-003	0.0000	157.8896
Waste						0.0000	0.0000		0.0000	0.0000	1.8675	0.0000	1.8675	0.1104	0.0000	4.6267
Water						0.0000	0.0000		0.0000	0.0000	0.4134	2.6315	3.0449	0.0426	1.0300e-003	4.4165
Total	1.3875	0.3334	2.1885	4.6500e-003	0.1237	0.2214	0.3452	0.0333	0.2213	0.2546	22.9401	218.6523	241.5924	0.1805	3.3300e-003	247.1002

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Kit Carson Way - Placer County APCD Air District, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	7/1/2018	7/4/2018	5	3	
2	Grading	Grading	7/5/2018	7/12/2018	5	6	
3	Paving	Paving	7/13/2018	7/26/2018	5	10	
4	Building Construction	Building Construction	7/27/2018	5/30/2019	5	220	
5	Architectural Coating	Architectural Coating	8/10/2018	6/13/2019	5	220	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 2.45

Acres of Paving: 0

Residential Indoor: 40,500; Residential Outdoor: 13,500; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0
(Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	14.00	2.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

3.2 Site Preparation - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.8500e-003	0.0354	0.0191	4.0000e-005		1.4300e-003	1.4300e-003		1.3200e-003	1.3200e-003	0.0000	3.3590	3.3590	1.0500e-003	0.0000	3.3851
Total	2.8500e-003	0.0354	0.0191	4.0000e-005	0.0000	1.4300e-003	1.4300e-003	0.0000	1.3200e-003	1.3200e-003	0.0000	3.3590	3.3590	1.0500e-003	0.0000	3.3851

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3.2 Site Preparation - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-005	4.0000e-005	3.9000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0866	0.0866	0.0000	0.0000	0.0867
Total	5.0000e-005	4.0000e-005	3.9000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0866	0.0866	0.0000	0.0000	0.0867

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.8500e-003	0.0354	0.0191	4.0000e-005		1.4300e-003	1.4300e-003		1.3200e-003	1.3200e-003	0.0000	3.3590	3.3590	1.0500e-003	0.0000	3.3851
Total	2.8500e-003	0.0354	0.0191	4.0000e-005	0.0000	1.4300e-003	1.4300e-003	0.0000	1.3200e-003	1.3200e-003	0.0000	3.3590	3.3590	1.0500e-003	0.0000	3.3851

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3.2 Site Preparation - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-005	4.0000e-005	3.9000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0866	0.0866	0.0000	0.0000	0.0867
Total	5.0000e-005	4.0000e-005	3.9000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0866	0.0866	0.0000	0.0000	0.0867

3.3 Grading - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0194	0.0000	0.0194	0.0101	0.0000	0.0101	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.4500e-003	0.0729	0.0311	6.0000e-005		3.5000e-003	3.5000e-003		3.2200e-003	3.2200e-003	0.0000	5.6539	5.6539	1.7600e-003	0.0000	5.6979
Total	6.4500e-003	0.0729	0.0311	6.0000e-005	0.0194	3.5000e-003	0.0229	0.0101	3.2200e-003	0.0133	0.0000	5.6539	5.6539	1.7600e-003	0.0000	5.6979

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3.3 Grading - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3000e-004	9.0000e-005	9.7000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.2165	0.2165	1.0000e-005	0.0000	0.2167
Total	1.3000e-004	9.0000e-005	9.7000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.2165	0.2165	1.0000e-005	0.0000	0.2167

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0194	0.0000	0.0194	0.0101	0.0000	0.0101	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.4500e-003	0.0729	0.0311	6.0000e-005		3.5000e-003	3.5000e-003		3.2200e-003	3.2200e-003	0.0000	5.6539	5.6539	1.7600e-003	0.0000	5.6979
Total	6.4500e-003	0.0729	0.0311	6.0000e-005	0.0194	3.5000e-003	0.0229	0.0101	3.2200e-003	0.0133	0.0000	5.6539	5.6539	1.7600e-003	0.0000	5.6979

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3.3 Grading - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3000e-004	9.0000e-005	9.7000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.2165	0.2165	1.0000e-005	0.0000	0.2167
Total	1.3000e-004	9.0000e-005	9.7000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.2165	0.2165	1.0000e-005	0.0000	0.2167

3.4 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.0200e-003	0.0713	0.0599	9.0000e-005		4.2500e-003	4.2500e-003		3.9200e-003	3.9200e-003	0.0000	8.0478	8.0478	2.4600e-003	0.0000	8.1093
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	7.0200e-003	0.0713	0.0599	9.0000e-005		4.2500e-003	4.2500e-003		3.9200e-003	3.9200e-003	0.0000	8.0478	8.0478	2.4600e-003	0.0000	8.1093

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3.4 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1000e-004	2.3000e-004	2.4300e-003	1.0000e-005	5.9000e-004	0.0000	5.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.5414	0.5414	2.0000e-005	0.0000	0.5418
Total	3.1000e-004	2.3000e-004	2.4300e-003	1.0000e-005	5.9000e-004	0.0000	5.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.5414	0.5414	2.0000e-005	0.0000	0.5418

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.0200e-003	0.0713	0.0599	9.0000e-005		4.2500e-003	4.2500e-003		3.9200e-003	3.9200e-003	0.0000	8.0478	8.0478	2.4600e-003	0.0000	8.1093
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	7.0200e-003	0.0713	0.0599	9.0000e-005		4.2500e-003	4.2500e-003		3.9200e-003	3.9200e-003	0.0000	8.0478	8.0478	2.4600e-003	0.0000	8.1093

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3.4 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1000e-004	2.3000e-004	2.4300e-003	1.0000e-005	5.9000e-004	0.0000	5.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.5414	0.5414	2.0000e-005	0.0000	0.5418
Total	3.1000e-004	2.3000e-004	2.4300e-003	1.0000e-005	5.9000e-004	0.0000	5.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.5414	0.5414	2.0000e-005	0.0000	0.5418

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1631	1.1596	0.8802	1.4000e-003		0.0704	0.0704		0.0675	0.0675	0.0000	118.3581	118.3581	0.0255	0.0000	118.9955
Total	0.1631	1.1596	0.8802	1.4000e-003		0.0704	0.0704		0.0675	0.0675	0.0000	118.3581	118.3581	0.0255	0.0000	118.9955

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3.5 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.6000e-004	0.0153	3.3500e-003	3.0000e-005	7.3000e-004	1.1000e-004	8.4000e-004	2.1000e-004	1.0000e-004	3.1000e-004	0.0000	3.1428	3.1428	1.7000e-004	0.0000	3.1471
Worker	3.2800e-003	2.4400e-003	0.0254	6.0000e-005	6.1600e-003	4.0000e-005	6.2000e-003	1.6400e-003	4.0000e-005	1.6800e-003	0.0000	5.6589	5.6589	1.7000e-004	0.0000	5.6632
Total	3.8400e-003	0.0177	0.0288	9.0000e-005	6.8900e-003	1.5000e-004	7.0400e-003	1.8500e-003	1.4000e-004	1.9900e-003	0.0000	8.8017	8.8017	3.4000e-004	0.0000	8.8103

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1631	1.1596	0.8802	1.4000e-003		0.0704	0.0704		0.0675	0.0675	0.0000	118.3579	118.3579	0.0255	0.0000	118.9954
Total	0.1631	1.1596	0.8802	1.4000e-003		0.0704	0.0704		0.0675	0.0675	0.0000	118.3579	118.3579	0.0255	0.0000	118.9954

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3.5 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.6000e-004	0.0153	3.3500e-003	3.0000e-005	7.3000e-004	1.1000e-004	8.4000e-004	2.1000e-004	1.0000e-004	3.1000e-004	0.0000	3.1428	3.1428	1.7000e-004	0.0000	3.1471
Worker	3.2800e-003	2.4400e-003	0.0254	6.0000e-005	6.1600e-003	4.0000e-005	6.2000e-003	1.6400e-003	4.0000e-005	1.6800e-003	0.0000	5.6589	5.6589	1.7000e-004	0.0000	5.6632
Total	3.8400e-003	0.0177	0.0288	9.0000e-005	6.8900e-003	1.5000e-004	7.0400e-003	1.8500e-003	1.4000e-004	1.9900e-003	0.0000	8.8017	8.8017	3.4000e-004	0.0000	8.8103

3.5 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1381	1.0212	0.8237	1.3500e-003		0.0589	0.0589		0.0564	0.0564	0.0000	113.2673	113.2673	0.0236	0.0000	113.8564
Total	0.1381	1.0212	0.8237	1.3500e-003		0.0589	0.0589		0.0564	0.0564	0.0000	113.2673	113.2673	0.0236	0.0000	113.8564

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3.5 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.8000e-004	0.0139	2.8800e-003	3.0000e-005	7.1000e-004	8.0000e-005	7.9000e-004	2.0000e-004	8.0000e-005	2.8000e-004	0.0000	3.0047	3.0047	1.6000e-004	0.0000	3.0087
Worker	2.8600e-003	2.0700e-003	0.0219	6.0000e-005	5.9400e-003	4.0000e-005	5.9800e-003	1.5800e-003	4.0000e-005	1.6200e-003	0.0000	5.2933	5.2933	1.5000e-004	0.0000	5.2969
Total	3.3400e-003	0.0160	0.0248	9.0000e-005	6.6500e-003	1.2000e-004	6.7700e-003	1.7800e-003	1.2000e-004	1.9000e-003	0.0000	8.2981	8.2981	3.1000e-004	0.0000	8.3056

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1381	1.0212	0.8237	1.3500e-003		0.0589	0.0589		0.0564	0.0564	0.0000	113.2672	113.2672	0.0236	0.0000	113.8563
Total	0.1381	1.0212	0.8237	1.3500e-003		0.0589	0.0589		0.0564	0.0564	0.0000	113.2672	113.2672	0.0236	0.0000	113.8563

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3.5 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.8000e-004	0.0139	2.8800e-003	3.0000e-005	7.1000e-004	8.0000e-005	7.9000e-004	2.0000e-004	8.0000e-005	2.8000e-004	0.0000	3.0047	3.0047	1.6000e-004	0.0000	3.0087
Worker	2.8600e-003	2.0700e-003	0.0219	6.0000e-005	5.9400e-003	4.0000e-005	5.9800e-003	1.5800e-003	4.0000e-005	1.6200e-003	0.0000	5.2933	5.2933	1.5000e-004	0.0000	5.2969
Total	3.3400e-003	0.0160	0.0248	9.0000e-005	6.6500e-003	1.2000e-004	6.7700e-003	1.7800e-003	1.2000e-004	1.9000e-003	0.0000	8.2981	8.2981	3.1000e-004	0.0000	8.3056

3.6 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0580					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0152	0.1023	0.0946	1.5000e-004		7.6800e-003	7.6800e-003		7.6800e-003	7.6800e-003	0.0000	13.0216	13.0216	1.2400e-003	0.0000	13.0526
Total	0.0733	0.1023	0.0946	1.5000e-004		7.6800e-003	7.6800e-003		7.6800e-003	7.6800e-003	0.0000	13.0216	13.0216	1.2400e-003	0.0000	13.0526

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3.6 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.4000e-004	4.8000e-004	4.9600e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1044	1.1044	3.0000e-005	0.0000	1.1052
Total	6.4000e-004	4.8000e-004	4.9600e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1044	1.1044	3.0000e-005	0.0000	1.1052

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0580					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0152	0.1023	0.0946	1.5000e-004		7.6800e-003	7.6800e-003		7.6800e-003	7.6800e-003	0.0000	13.0216	13.0216	1.2400e-003	0.0000	13.0525
Total	0.0733	0.1023	0.0946	1.5000e-004		7.6800e-003	7.6800e-003		7.6800e-003	7.6800e-003	0.0000	13.0216	13.0216	1.2400e-003	0.0000	13.0525

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3.6 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.4000e-004	4.8000e-004	4.9600e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1044	1.1044	3.0000e-005	0.0000	1.1052
Total	6.4000e-004	4.8000e-004	4.9600e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1044	1.1044	3.0000e-005	0.0000	1.1052

3.6 Architectural Coating - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0671					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0157	0.1083	0.1086	1.8000e-004		7.6000e-003	7.6000e-003		7.6000e-003	7.6000e-003	0.0000	15.0642	15.0642	1.2700e-003	0.0000	15.0960
Total	0.0828	0.1083	0.1086	1.8000e-004		7.6000e-003	7.6000e-003		7.6000e-003	7.6000e-003	0.0000	15.0642	15.0642	1.2700e-003	0.0000	15.0960

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3.6 Architectural Coating - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.7000e-004	4.8000e-004	5.1300e-003	1.0000e-005	1.3900e-003	1.0000e-005	1.4000e-003	3.7000e-004	1.0000e-005	3.8000e-004	0.0000	1.2393	1.2393	3.0000e-005	0.0000	1.2402
Total	6.7000e-004	4.8000e-004	5.1300e-003	1.0000e-005	1.3900e-003	1.0000e-005	1.4000e-003	3.7000e-004	1.0000e-005	3.8000e-004	0.0000	1.2393	1.2393	3.0000e-005	0.0000	1.2402

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0671					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0157	0.1083	0.1086	1.8000e-004		7.6000e-003	7.6000e-003		7.6000e-003	7.6000e-003	0.0000	15.0642	15.0642	1.2700e-003	0.0000	15.0960
Total	0.0828	0.1083	0.1086	1.8000e-004		7.6000e-003	7.6000e-003		7.6000e-003	7.6000e-003	0.0000	15.0642	15.0642	1.2700e-003	0.0000	15.0960

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3.6 Architectural Coating - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.7000e-004	4.8000e-004	5.1300e-003	1.0000e-005	1.3900e-003	1.0000e-005	1.4000e-003	3.7000e-004	1.0000e-005	3.8000e-004	0.0000	1.2393	1.2393	3.0000e-005	0.0000	1.2402
Total	6.7000e-004	4.8000e-004	5.1300e-003	1.0000e-005	1.3900e-003	1.0000e-005	1.4000e-003	3.7000e-004	1.0000e-005	3.8000e-004	0.0000	1.2393	1.2393	3.0000e-005	0.0000	1.2402

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Kit Carson Way - Placer County APCD Air District, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0410	0.2882	0.4824	1.7200e-003	0.1237	1.8900e-003	0.1256	0.0333	1.7800e-003	0.0351	0.0000	157.7278	157.7278	6.4700e-003	0.0000	157.8896
Unmitigated	0.0410	0.2882	0.4824	1.7200e-003	0.1237	1.8900e-003	0.1256	0.0333	1.7800e-003	0.0351	0.0000	157.7278	157.7278	6.4700e-003	0.0000	157.8896

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	116.20	116.20	116.20	332,860	332,860
Total	116.20	116.20	116.20	332,860	332,860

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	10.80	7.30	7.50	42.60	21.00	36.40	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.489257	0.041257	0.220156	0.132626	0.025790	0.006586	0.027831	0.045583	0.001467	0.001229	0.006102	0.000783	0.001333

5.0 Energy Detail

Historical Energy Use: N

Kit Carson Way - Placer County APCD Air District, Annual

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	27.4525	27.4525	1.3600e-003	2.8000e-004	27.5705
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	27.4525	27.4525	1.3600e-003	2.8000e-004	27.5705
NaturalGas Mitigated	2.2200e-003	0.0189	8.0600e-003	1.2000e-004		1.5300e-003	1.5300e-003		1.5300e-003	1.5300e-003	0.0000	21.9339	21.9339	4.2000e-004	4.0000e-004	22.0642
NaturalGas Unmitigated	2.2200e-003	0.0189	8.0600e-003	1.2000e-004		1.5300e-003	1.5300e-003		1.5300e-003	1.5300e-003	0.0000	21.9339	21.9339	4.2000e-004	4.0000e-004	22.0642

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	411025	2.2200e-003	0.0189	8.0600e-003	1.2000e-004		1.5300e-003	1.5300e-003		1.5300e-003	1.5300e-003	0.0000	21.9339	21.9339	4.2000e-004	4.0000e-004	22.0642
Total		2.2200e-003	0.0189	8.0600e-003	1.2000e-004		1.5300e-003	1.5300e-003		1.5300e-003	1.5300e-003	0.0000	21.9339	21.9339	4.2000e-004	4.0000e-004	22.0642

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5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	411025	2.2200e-003	0.0189	8.0600e-003	1.2000e-004		1.5300e-003	1.5300e-003		1.5300e-003	1.5300e-003	0.0000	21.9339	21.9339	4.2000e-004	4.0000e-004	22.0642
Total		2.2200e-003	0.0189	8.0600e-003	1.2000e-004		1.5300e-003	1.5300e-003		1.5300e-003	1.5300e-003	0.0000	21.9339	21.9339	4.2000e-004	4.0000e-004	22.0642

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	103554	27.4525	1.3600e-003	2.8000e-004	27.5705
Total		27.4525	1.3600e-003	2.8000e-004	27.5705

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5.3 Energy by Land Use - Electricity**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	103554	27.4525	1.3600e-003	2.8000e-004	27.5705
Total		27.4525	1.3600e-003	2.8000e-004	27.5705

6.0 Area Detail**6.1 Mitigation Measures Area**

Use Low VOC Cleaning Supplies

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.3443	0.0262	1.6981	2.8100e-003		0.2180	0.2180		0.2180	0.2180	20.6592	8.9067	29.5659	0.0193	1.6200e-003	30.5327
Unmitigated	1.3501	0.0262	1.6981	2.8100e-003		0.2180	0.2180		0.2180	0.2180	20.6592	8.9067	29.5659	0.0193	1.6200e-003	30.5327

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0125					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0781					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.2549	0.0245	1.5491	2.8100e-003		0.2172	0.2172		0.2172	0.2172	20.6592	8.6642	29.3233	0.0191	1.6200e-003	30.2842
Landscaping	4.5400e-003	1.7200e-003	0.1490	1.0000e-005		8.2000e-004	8.2000e-004		8.2000e-004	8.2000e-004	0.0000	0.2426	0.2426	2.4000e-004	0.0000	0.2485
Total	1.3501	0.0262	1.6981	2.8200e-003		0.2180	0.2180		0.2180	0.2180	20.6592	8.9067	29.5659	0.0193	1.6200e-003	30.5327

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6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0125					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0723					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.2549	0.0245	1.5491	2.8100e-003		0.2172	0.2172		0.2172	0.2172	20.6592	8.6642	29.3233	0.0191	1.6200e-003	30.2842
Landscaping	4.5400e-003	1.7200e-003	0.1490	1.0000e-005		8.2000e-004	8.2000e-004		8.2000e-004	8.2000e-004	0.0000	0.2426	0.2426	2.4000e-004	0.0000	0.2485
Total	1.3442	0.0262	1.6981	2.8200e-003		0.2180	0.2180		0.2180	0.2180	20.6592	8.9067	29.5659	0.0193	1.6200e-003	30.5327

7.0 Water Detail

7.1 Mitigation Measures Water

Kit Carson Way - Placer County APCD Air District, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	3.0449	0.0426	1.0300e-003	4.4165
Unmitigated	3.0449	0.0426	1.0300e-003	4.4165

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	1.30308 / 0.821507	3.0449	0.0426	1.0300e-003	4.4165
Total		3.0449	0.0426	1.0300e-003	4.4165

Kit Carson Way - Placer County APCD Air District, Annual

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	1.30308 / 0.821507	3.0449	0.0426	1.0300e-003	4.4165
Total		3.0449	0.0426	1.0300e-003	4.4165

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.8675	0.1104	0.0000	4.6267
Unmitigated	1.8675	0.1104	0.0000	4.6267

Kit Carson Way - Placer County APCD Air District, Annual

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	9.2	1.8675	0.1104	0.0000	4.6267
Total		1.8675	0.1104	0.0000	4.6267

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	9.2	1.8675	0.1104	0.0000	4.6267
Total		1.8675	0.1104	0.0000	4.6267

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Kit Carson Way - Placer County APCD Air District, Summer

Kit Carson Way
Placer County APCD Air District, Summer

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	20.00	Dwelling Unit	2.45	20,000.00	57

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	74
Climate Zone	2			Operational Year	2020
Utility Company	Roseville Electric				
CO2 Intensity (lb/MW hr)	584.45	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factor for CO2 adjusted based on Roseville Electric's anticipated progress towards statewide RPS goals

Land Use - Applicant-provided

Construction Phase - Applicant-provided

Grading - Applicant-provided

Vehicle Trips - Per ITE trip generation rates

Area Mitigation - Per PCAPCD rules and regulations

Kit Carson Way - Placer County APCD Air District, Summer

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	220.00
tblConstructionPhase	PhaseEndDate	7/11/2019	6/13/2019
tblConstructionPhase	PhaseEndDate	6/13/2019	5/30/2019
tblConstructionPhase	PhaseEndDate	8/9/2018	7/12/2018
tblConstructionPhase	PhaseEndDate	6/27/2019	7/26/2018
tblConstructionPhase	PhaseEndDate	8/1/2018	7/4/2018
tblConstructionPhase	PhaseStartDate	6/28/2019	8/10/2018
tblConstructionPhase	PhaseStartDate	8/10/2018	7/27/2018
tblConstructionPhase	PhaseStartDate	8/2/2018	7/5/2018
tblConstructionPhase	PhaseStartDate	6/14/2019	7/13/2018
tblConstructionPhase	PhaseStartDate	7/28/2018	7/1/2018
tblGrading	AcresOfGrading	3.00	2.45
tblGrading	AcresOfGrading	4.50	0.00
tblLandUse	LotAcreage	1.25	2.45
tblProjectCharacteristics	CO2IntensityFactor	793.8	584.45
tblVehicleTrips	ST_TR	5.67	5.81
tblVehicleTrips	SU_TR	4.84	5.81

2.0 Emissions Summary

[illegible]

Kit Carson Way - Placer County APCD Air District, Summer

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	31.1549	0.6169	39.4376	0.0685		5.3065	5.3065		5.3065	5.3065	555.4346	235.9122	791.3468	0.5155	0.0437	817.2530
Energy	0.0121	0.1038	0.0442	6.6000e-004		8.3900e-003	8.3900e-003		8.3900e-003	8.3900e-003		132.4819	132.4819	2.5400e-003	2.4300e-003	133.2691
Mobile	0.2686	1.5316	2.8419	0.0101	0.7105	0.0103	0.7208	0.1904	9.7500e-003	0.2001		1,017.9766	1,017.9766	0.0393		1,018.9579
Total	31.4356	2.2523	42.3237	0.0793	0.7105	5.3252	6.0357	0.1904	5.3247	5.5151	555.4346	1,386.3707	1,941.8053	0.5573	0.0461	1,969.4800

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	31.1229	0.6169	39.4376	0.0685		5.3065	5.3065		5.3065	5.3065	555.4346	235.9122	791.3468	0.5155	0.0437	817.2530
Energy	0.0121	0.1038	0.0442	6.6000e-004		8.3900e-003	8.3900e-003		8.3900e-003	8.3900e-003		132.4819	132.4819	2.5400e-003	2.4300e-003	133.2691
Mobile	0.2686	1.5316	2.8419	0.0101	0.7105	0.0103	0.7208	0.1904	9.7500e-003	0.2001		1,017.9766	1,017.9766	0.0393		1,018.9579
Total	31.4036	2.2523	42.3237	0.0793	0.7105	5.3252	6.0357	0.1904	5.3247	5.5151	555.4346	1,386.3707	1,941.8053	0.5573	0.0461	1,969.4800

Kit Carson Way - Placer County APCD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	7/1/2018	7/4/2018	5	3	
2	Grading	Grading	7/5/2018	7/12/2018	5	6	
3	Paving	Paving	7/13/2018	7/26/2018	5	10	
4	Building Construction	Building Construction	7/27/2018	5/30/2019	5	220	
5	Architectural Coating	Architectural Coating	8/10/2018	6/13/2019	5	220	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 2.45

Acres of Paving: 0

Residential Indoor: 40,500; Residential Outdoor: 13,500; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Kit Carson Way - Placer County APCD Air District, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	14.00	2.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

Kit Carson Way - Placer County APCD Air District, Summer

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	1.8995	23.6201	12.7461	0.0245		0.9540	0.9540		0.8777	0.8777		2,468.413 1	2,468.413 1	0.7685		2,487.624 4
Total	1.8995	23.6201	12.7461	0.0245	0.0000	0.9540	0.9540	0.0000	0.8777	0.8777		2,468.413 1	2,468.413 1	0.7685		2,487.624 4

Kit Carson Way - Placer County APCD Air District, Summer

3.2 Site Preparation - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0374	0.0220	0.2902	7.0000e-004	0.0657	4.3000e-004	0.0662	0.0174	4.0000e-004	0.0178		69.7380	69.7380	2.0700e-003		69.7896
Total	0.0374	0.0220	0.2902	7.0000e-004	0.0657	4.3000e-004	0.0662	0.0174	4.0000e-004	0.0178		69.7380	69.7380	2.0700e-003		69.7896

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	1.8995	23.6201	12.7461	0.0245		0.9540	0.9540		0.8777	0.8777	0.0000	2,468.413 1	2,468.413 1	0.7685		2,487.624 4
Total	1.8995	23.6201	12.7461	0.0245	0.0000	0.9540	0.9540	0.0000	0.8777	0.8777	0.0000	2,468.413 1	2,468.413 1	0.7685		2,487.624 4

Kit Carson Way - Placer County APCD Air District, Summer

3.2 Site Preparation - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0374	0.0220	0.2902	7.0000e-004	0.0657	4.3000e-004	0.0662	0.0174	4.0000e-004	0.0178		69.7380	69.7380	2.0700e-003		69.7896
Total	0.0374	0.0220	0.2902	7.0000e-004	0.0657	4.3000e-004	0.0662	0.0174	4.0000e-004	0.0178		69.7380	69.7380	2.0700e-003		69.7896

3.3 Grading - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.4551	0.0000	6.4551	3.3570	0.0000	3.3570			0.0000			0.0000
Off-Road	2.1515	24.2895	10.3804	0.0206		1.1683	1.1683		1.0748	1.0748		2,077.4666	2,077.4666	0.6467		2,093.6352
Total	2.1515	24.2895	10.3804	0.0206	6.4551	1.1683	7.6234	3.3570	1.0748	4.4318		2,077.4666	2,077.4666	0.6467		2,093.6352

Kit Carson Way - Placer County APCD Air District, Summer

3.3 Grading - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0468	0.0274	0.3628	8.8000e-004	0.0822	5.4000e-004	0.0827	0.0218	5.0000e-004	0.0223		87.1725	87.1725	2.5800e-003		87.2371
Total	0.0468	0.0274	0.3628	8.8000e-004	0.0822	5.4000e-004	0.0827	0.0218	5.0000e-004	0.0223		87.1725	87.1725	2.5800e-003		87.2371

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.4551	0.0000	6.4551	3.3570	0.0000	3.3570			0.0000			0.0000
Off-Road	2.1515	24.2895	10.3804	0.0206		1.1683	1.1683		1.0748	1.0748	0.0000	2,077.4666	2,077.4666	0.6467		2,093.6352
Total	2.1515	24.2895	10.3804	0.0206	6.4551	1.1683	7.6234	3.3570	1.0748	4.4318	0.0000	2,077.4666	2,077.4666	0.6467		2,093.6352

Kit Carson Way - Placer County APCD Air District, Summer

3.3 Grading - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0468	0.0274	0.3628	8.8000e-004	0.0822	5.4000e-004	0.0827	0.0218	5.0000e-004	0.0223		87.1725	87.1725	2.5800e-003		87.2371
Total	0.0468	0.0274	0.3628	8.8000e-004	0.0822	5.4000e-004	0.0827	0.0218	5.0000e-004	0.0223		87.1725	87.1725	2.5800e-003		87.2371

3.4 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4046	14.2518	11.9787	0.0178		0.8505	0.8505		0.7836	0.7836		1,774.2430	1,774.2430	0.5419		1,787.7896
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.4046	14.2518	11.9787	0.0178		0.8505	0.8505		0.7836	0.7836		1,774.2430	1,774.2430	0.5419		1,787.7896

Kit Carson Way - Placer County APCD Air District, Summer

3.4 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0701	0.0412	0.5442	1.3100e-003	0.1232	8.1000e-004	0.1240	0.0327	7.5000e-004	0.0334		130.7587	130.7587	3.8700e-003		130.8556
Total	0.0701	0.0412	0.5442	1.3100e-003	0.1232	8.1000e-004	0.1240	0.0327	7.5000e-004	0.0334		130.7587	130.7587	3.8700e-003		130.8556

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4046	14.2518	11.9787	0.0178		0.8505	0.8505		0.7836	0.7836	0.0000	1,774.2430	1,774.2430	0.5419		1,787.7896
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.4046	14.2518	11.9787	0.0178		0.8505	0.8505		0.7836	0.7836	0.0000	1,774.2430	1,774.2430	0.5419		1,787.7896

Kit Carson Way - Placer County APCD Air District, Summer

3.4 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0701	0.0412	0.5442	1.3100e-003	0.1232	8.1000e-004	0.1240	0.0327	7.5000e-004	0.0334		130.7587	130.7587	3.8700e-003		130.8556
Total	0.0701	0.0412	0.5442	1.3100e-003	0.1232	8.1000e-004	0.1240	0.0327	7.5000e-004	0.0334		130.7587	130.7587	3.8700e-003		130.8556

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9127	20.7077	15.7183	0.0250		1.2575	1.2575		1.2051	1.2051		2,329.7759	2,329.7759	0.5019		2,342.3232
Total	2.9127	20.7077	15.7183	0.0250		1.2575	1.2575		1.2051	1.2051		2,329.7759	2,329.7759	0.5019		2,342.3232

Kit Carson Way - Placer County APCD Air District, Summer

3.5 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	9.8300e-003	0.2682	0.0547	6.0000e-004	0.0136	1.9000e-003	0.0155	3.9000e-003	1.8200e-003	5.7200e-003		62.7316	62.7316	3.2200e-003		62.8121
Worker	0.0655	0.0384	0.5079	1.2300e-003	0.1150	7.5000e-004	0.1158	0.0305	7.0000e-004	0.0312		122.0415	122.0415	3.6200e-003		122.1319
Total	0.0753	0.3066	0.5625	1.8300e-003	0.1286	2.6500e-003	0.1312	0.0344	2.5200e-003	0.0369		184.7731	184.7731	6.8400e-003		184.9440

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9127	20.7077	15.7183	0.0250		1.2575	1.2575		1.2051	1.2051	0.0000	2,329.7759	2,329.7759	0.5019		2,342.3232
Total	2.9127	20.7077	15.7183	0.0250		1.2575	1.2575		1.2051	1.2051	0.0000	2,329.7759	2,329.7759	0.5019		2,342.3232

Kit Carson Way - Placer County APCD Air District, Summer

3.5 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	9.8300e-003	0.2682	0.0547	6.0000e-004	0.0136	1.9000e-003	0.0155	3.9000e-003	1.8200e-003	5.7200e-003		62.7316	62.7316	3.2200e-003		62.8121
Worker	0.0655	0.0384	0.5079	1.2300e-003	0.1150	7.5000e-004	0.1158	0.0305	7.0000e-004	0.0312		122.0415	122.0415	3.6200e-003		122.1319
Total	0.0753	0.3066	0.5625	1.8300e-003	0.1286	2.6500e-003	0.1312	0.0344	2.5200e-003	0.0369		184.7731	184.7731	6.8400e-003		184.9440

3.5 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5581	18.9103	15.2545	0.0250		1.0901	1.0901		1.0449	1.0449		2,312.1454	2,312.1454	0.4810		2,324.1705
Total	2.5581	18.9103	15.2545	0.0250		1.0901	1.0901		1.0449	1.0449		2,312.1454	2,312.1454	0.4810		2,324.1705

Kit Carson Way - Placer County APCD Air District, Summer

3.5 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.6700e-003	0.2533	0.0487	5.9000e-004	0.0136	1.5400e-003	0.0151	3.9000e-003	1.4800e-003	5.3800e-003		62.2043	62.2043	3.0500e-003		62.2806
Worker	0.0594	0.0338	0.4563	1.1900e-003	0.1150	7.5000e-004	0.1158	0.0305	6.9000e-004	0.0312		118.3930	118.3930	3.2200e-003		118.4734
Total	0.0680	0.2871	0.5049	1.7800e-003	0.1286	2.2900e-003	0.1308	0.0344	2.1700e-003	0.0366		180.5972	180.5972	6.2700e-003		180.7540

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5581	18.9103	15.2545	0.0250		1.0901	1.0901		1.0449	1.0449	0.0000	2,312.1454	2,312.1454	0.4810		2,324.1705
Total	2.5581	18.9103	15.2545	0.0250		1.0901	1.0901		1.0449	1.0449	0.0000	2,312.1454	2,312.1454	0.4810		2,324.1705

Kit Carson Way - Placer County APCD Air District, Summer

3.5 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.6700e-003	0.2533	0.0487	5.9000e-004	0.0136	1.5400e-003	0.0151	3.9000e-003	1.4800e-003	5.3800e-003		62.2043	62.2043	3.0500e-003		62.2806
Worker	0.0594	0.0338	0.4563	1.1900e-003	0.1150	7.5000e-004	0.1158	0.0305	6.9000e-004	0.0312		118.3930	118.3930	3.2200e-003		118.4734
Total	0.0680	0.2871	0.5049	1.7800e-003	0.1286	2.2900e-003	0.1308	0.0344	2.1700e-003	0.0366		180.5972	180.5972	6.2700e-003		180.7540

3.6 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	1.1377					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171
Total	1.4363	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171

Kit Carson Way - Placer County APCD Air District, Summer

3.6 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0140	8.2300e-003	0.1088	2.6000e-004	0.0246	1.6000e-004	0.0248	6.5400e-003	1.5000e-004	6.6900e-003		26.1518	26.1518	7.7000e-004		26.1711
Total	0.0140	8.2300e-003	0.1088	2.6000e-004	0.0246	1.6000e-004	0.0248	6.5400e-003	1.5000e-004	6.6900e-003		26.1518	26.1518	7.7000e-004		26.1711

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	1.1377					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171
Total	1.4363	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171

Kit Carson Way - Placer County APCD Air District, Summer

3.6 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0140	8.2300e-003	0.1088	2.6000e-004	0.0246	1.6000e-004	0.0248	6.5400e-003	1.5000e-004	6.6900e-003		26.1518	26.1518	7.7000e-004		26.1711
Total	0.0140	8.2300e-003	0.1088	2.6000e-004	0.0246	1.6000e-004	0.0248	6.5400e-003	1.5000e-004	6.6900e-003		26.1518	26.1518	7.7000e-004		26.1711

3.6 Architectural Coating - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	1.1377					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423
Total	1.4041	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423

Kit Carson Way - Placer County APCD Air District, Summer

3.6 Architectural Coating - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0127	7.2300e-003	0.0978	2.5000e-004	0.0246	1.6000e-004	0.0248	6.5400e-003	1.5000e-004	6.6800e-003		25.3699	25.3699	6.9000e-004		25.3872
Total	0.0127	7.2300e-003	0.0978	2.5000e-004	0.0246	1.6000e-004	0.0248	6.5400e-003	1.5000e-004	6.6800e-003		25.3699	25.3699	6.9000e-004		25.3872

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	1.1377					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423
Total	1.4041	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423

Kit Carson Way - Placer County APCD Air District, Summer

3.6 Architectural Coating - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0127	7.2300e-003	0.0978	2.5000e-004	0.0246	1.6000e-004	0.0248	6.5400e-003	1.5000e-004	6.6800e-003		25.3699	25.3699	6.9000e-004		25.3872
Total	0.0127	7.2300e-003	0.0978	2.5000e-004	0.0246	1.6000e-004	0.0248	6.5400e-003	1.5000e-004	6.6800e-003		25.3699	25.3699	6.9000e-004		25.3872

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Kit Carson Way - Placer County APCD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2686	1.5316	2.8419	0.0101	0.7105	0.0103	0.7208	0.1904	9.7500e-003	0.2001		1,017.9766	1,017.9766	0.0393		1,018.9579
Unmitigated	0.2686	1.5316	2.8419	0.0101	0.7105	0.0103	0.7208	0.1904	9.7500e-003	0.2001		1,017.9766	1,017.9766	0.0393		1,018.9579

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	116.20	116.20	116.20	332,860	332,860
Total	116.20	116.20	116.20	332,860	332,860

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	10.80	7.30	7.50	42.60	21.00	36.40	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.489257	0.041257	0.220156	0.132626	0.025790	0.006586	0.027831	0.045583	0.001467	0.001229	0.006102	0.000783	0.001333

5.0 Energy Detail

Historical Energy Use: N

Kit Carson Way - Placer County APCD Air District, Summer

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0121	0.1038	0.0442	6.6000e-004		8.3900e-003	8.3900e-003		8.3900e-003	8.3900e-003		132.4819	132.4819	2.5400e-003	2.4300e-003	133.2691
NaturalGas Unmitigated	0.0121	0.1038	0.0442	6.6000e-004		8.3900e-003	8.3900e-003		8.3900e-003	8.3900e-003		132.4819	132.4819	2.5400e-003	2.4300e-003	133.2691

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	1126.1	0.0121	0.1038	0.0442	6.6000e-004		8.3900e-003	8.3900e-003		8.3900e-003	8.3900e-003		132.4819	132.4819	2.5400e-003	2.4300e-003	133.2691
Total		0.0121	0.1038	0.0442	6.6000e-004		8.3900e-003	8.3900e-003		8.3900e-003	8.3900e-003		132.4819	132.4819	2.5400e-003	2.4300e-003	133.2691

Kit Carson Way - Placer County APCD Air District, Summer

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	1.1261	0.0121	0.1038	0.0442	6.6000e-004		8.3900e-003	8.3900e-003		8.3900e-003	8.3900e-003		132.4819	132.4819	2.5400e-003	2.4300e-003	133.2691
Total		0.0121	0.1038	0.0442	6.6000e-004		8.3900e-003	8.3900e-003		8.3900e-003	8.3900e-003		132.4819	132.4819	2.5400e-003	2.4300e-003	133.2691

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Cleaning Supplies

Kit Carson Way - Placer County APCD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	31.1229	0.6169	39.4376	0.0685		5.3065	5.3065		5.3065	5.3065	555.4346	235.9122	791.3468	0.5155	0.0437	817.2530
Unmitigated	31.1549	0.6169	39.4376	0.0685		5.3065	5.3065		5.3065	5.3065	555.4346	235.9122	791.3468	0.5155	0.0437	817.2530

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4280					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	30.6079	0.5977	37.7821	0.0685		5.2974	5.2974		5.2974	5.2974	555.4346	232.9412	788.3758	0.5126	0.0437	814.2095
Landscaping	0.0504	0.0192	1.6555	9.0000e-005		9.1000e-003	9.1000e-003		9.1000e-003	9.1000e-003		2.9711	2.9711	2.9000e-003		3.0435
Total	31.1549	0.6169	39.4376	0.0685		5.3065	5.3065		5.3065	5.3065	555.4346	235.9122	791.3468	0.5155	0.0437	817.2530

Kit Carson Way - Placer County APCD Air District, Summer

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.3960					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	30.6079	0.5977	37.7821	0.0685		5.2974	5.2974		5.2974	5.2974	555.4346	232.9412	788.3758	0.5126	0.0437	814.2095
Landscaping	0.0504	0.0192	1.6555	9.0000e-005		9.1000e-003	9.1000e-003		9.1000e-003	9.1000e-003		2.9711	2.9711	2.9000e-003		3.0435
Total	31.1229	0.6169	39.4376	0.0685		5.3065	5.3065		5.3065	5.3065	555.4346	235.9122	791.3468	0.5155	0.0437	817.2530

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Kit Carson Way - Placer County APCD Air District, Summer

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Kit Carson Way - Placer County APCD Air District, Winter

Kit Carson Way
Placer County APCD Air District, Winter

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	20.00	Dwelling Unit	2.45	20,000.00	57

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	74
Climate Zone	2			Operational Year	2020
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	584.45	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Intensity factor for CO2 adjusted based on Roseville Electric's anticipated progress towards statewide RPS goals

Land Use - Applicant-provided

Construction Phase - Applicant-provided

Grading - Applicant-provided

Vehicle Trips - Per ITE trip generation rates

Area Mitigation - Per PCAPCD rules and regulations

Kit Carson Way - Placer County APCD Air District, Winter

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	220.00
tblConstructionPhase	PhaseEndDate	7/11/2019	6/13/2019
tblConstructionPhase	PhaseEndDate	6/13/2019	5/30/2019
tblConstructionPhase	PhaseEndDate	8/9/2018	7/12/2018
tblConstructionPhase	PhaseEndDate	6/27/2019	7/26/2018
tblConstructionPhase	PhaseEndDate	8/1/2018	7/4/2018
tblConstructionPhase	PhaseStartDate	6/28/2019	8/10/2018
tblConstructionPhase	PhaseStartDate	8/10/2018	7/27/2018
tblConstructionPhase	PhaseStartDate	8/2/2018	7/5/2018
tblConstructionPhase	PhaseStartDate	6/14/2019	7/13/2018
tblConstructionPhase	PhaseStartDate	7/28/2018	7/1/2018
tblGrading	AcresOfGrading	3.00	2.45
tblGrading	AcresOfGrading	4.50	0.00
tblLandUse	LotAcreage	1.25	2.45
tblProjectCharacteristics	CO2IntensityFactor	793.8	584.45
tblVehicleTrips	ST_TR	5.67	5.81
tblVehicleTrips	SU_TR	4.84	5.81

2.0 Emissions Summary

Kit Carson Way - Placer County APCD Air District, Winter

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2018	4.4365	24.3239	18.2003	0.0299	6.5373	1.4109	7.7061	3.3788	1.3584	4.4541	0.0000	2,803.8387	2,803.8387	0.7704	0.0000	2,817.2464
2019	4.0410	21.0537	17.6549	0.0298	0.1532	1.2214	1.3746	0.0410	1.1760	1.2170	0.0000	2,781.7254	2,781.7254	0.5118	0.0000	2,794.5204
Maximum	4.4365	24.3239	18.2003	0.0299	6.5373	1.4109	7.7061	3.3788	1.3584	4.4541	0.0000	2,803.8387	2,803.8387	0.7704	0.0000	2,817.2464

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2018	4.4365	24.3239	18.2003	0.0299	6.5373	1.4109	7.7061	3.3788	1.3584	4.4541	0.0000	2,803.8386	2,803.8386	0.7704	0.0000	2,817.2464
2019	4.0410	21.0537	17.6549	0.0298	0.1532	1.2214	1.3746	0.0410	1.1760	1.2170	0.0000	2,781.7254	2,781.7254	0.5118	0.0000	2,794.5204
Maximum	4.4365	24.3239	18.2003	0.0299	6.5373	1.4109	7.7061	3.3788	1.3584	4.4541	0.0000	2,803.8386	2,803.8386	0.7704	0.0000	2,817.2464

[illegible]

Kit Carson Way - Placer County APCD Air District, Winter

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	31.1549	0.6169	39.4376	0.0685		5.3065	5.3065		5.3065	5.3065	555.4346	235.9122	791.3468	0.5155	0.0437	817.2530
Energy	0.0121	0.1038	0.0442	6.6000e-004		8.3900e-003	8.3900e-003		8.3900e-003	8.3900e-003		132.4819	132.4819	2.5400e-003	2.4300e-003	133.2691
Mobile	0.2200	1.6050	2.7577	9.2400e-003	0.7105	0.0105	0.7210	0.1904	9.8800e-003	0.2003		935.5353	935.5353	0.0406		936.5500
Total	31.3870	2.3256	42.2395	0.0784	0.7105	5.3254	6.0359	0.1904	5.3248	5.5152	555.4346	1,303.9294	1,859.3640	0.5586	0.0461	1,887.0721

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	31.1229	0.6169	39.4376	0.0685		5.3065	5.3065		5.3065	5.3065	555.4346	235.9122	791.3468	0.5155	0.0437	817.2530
Energy	0.0121	0.1038	0.0442	6.6000e-004		8.3900e-003	8.3900e-003		8.3900e-003	8.3900e-003		132.4819	132.4819	2.5400e-003	2.4300e-003	133.2691
Mobile	0.2200	1.6050	2.7577	9.2400e-003	0.7105	0.0105	0.7210	0.1904	9.8800e-003	0.2003		935.5353	935.5353	0.0406		936.5500
Total	31.3550	2.3256	42.2395	0.0784	0.7105	5.3254	6.0359	0.1904	5.3248	5.5152	555.4346	1,303.9294	1,859.3640	0.5586	0.0461	1,887.0721

Kit Carson Way - Placer County APCD Air District, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	7/1/2018	7/4/2018	5	3	
2	Grading	Grading	7/5/2018	7/12/2018	5	6	
3	Paving	Paving	7/13/2018	7/26/2018	5	10	
4	Building Construction	Building Construction	7/27/2018	5/30/2019	5	220	
5	Architectural Coating	Architectural Coating	8/10/2018	6/13/2019	5	220	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 2.45

Acres of Paving: 0

Residential Indoor: 40,500; Residential Outdoor: 13,500; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Kit Carson Way - Placer County APCD Air District, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	14.00	2.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

Kit Carson Way - Placer County APCD Air District, Winter

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	1.8995	23.6201	12.7461	0.0245		0.9540	0.9540		0.8777	0.8777		2,468.413 1	2,468.413 1	0.7685		2,487.624 4
Total	1.8995	23.6201	12.7461	0.0245	0.0000	0.9540	0.9540	0.0000	0.8777	0.8777		2,468.413 1	2,468.413 1	0.7685		2,487.624 4

Kit Carson Way - Placer County APCD Air District, Winter

3.2 Site Preparation - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0363	0.0275	0.2646	6.2000e-004	0.0657	4.3000e-004	0.0662	0.0174	4.0000e-004	0.0178		62.0940	62.0940	1.9100e-003		62.1417
Total	0.0363	0.0275	0.2646	6.2000e-004	0.0657	4.3000e-004	0.0662	0.0174	4.0000e-004	0.0178		62.0940	62.0940	1.9100e-003		62.1417

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	1.8995	23.6201	12.7461	0.0245		0.9540	0.9540		0.8777	0.8777	0.0000	2,468.413 1	2,468.413 1	0.7685		2,487.624 4
Total	1.8995	23.6201	12.7461	0.0245	0.0000	0.9540	0.9540	0.0000	0.8777	0.8777	0.0000	2,468.413 1	2,468.413 1	0.7685		2,487.624 4

Kit Carson Way - Placer County APCD Air District, Winter

3.2 Site Preparation - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0363	0.0275	0.2646	6.2000e-004	0.0657	4.3000e-004	0.0662	0.0174	4.0000e-004	0.0178		62.0940	62.0940	1.9100e-003		62.1417
Total	0.0363	0.0275	0.2646	6.2000e-004	0.0657	4.3000e-004	0.0662	0.0174	4.0000e-004	0.0178		62.0940	62.0940	1.9100e-003		62.1417

3.3 Grading - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.4551	0.0000	6.4551	3.3570	0.0000	3.3570			0.0000			0.0000
Off-Road	2.1515	24.2895	10.3804	0.0206		1.1683	1.1683		1.0748	1.0748		2,077.4666	2,077.4666	0.6467		2,093.6352
Total	2.1515	24.2895	10.3804	0.0206	6.4551	1.1683	7.6234	3.3570	1.0748	4.4318		2,077.4666	2,077.4666	0.6467		2,093.6352

Kit Carson Way - Placer County APCD Air District, Winter

3.3 Grading - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0453	0.0344	0.3307	7.8000e-004	0.0822	5.4000e-004	0.0827	0.0218	5.0000e-004	0.0223		77.6175	77.6175	2.3900e-003		77.6771
Total	0.0453	0.0344	0.3307	7.8000e-004	0.0822	5.4000e-004	0.0827	0.0218	5.0000e-004	0.0223		77.6175	77.6175	2.3900e-003		77.6771

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.4551	0.0000	6.4551	3.3570	0.0000	3.3570			0.0000			0.0000
Off-Road	2.1515	24.2895	10.3804	0.0206		1.1683	1.1683		1.0748	1.0748	0.0000	2,077.4666	2,077.4666	0.6467		2,093.6352
Total	2.1515	24.2895	10.3804	0.0206	6.4551	1.1683	7.6234	3.3570	1.0748	4.4318	0.0000	2,077.4666	2,077.4666	0.6467		2,093.6352

Kit Carson Way - Placer County APCD Air District, Winter

3.3 Grading - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0453	0.0344	0.3307	7.8000e-004	0.0822	5.4000e-004	0.0827	0.0218	5.0000e-004	0.0223		77.6175	77.6175	2.3900e-003		77.6771
Total	0.0453	0.0344	0.3307	7.8000e-004	0.0822	5.4000e-004	0.0827	0.0218	5.0000e-004	0.0223		77.6175	77.6175	2.3900e-003		77.6771

3.4 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4046	14.2518	11.9787	0.0178		0.8505	0.8505		0.7836	0.7836		1,774.2430	1,774.2430	0.5419		1,787.7896
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.4046	14.2518	11.9787	0.0178		0.8505	0.8505		0.7836	0.7836		1,774.2430	1,774.2430	0.5419		1,787.7896

Kit Carson Way - Placer County APCD Air District, Winter

3.4 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0680	0.0517	0.4960	1.1700e-003	0.1232	8.1000e-004	0.1240	0.0327	7.5000e-004	0.0334		116.4262	116.4262	3.5800e-003		116.5157
Total	0.0680	0.0517	0.4960	1.1700e-003	0.1232	8.1000e-004	0.1240	0.0327	7.5000e-004	0.0334		116.4262	116.4262	3.5800e-003		116.5157

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4046	14.2518	11.9787	0.0178		0.8505	0.8505		0.7836	0.7836	0.0000	1,774.2430	1,774.2430	0.5419		1,787.7896
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.4046	14.2518	11.9787	0.0178		0.8505	0.8505		0.7836	0.7836	0.0000	1,774.2430	1,774.2430	0.5419		1,787.7896

Kit Carson Way - Placer County APCD Air District, Winter

3.4 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0680	0.0517	0.4960	1.1700e-003	0.1232	8.1000e-004	0.1240	0.0327	7.5000e-004	0.0334		116.4262	116.4262	3.5800e-003		116.5157
Total	0.0680	0.0517	0.4960	1.1700e-003	0.1232	8.1000e-004	0.1240	0.0327	7.5000e-004	0.0334		116.4262	116.4262	3.5800e-003		116.5157

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9127	20.7077	15.7183	0.0250		1.2575	1.2575		1.2051	1.2051		2,329.7759	2,329.7759	0.5019		2,342.3232
Total	2.9127	20.7077	15.7183	0.0250		1.2575	1.2575		1.2051	1.2051		2,329.7759	2,329.7759	0.5019		2,342.3232

Kit Carson Way - Placer County APCD Air District, Winter

3.5 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0104	0.2723	0.0656	5.8000e-004	0.0136	1.9500e-003	0.0155	3.9000e-003	1.8600e-003	5.7600e-003		60.6645	60.6645	3.6200e-003		60.7550
Worker	0.0635	0.0482	0.4630	1.0900e-003	0.1150	7.5000e-004	0.1158	0.0305	7.0000e-004	0.0312		108.6645	108.6645	3.3400e-003		108.7480
Total	0.0738	0.3205	0.5286	1.6700e-003	0.1286	2.7000e-003	0.1313	0.0344	2.5600e-003	0.0370		169.3290	169.3290	6.9600e-003		169.5030

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9127	20.7077	15.7183	0.0250		1.2575	1.2575		1.2051	1.2051	0.0000	2,329.7759	2,329.7759	0.5019		2,342.3232
Total	2.9127	20.7077	15.7183	0.0250		1.2575	1.2575		1.2051	1.2051	0.0000	2,329.7759	2,329.7759	0.5019		2,342.3232

Kit Carson Way - Placer County APCD Air District, Winter

3.5 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0104	0.2723	0.0656	5.8000e-004	0.0136	1.9500e-003	0.0155	3.9000e-003	1.8600e-003	5.7600e-003		60.6645	60.6645	3.6200e-003		60.7550
Worker	0.0635	0.0482	0.4630	1.0900e-003	0.1150	7.5000e-004	0.1158	0.0305	7.0000e-004	0.0312		108.6645	108.6645	3.3400e-003		108.7480
Total	0.0738	0.3205	0.5286	1.6700e-003	0.1286	2.7000e-003	0.1313	0.0344	2.5600e-003	0.0370		169.3290	169.3290	6.9600e-003		169.5030

3.5 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5581	18.9103	15.2545	0.0250		1.0901	1.0901		1.0449	1.0449		2,312.1454	2,312.1454	0.4810		2,324.1705
Total	2.5581	18.9103	15.2545	0.0250		1.0901	1.0901		1.0449	1.0449		2,312.1454	2,312.1454	0.4810		2,324.1705

Kit Carson Way - Placer County APCD Air District, Winter

3.5 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	9.1400e-003	0.2566	0.0587	5.7000e-004	0.0136	1.5800e-003	0.0151	3.9000e-003	1.5100e-003	5.4100e-003		60.1379	60.1379	3.4400e-003		60.2240
Worker	0.0574	0.0424	0.4121	1.0600e-003	0.1150	7.5000e-004	0.1158	0.0305	6.9000e-004	0.0312		105.4068	105.4068	2.9500e-003		105.4806
Total	0.0666	0.2990	0.4708	1.6300e-003	0.1286	2.3300e-003	0.1309	0.0344	2.2000e-003	0.0366		165.5448	165.5448	6.3900e-003		165.7046

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5581	18.9103	15.2545	0.0250		1.0901	1.0901		1.0449	1.0449	0.0000	2,312.1454	2,312.1454	0.4810		2,324.1705
Total	2.5581	18.9103	15.2545	0.0250		1.0901	1.0901		1.0449	1.0449	0.0000	2,312.1454	2,312.1454	0.4810		2,324.1705

Kit Carson Way - Placer County APCD Air District, Winter

3.5 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	9.1400e-003	0.2566	0.0587	5.7000e-004	0.0136	1.5800e-003	0.0151	3.9000e-003	1.5100e-003	5.4100e-003		60.1379	60.1379	3.4400e-003		60.2240
Worker	0.0574	0.0424	0.4121	1.0600e-003	0.1150	7.5000e-004	0.1158	0.0305	6.9000e-004	0.0312		105.4068	105.4068	2.9500e-003		105.4806
Total	0.0666	0.2990	0.4708	1.6300e-003	0.1286	2.3300e-003	0.1309	0.0344	2.2000e-003	0.0366		165.5448	165.5448	6.3900e-003		165.7046

3.6 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	1.1377					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171
Total	1.4363	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171

Kit Carson Way - Placer County APCD Air District, Winter

3.6 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0136	0.0103	0.0992	2.3000e-004	0.0246	1.6000e-004	0.0248	6.5400e-003	1.5000e-004	6.6900e-003		23.2852	23.2852	7.2000e-004		23.3031
Total	0.0136	0.0103	0.0992	2.3000e-004	0.0246	1.6000e-004	0.0248	6.5400e-003	1.5000e-004	6.6900e-003		23.2852	23.2852	7.2000e-004		23.3031

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	1.1377					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171
Total	1.4363	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171

Kit Carson Way - Placer County APCD Air District, Winter

3.6 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0136	0.0103	0.0992	2.3000e-004	0.0246	1.6000e-004	0.0248	6.5400e-003	1.5000e-004	6.6900e-003		23.2852	23.2852	7.2000e-004		23.3031
Total	0.0136	0.0103	0.0992	2.3000e-004	0.0246	1.6000e-004	0.0248	6.5400e-003	1.5000e-004	6.6900e-003		23.2852	23.2852	7.2000e-004		23.3031

3.6 Architectural Coating - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	1.1377					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423
Total	1.4041	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423

Kit Carson Way - Placer County APCD Air District, Winter

3.6 Architectural Coating - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0123	9.0800e-003	0.0883	2.3000e-004	0.0246	1.6000e-004	0.0248	6.5400e-003	1.5000e-004	6.6800e-003		22.5872	22.5872	6.3000e-004		22.6030
Total	0.0123	9.0800e-003	0.0883	2.3000e-004	0.0246	1.6000e-004	0.0248	6.5400e-003	1.5000e-004	6.6800e-003		22.5872	22.5872	6.3000e-004		22.6030

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	1.1377					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423
Total	1.4041	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423

Kit Carson Way - Placer County APCD Air District, Winter

3.6 Architectural Coating - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0123	9.0800e-003	0.0883	2.3000e-004	0.0246	1.6000e-004	0.0248	6.5400e-003	1.5000e-004	6.6800e-003		22.5872	22.5872	6.3000e-004		22.6030
Total	0.0123	9.0800e-003	0.0883	2.3000e-004	0.0246	1.6000e-004	0.0248	6.5400e-003	1.5000e-004	6.6800e-003		22.5872	22.5872	6.3000e-004		22.6030

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Kit Carson Way - Placer County APCD Air District, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2200	1.6050	2.7577	9.2400e-003	0.7105	0.0105	0.7210	0.1904	9.8800e-003	0.2003		935.5353	935.5353	0.0406		936.5500
Unmitigated	0.2200	1.6050	2.7577	9.2400e-003	0.7105	0.0105	0.7210	0.1904	9.8800e-003	0.2003		935.5353	935.5353	0.0406		936.5500

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	116.20	116.20	116.20	332,860	332,860
Total	116.20	116.20	116.20	332,860	332,860

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	10.80	7.30	7.50	42.60	21.00	36.40	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.489257	0.041257	0.220156	0.132626	0.025790	0.006586	0.027831	0.045583	0.001467	0.001229	0.006102	0.000783	0.001333

5.0 Energy Detail

Historical Energy Use: N

Kit Carson Way - Placer County APCD Air District, Winter

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0121	0.1038	0.0442	6.6000e-004		8.3900e-003	8.3900e-003		8.3900e-003	8.3900e-003		132.4819	132.4819	2.5400e-003	2.4300e-003	133.2691
NaturalGas Unmitigated	0.0121	0.1038	0.0442	6.6000e-004		8.3900e-003	8.3900e-003		8.3900e-003	8.3900e-003		132.4819	132.4819	2.5400e-003	2.4300e-003	133.2691

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	1126.1	0.0121	0.1038	0.0442	6.6000e-004		8.3900e-003	8.3900e-003		8.3900e-003	8.3900e-003		132.4819	132.4819	2.5400e-003	2.4300e-003	133.2691
Total		0.0121	0.1038	0.0442	6.6000e-004		8.3900e-003	8.3900e-003		8.3900e-003	8.3900e-003		132.4819	132.4819	2.5400e-003	2.4300e-003	133.2691

Kit Carson Way - Placer County APCD Air District, Winter

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	1.1261	0.0121	0.1038	0.0442	6.6000e-004		8.3900e-003	8.3900e-003		8.3900e-003	8.3900e-003		132.4819	132.4819	2.5400e-003	2.4300e-003	133.2691
Total		0.0121	0.1038	0.0442	6.6000e-004		8.3900e-003	8.3900e-003		8.3900e-003	8.3900e-003		132.4819	132.4819	2.5400e-003	2.4300e-003	133.2691

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Cleaning Supplies

Kit Carson Way - Placer County APCD Air District, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	31.1229	0.6169	39.4376	0.0685		5.3065	5.3065		5.3065	5.3065	555.4346	235.9122	791.3468	0.5155	0.0437	817.2530
Unmitigated	31.1549	0.6169	39.4376	0.0685		5.3065	5.3065		5.3065	5.3065	555.4346	235.9122	791.3468	0.5155	0.0437	817.2530

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4280					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	30.6079	0.5977	37.7821	0.0685		5.2974	5.2974		5.2974	5.2974	555.4346	232.9412	788.3758	0.5126	0.0437	814.2095
Landscaping	0.0504	0.0192	1.6555	9.0000e-005		9.1000e-003	9.1000e-003		9.1000e-003	9.1000e-003		2.9711	2.9711	2.9000e-003		3.0435
Total	31.1549	0.6169	39.4376	0.0685		5.3065	5.3065		5.3065	5.3065	555.4346	235.9122	791.3468	0.5155	0.0437	817.2530

Kit Carson Way - Placer County APCD Air District, Winter

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.3960					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	30.6079	0.5977	37.7821	0.0685		5.2974	5.2974		5.2974	5.2974	555.4346	232.9412	788.3758	0.5126	0.0437	814.2095
Landscaping	0.0504	0.0192	1.6555	9.0000e-005		9.1000e-003	9.1000e-003		9.1000e-003	9.1000e-003		2.9711	2.9711	2.9000e-003		3.0435
Total	31.1229	0.6169	39.4376	0.0685		5.3065	5.3065		5.3065	5.3065	555.4346	235.9122	791.3468	0.5155	0.0437	817.2530

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Kit Carson Way - Placer County APCD Air District, Winter

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Kit Carson Way Placer County APCD Air District, Mitigation Report

Construction Mitigation Summary

Phase	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grading	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

OFFROAD Equipment Mitigation

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Equipment Type	Fuel Type	Tier	Number Mitigated	Total Number of Equipment	DPF	Oxidation Catalyst
Air Compressors	Diesel	No Change	0	1	No Change	0.00
Cement and Mortar Mixers	Diesel	No Change	0	1	No Change	0.00
Cranes	Diesel	No Change	0	1	No Change	0.00
Forklifts	Diesel	No Change	0	2	No Change	0.00
Graders	Diesel	No Change	0	2	No Change	0.00
Pavers	Diesel	No Change	0	1	No Change	0.00
Rollers	Diesel	No Change	0	2	No Change	0.00
Rubber Tired Dozers	Diesel	No Change	0	1	No Change	0.00
Tractors/Loaders/Backhoes	Diesel	No Change	0	5	No Change	0.00
Generator Sets	Diesel	No Change	0	1	No Change	0.00
Paving Equipment	Diesel	No Change	0	1	No Change	0.00
Scrapers	Diesel	No Change	0	1	No Change	0.00
Welders	Diesel	No Change	0	3	No Change	0.00

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Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Unmitigated tons/yr							Unmitigated mt/yr					
Air Compressors	3.09500E-002	2.10580E-001	2.03200E-001	3.30000E-004	1.52800E-002	1.52800E-002	0.00000E+000	2.80858E+001	2.80858E+001	2.51000E-003	0.00000E+000	2.81486E+001
Cement and Mortar Mixers	2.90000E-004	1.84000E-003	1.54000E-003	0.00000E+000	7.00000E-005	7.00000E-005	0.00000E+000	2.29140E-001	2.29140E-001	2.00000E-005	0.00000E+000	2.29730E-001
Cranes	5.91800E-002	7.06340E-001	2.65050E-001	6.30000E-004	3.02800E-002	2.78600E-002	0.00000E+000	5.74782E+001	5.74782E+001	1.80400E-002	0.00000E+000	5.79291E+001
Forklifts	3.25700E-002	2.89280E-001	2.31550E-001	2.90000E-004	2.27700E-002	2.09500E-002	0.00000E+000	2.66449E+001	2.66449E+001	8.36000E-003	0.00000E+000	2.68539E+001
Generator Sets	5.22800E-002	4.34360E-001	4.10890E-001	7.20000E-004	2.68700E-002	2.68700E-002	0.00000E+000	6.21728E+001	6.21728E+001	4.22000E-003	0.00000E+000	6.22782E+001
Graders	2.34000E-003	3.20700E-002	8.62000E-003	3.00000E-005	1.04000E-003	9.60000E-004	0.00000E+000	2.73490E+000	2.73490E+000	8.50000E-004	0.00000E+000	2.75618E+000
Pavers	1.63000E-003	1.80400E-002	1.46300E-002	2.00000E-005	8.80000E-004	8.10000E-004	0.00000E+000	2.14609E+000	2.14609E+000	6.70000E-004	0.00000E+000	2.16280E+000
Paving Equipment	1.19000E-003	1.32900E-002	1.26800E-002	2.00000E-005	6.50000E-004	6.00000E-004	0.00000E+000	1.85975E+000	1.85975E+000	5.80000E-004	0.00000E+000	1.87423E+000
Rollers	2.58000E-003	2.49300E-002	1.93500E-002	3.00000E-005	1.72000E-003	1.58000E-003	0.00000E+000	2.39412E+000	2.39412E+000	7.50000E-004	0.00000E+000	2.41275E+000
Rubber Tired Dozers	3.50000E-003	3.76800E-002	1.31300E-002	3.00000E-005	1.83000E-003	1.69000E-003	0.00000E+000	2.34101E+000	2.34101E+000	7.30000E-004	0.00000E+000	2.35923E+000
Scrapers	1.72000E-003	2.12900E-002	1.31800E-002	2.00000E-005	8.40000E-004	7.70000E-004	0.00000E+000	2.07491E+000	2.07491E+000	6.50000E-004	0.00000E+000	2.09106E+000
Tractors/Loaders/Backhoes	2.36800E-002	2.35520E-001	2.18420E-001	2.90000E-004	1.63000E-002	1.49900E-002	0.00000E+000	2.64975E+001	2.64975E+001	8.31000E-003	0.00000E+000	2.67052E+001
Welders	1.36610E-001	5.45700E-001	6.05080E-001	8.40000E-004	3.52200E-002	3.52200E-002	0.00000E+000	6.21128E+001	6.21128E+001	1.11600E-002	0.00000E+000	6.23919E+001

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Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated tons/yr							Mitigated mt/yr					
Air Compressors	3.09500E-002	2.10580E-001	2.03200E-001	3.30000E-004	1.52800E-002	1.52800E-002	0.00000E+000	2.80858E+001	2.80858E+001	2.51000E-003	0.00000E+000	2.81485E+001
Cement and Mortar Mixers	2.90000E-004	1.84000E-003	1.54000E-003	0.00000E+000	7.00000E-005	7.00000E-005	0.00000E+000	2.29140E-001	2.29140E-001	2.00000E-005	0.00000E+000	2.29730E-001
Cranes	5.91800E-002	7.06340E-001	2.65050E-001	6.30000E-004	3.02800E-002	2.78600E-002	0.00000E+000	5.74781E+001	5.74781E+001	1.80400E-002	0.00000E+000	5.79290E+001
Forklifts	3.25700E-002	2.89280E-001	2.31550E-001	2.90000E-004	2.27700E-002	2.09500E-002	0.00000E+000	2.66449E+001	2.66449E+001	8.36000E-003	0.00000E+000	2.68539E+001
Generator Sets	5.22800E-002	4.34350E-001	4.10890E-001	7.20000E-004	2.68700E-002	2.68700E-002	0.00000E+000	6.21728E+001	6.21728E+001	4.22000E-003	0.00000E+000	6.22782E+001
Graders	2.34000E-003	3.20700E-002	8.62000E-003	3.00000E-005	1.04000E-003	9.60000E-004	0.00000E+000	2.73489E+000	2.73489E+000	8.50000E-004	0.00000E+000	2.75618E+000
Pavers	1.63000E-003	1.80400E-002	1.46300E-002	2.00000E-005	8.80000E-004	8.10000E-004	0.00000E+000	2.14609E+000	2.14609E+000	6.70000E-004	0.00000E+000	2.16279E+000
Paving Equipment	1.19000E-003	1.32900E-002	1.26800E-002	2.00000E-005	6.50000E-004	6.00000E-004	0.00000E+000	1.85975E+000	1.85975E+000	5.80000E-004	0.00000E+000	1.87422E+000
Rollers	2.58000E-003	2.49300E-002	1.93500E-002	3.00000E-005	1.72000E-003	1.58000E-003	0.00000E+000	2.39412E+000	2.39412E+000	7.50000E-004	0.00000E+000	2.41275E+000
Rubber Tired Dozers	3.50000E-003	3.76800E-002	1.31300E-002	3.00000E-005	1.83000E-003	1.69000E-003	0.00000E+000	2.34101E+000	2.34101E+000	7.30000E-004	0.00000E+000	2.35923E+000
Scrapers	1.72000E-003	2.12900E-002	1.31800E-002	2.00000E-005	8.40000E-004	7.70000E-004	0.00000E+000	2.07491E+000	2.07491E+000	6.50000E-004	0.00000E+000	2.09106E+000
Tractors/Loaders/Balckhoes	2.36800E-002	2.35520E-001	2.18420E-001	2.90000E-004	1.63000E-002	1.49900E-002	0.00000E+000	2.64975E+001	2.64975E+001	8.31000E-003	0.00000E+000	2.67051E+001
Welders	1.36610E-001	5.45700E-001	6.05080E-001	8.40000E-004	3.52200E-002	3.52200E-002	0.00000E+000	6.21127E+001	6.21127E+001	1.11600E-002	0.00000E+000	6.23918E+001

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Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Air Compressors	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.06816E-006	1.06816E-006	0.00000E+000	0.00000E+000	1.42103E-006
Cement and Mortar Mixers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Cranes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.21785E-006	1.21785E-006	0.00000E+000	0.00000E+000	1.20837E-006
Forklifts	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.12592E-006	1.12592E-006	0.00000E+000	0.00000E+000	1.11716E-006
Generator Sets	0.00000E+000	2.30224E-005	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.12589E-006	1.12589E-006	0.00000E+000	0.00000E+000	1.12399E-006
Graders	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	3.65644E-006	3.65644E-006	0.00000E+000	0.00000E+000	0.00000E+000
Pavers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	4.62364E-006
Paving Equipment	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	5.33552E-006
Rollers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Scrapers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Tractors/Loaders/Balckhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.13218E-006	1.13218E-006	0.00000E+000	0.00000E+000	1.12338E-006
Welders	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.28798E-006	1.28798E-006	0.00000E+000	0.00000E+000	1.12194E-006

Fugitive Dust Mitigation

Yes/No	Mitigation Measure	Mitigation Input	Mitigation Input	Mitigation Input
No	Soil Stabilizer for unpaved Roads	PM10 Reduction	PM2.5 Reduction	
No	Replace Ground Cover of Area Disturbed	PM10 Reduction	PM2.5 Reduction	
No	Water Exposed Area	PM10 Reduction	PM2.5 Reduction	Frequency (per day)

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No	Unpaved Road Mitigation	Moisture Content %		Vehicle Speed (mph)	0.00		
No	Clean Paved Road	% PM Reduction	0.00				

Phase	Source	Unmitigated		Mitigated		Percent Reduction	
		PM10	PM2.5	PM10	PM2.5	PM10	PM2.5
Architectural Coating	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	Roads	0.01	0.00	0.01	0.00	0.00	0.00
Grading	Fugitive Dust	0.02	0.01	0.02	0.01	0.00	0.00
Grading	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Paving	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Paving	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	Roads	0.00	0.00	0.00	0.00	0.00	0.00

Operational Percent Reduction Summary

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Category	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	7.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Natural Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Indoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Outdoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Operational Mobile Mitigation

Project Setting:

Mitigation	Category	Measure	% Reduction	Input Value 1	Input Value 2	Input Value
No	Land Use	Increase Density	0.00			
No	Land Use	Increase Diversity	-0.01	0.13		
No	Land Use	Improve Walkability Design	0.00			
No	Land Use	Improve Destination Accessibility	0.00			
No	Land Use	Increase Transit Accessibility	0.25			
No	Land Use	Integrate Below Market Rate Housing	0.00			
	Land Use	Land Use SubTotal	0.00			

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No	Neighborhood Enhancements	Improve Pedestrian Network			
No	Neighborhood Enhancements	Provide Traffic Calming Measures			
No	Neighborhood Enhancements	Implement NEV Network	0.00		
	Neighborhood Enhancements	Neighborhood Enhancements Subtotal	0.00		
No	Parking Policy Pricing	Limit Parking Supply	0.00		
No	Parking Policy Pricing	Unbundle Parking Costs	0.00		
No	Parking Policy Pricing	On-street Market Pricing	0.00		
	Parking Policy Pricing	Parking Policy Pricing Subtotal	0.00		
No	Transit Improvements	Provide BRT System	0.00		
No	Transit Improvements	Expand Transit Network	0.00		
No	Transit Improvements	Increase Transit Frequency	0.00		
	Transit Improvements	Transit Improvements Subtotal	0.00		
		Land Use and Site Enhancement Subtotal	0.00		
No	Commute	Implement Trip Reduction Program			
No	Commute	Transit Subsidy			
No	Commute	Implement Employee Parking "Cash Out"			
No	Commute	Workplace Parking Charge			
No	Commute	Encourage Telecommuting and Alternative Work Schedules	0.00		
No	Commute	Market Commute Trip Reduction Option	0.00		
No	Commute	Employee Vanpool/Shuttle	0.00		2.00
No	Commute	Provide Ride Sharing Program			
	Commute	Commute Subtotal	0.00		

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No	School Trip	Implement School Bus Program	0.00		
		Total VMT Reduction	0.00		

Area Mitigation

Measure Implemented	Mitigation Measure	Input Value
No	Only Natural Gas Hearth	
No	No Hearth	
Yes	Use Low VOC Cleaning Supplies	
No	Use Low VOC Paint (Residential Interior)	100.00
No	Use Low VOC Paint (Residential Exterior)	100.00
No	Use Low VOC Paint (Non-residential Interior)	100.00
No	Use Low VOC Paint (Non-residential Exterior)	100.00
No	Use Low VOC Paint (Parking)	100.00
No	% Electric Lawnmower	0.00
No	% Electric Leafblower	0.00
No	% Electric Chainsaw	0.00

Energy Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Exceed Title 24		
No	Install High Efficiency Lighting		
No	On-site Renewable		

Appliance Type	Land Use Subtype	% Improvement
ClothWasher		30.00
DishWasher		15.00
Fan		50.00
Refrigerator		15.00

Water Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Apply Water Conservation on Strategy		
No	Use Reclaimed Water		
No	Use Grey Water		
No	Install low-flow bathroom faucet	32.00	
No	Install low-flow Kitchen faucet	18.00	
No	Install low-flow Toilet	20.00	
No	Install low-flow Shower	20.00	
No	Turf Reduction		
No	Use Water Efficient Irrigation Systems	6.10	
No	Water Efficient Landscape		

Solid Waste Mitigation

Mitigation Measures	Input Value
---------------------	-------------

Institute Recycling and Composting Services Percent Reduction in Waste Disposed	
--	--

**ARBORIST REPORT
AND
TREE INVENTORY SUMMARY**

**1612, 1614, 1616 & 1618 KIT CARSON WAY
PROJECT SITE
City of Roseville, California**

Prepared for:

**The J William Roach 2012 Revocable Trust
c/o 3eDevelopments LLC
ATTN: Chris Coulter
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Prepared by:

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ISA Tree Risk Assessment Qualified
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**SIERRA NEVADA ARBORISTS
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January 31, 2018

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COPYRIGHT STATEMENT

This consultant's report, dated January 31, 2018, is for the exclusive and confidential use of The J William Roach 2012 Revocable Trust concerning potential development of the 1612, 1614, 1616 & 1618 Kit Carson Way Project Site, located 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 Sierra Nevada Arborists. 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

Sierra Nevada Arborists is a fully insured, Rio Linda-based arboriculture consulting firm founded in January of 1998 by its Principal, Edwin E. Stirtz. Mr. Stirtz is an ISA Certified Arborist and is ISA Tree Risk Assessment Qualified. He is 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

Sierra Nevada Arborists is pleased to present this Arborist Report and Tree Inventory Summary for the trees located within and/or overhanging the property located at the 1612, 1614, 1616 & 1618 Kit Carson Way Project Site in the City of Roseville, California. This Arborist Report and Tree Inventory Summary memorializes tree data obtained by Edwin E. Stirtz, ISA Certified Arborist WE-0510A, at the time of field reconnaissance and inventory efforts on January 23, 2018.

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 6 inches diameter at breast height (DBH) measured as a total of a single trunk or multiple trunks. 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 site.

METHODOLOGY

During field reconnaissance and inventory efforts, Edwin E. Stirtz of Sierra Nevada Arborists conducted a visual review from ground level of the trees within and/or overhanging the selected lots within the project area as depicted on the parcel map, aerial screenshot, and preliminary land plan documents provided to us. The trees which met the defined criteria were identified in the field by affixing round tags with blue flagging to the tree trunks. The tree numbers utilized in this report and accompanying Tree Inventory Summary correspond to the tree tags which were affixed to the trees in the field, and those tree numbers or grouping of numbers were rough-plotted on the attached 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

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.

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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 27 trees measuring 6 inches in diameter and larger measured at breast height within and/or overhanging the proposed project area. Composition of the 27 inventoried trees includes the following species and accompanying aggregate diameter inches:

SPECIES DIVERSIFICATION			
Blue Oak	=	13 trees	(232 aggregate diameter inches)
Interior Live Oak	=	11 trees	(110 aggregate diameter inches)
Valley Oak	=	3 trees	(37 aggregate diameter inches)
TOTAL	=	27 trees	(379 aggregate diameter inches)

Recommended Removals

At this time, six 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. If these trees were retained within the proposed project area it is our opinion that they may be hazardous depending upon their proximity to planned development activities. For reference, the trees which have been recommended for removal due to the severity of noted defects, compromised health and/or structural instability are highlighted in green within the accompanying Tree Inventory Summary and are briefly summarized as follows:

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TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT	
						STRUCTURE	VIGOR
85	Interior Live Oak	(Quercus wislizeni)		9	17	Poor to fair	Fair
87	Interior Live Oak	(Quercus wislizeni)		13	21	Poor	Fair
93	Blue Oak	(Quercus douglasii)		20	27	Poor	Poor to fair
94	Blue Oak	(Quercus douglasii)		24	35	Poor	Poor to fair
96	Blue Oak	(Quercus douglasii)		22	36	Poor	Fair
100	Blue Oak	(Quercus douglasii)		10	11	Poor	Poor

It should also be noted that some of the trees within the proposed project area are trees which may be undesirable on residential lots, or are trees which will require periodic/seasonal monitoring to assess the trees' ongoing structural integrity. At this early stage of the project Sierra Nevada Arborists has not recommended the removal of these trees since development plans, including proposed home sites and building footprints, have not yet been finalized and the precise location of these trees in proximity to planned improvement activities is not known. At this time it is recommended that these trees be monitored and thoroughly inspected by a qualified ISA Certified Arborist on at least an annual basis 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.

CONSTRUCTION IMPACT ASSESSMENT

This Arborist Report and Tree Inventory Summary is intended to provide to The J William Roach 2012 Revocable Trust, the City of Roseville, and other members of the development team a detailed *pre-development review* of the species, size, and current structure and vigor of the trees within and/or overhanging the proposed project area. It is not an exhaustive review of the impacts which will be sustained from project implementation. At this early stage of the project specific root system and canopy impacts on a tree-by-tree basis cannot be definitively assessed until the site development, grading, and other improvement plans have been refined and finalized and data from the accompanying inventory summary (i.e., tree numbers, dripline radius, and root protection zones) is properly depicted on the plans.

Since trees are living organisms whose condition may change at any time a complete assessment of construction impacts and specific recommendations to help mitigate for the adverse impacts which may be sustained by the trees from contemplated construction activities cannot be made until the development plans have been refined and finalized. Once final plans have been developed for the site a qualified ISA Certified Arborist with special expertise and demonstrated experience with construction projects in and among native and

non-native trees should review those plans and provide a more detailed assessment of impacts, including identification of trees which may require removal to facilitate home construction and other contemplated site development activities. This review will be particularly important if structures and/or residential activities will fall within or near the fall zone of a tree which has been noted as exhibiting structural defects, questionable long-term longevity and/or a conditional rating which is less than “fair”, and for trees which measure 16 inches and greater in diameter which will be retained within close proximity to development as trees of this size may pose a more significant hazard if a sudden limb shed and/or catastrophic failure should occur. In addition, the review should include an assessment of root system and canopy impacts which will be sustained by the trees which will be retained within the proposed development area, along with specific recommendations on a tree-by-tree basis to help reduce adverse impacts of construction on the retained trees. In the meantime, this report provides some pre-development recommendations which logically follow the observed characteristics noted in the trees at the time of the field inventory efforts, as well as General Protection Measures which should be utilized as a guideline for the protection of trees which may be retained within the development area. These recommendations will require modification and/or augmentation as development plans are refined and finalized.

GENERAL COMMENTS AND ARBORISTS’ DISCLAIMER

The City of Roseville regulates both the removal of “protected 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. ***Sierra Nevada Arborists 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 Sierra Nevada Arborists 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

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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.*** Sierra Nevada Arborists 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 Sierra Nevada Arborists 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 fees have been paid.
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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

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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 Sierra Nevada Arborists 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

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.

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The J William Roach 2012 Revocable Trust
1612, 1614, 1616 & 1618 Kit Carson Way Project Site
Arborist Report & Tree Inventory Summary
January 31, 2018

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.**

Once approval has been obtained by the City of Roseville 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.

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- ☐ 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.

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- ☐ 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).

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- 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 at 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).

3e Developments

1616 Kit Carson Way, Roseville, CA
Tree Inventory Exhibit

PC **Exhibit A** 77

1616 Kit Carson Way 78
Feature 1 79

190

1616 Kit Carson Way

Prepared by Sierra Nevada
Arborists, Jan. 23, 2018

85 86 87 88 89 90 91
Cedar Pine Eucalyptus

92

93

94

95

96

97

98

188

189

99

100

100 ft



Google Earth

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THE J WILLIAM ROACH 2012 REVOCABLE TRUST
1612, 1614, 1616 1618 Kit Carson Way Project Site
City of Roseville, California
TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR		
77	Blue Oak	(Quercus douglasii)		6	7	Fair	Poor to fair	Poor to fair	Dormant	Poor to fair	Poor	Leans to the north; branches at 8' above grade; suppressed due to Eucalyptus tree to the south.	None at this time.
78	Valley Oak	(Quercus lobata)		13	27	Fair	Fair	Fair	Dormant	Fair	Fair	Branches at 12' above grade.	None at this time.
79	Interior Live Oak	(Quercus wislizeni)		12	17	Fair	Fair	Poor	Fair	Fair	Poor	Branches at 15' above grade; excessive amount of deadwood in the lower branches.	Prune to reduce deadwood.
80	Interior Live Oak	(Quercus wislizeni)		8	14	Fair	Poor	Poor	Sparse	Poor	Poor	Callusing 6" wound 3' above grade on the northwest side; another callusing wound on the lowest branch 6' above grade on the north side.	None at this time.
81	Valley Oak	(Quercus lobata)		13	21	Fair	Fair	Fair	Dormant	Fair	Fair	Branches at 13' above grade; leans north.	None at this time.
82	Interior Live Oak	(Quercus wislizeni)		8	23	Fair	Fair	Fair	Poor to fair	Poor to fair	Poor to fair	Branches at 7' and 9' above grade.	None at this time.
83	Interior Live Oak	(Quercus wislizeni)		9	31	Fair	Poor to fair	Poor	Fair	Poor to fair	Fair	Leans to the northwest; callusing wound 8' above grade on the south side; branches at 8' above grade; bottom third of the canopy appears to be dead.	Inspect annually.
84	Interior Live Oak	(Quercus wislizeni)		10	24	Fair	Fair	Fair	Poor to fair	Poor to fair	Poor to fair	Branches at 13' above grade; leaning/out of balance to the south; suppressed on the east side.	None at this time.
85	Interior Live Oak	(Quercus wislizeni)		9	17	Poor to fair	Poor	Fair	Fair	Poor to fair	Fair	Branches at 5' above grade; large callusing wound from 1'-4' above grade on the northwest side with evidence of moderate decay. Out of balnce to the northeast.	Recommend removal due to nature and extent of noted defects.
86	Interior Live Oak	(Quercus wislizeni)		8	14	Fair	Fair	Fair	Fair	Fair	Fair	Branches at 15' above grade.	None at this time.
87	Interior Live Oak	(Quercus wislizeni)		13	21	Fair	Poor	Poor to fair	Fair	Poor	Fair	Callousing trunk wound 5'-9' above grade on south and east side with moderate decay. Out of balance to the north.	Recommend removal due to nature and extent of noted defects.
88	Interior Live Oak	(Quercus wislizeni)		8	14	Poor to fair	Fair	Fair	Poor to fair	Poor to fair	Poor to fair	Branches at 11' above grade; evidence of callusing pruning wound just above root crown on the south side with no evidence of decay. Slightly sparse foliage.	None at this time.
89	Valley Oak	(Quercus lobata)		11	17	Fair	Poor to fair	Fair	Dormant	Fair	Fair	Branches at 7' above grade with evidence of included bark and weak attachments; trunk has loss of bark; evidence of decay on the east side.	None at this time.

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TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR		
90	Blue Oak	(Quercus douglasii)		9	11	Fair	Fair	Fair	Dormant	Fair	Poor to fair	Branches at 7' above grade with evidence of included bark and weak attachments; evidence of pruning wounds at 6' above grade on the north side with no evidence of decay.	None at this time.
91	Blue Oak	(Quercus douglasii)		11	16	Fair	Fair	Fair	Dormant	Fair	Fair	Branches at 17' above grade.	None at this time.
92	Blue Oak	(Quercus douglasii)		45	37	Poor to fair	Poor to fair	Fair	Dormant	Poor to fair	Fair	Branches at 8', 15' and 17' above grade; trunk has missing bark fissures from the 8' branching; cracks and fissures in the north stem, up as far as 15'; loss of bark and evidence of decay on the north side; callused pruning wounds on the north side with evidence of decay; decay in the primary crotch at 8' above grade; old 5" cabling system present on the east side is incorporated in the tree; excessive amount of deadwood.	Perform aerial and root crown inspections and provide further recommendations.
93	Blue Oak	(Quercus douglasii)		20	27	Poor to fair	Poor to fair	Poor to fair	Dormant	Poor	Poor to fair	Leaning/out of balance to the west; suppressed by the previous tree. Basal cavity on west side. Other callousing wounds on upper trunk.	Recommend removal due to nature and extent of noted defects.
94	Blue Oak	(Quercus douglasii)		24	35	Poor	Poor	Poor to fair	Dormant	Poor	Poor to fair	Leaning/out of balance to the northwest; callusing trunk wound 2'-4' above grade on the northeast side with moderate to significant decay; callusing wound from grade to 2' above grade on the northwest side with evidence of decay; suppressed due to the adjacent tree.	Recommend removal due to nature and extent of noted defects.
95	Blue Oak	(Quercus douglasii)		27	44	Poor to fair	Fair	Fair	Dormant	Poor to fair	Fair	Branches at 8' above grade; root crown partially exposed on the south side due to erosion; leaning/out of balance to the south over the creek; excessive amount of deadwood.	Inspect annually.

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TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR		
96	Blue Oak	(Quercus douglasii)		22	36	Fair	Poor to fair	Fair	Dormant	Poor	Fair	12" H, 4"-6"W cavity with moderate to significant decay at grade on the north side; leaning/out of balance to the west; suppressed by the adjacent tree to the east.	Recommend removal due to nature and extent of noted defects.
97	Blue Oak	(Quercus douglasii)		12	31	Fair	Fair	Poor to fair	Dormant	Poor	Poor	Leans south; suppressed.	Inspect annually.
98	Interior Live Oak	(Quercus wislizeni)		15	29	Fair	Fair	Fair	Fair	Fair	Fair	Branches at 7' above grade; leans northeast.	None at this time.
99	Interior Live Oak	(Quercus wislizeni)		10	16	Fair	Fair	Fair	Fair	Fair	Fair	Branches at 12' above grade; suppressed by the Eucalyptus trees to the northwest and northeast.	None at this time.
100	Blue Oak	(Quercus douglasii)		10	11	Fair	Fair	Poor	Dormant	Poor	Poor	Previously pruned for utility line clearance. Very sparse upper branches; Poor bud swell. Tree approx. 70% dead.	Recommend removal due to nature and extent of noted defects.
Tag # 101-187 not used													
188	Blue Oak	(Quercus douglasii)		7	11	Fair	Fair	Fair	Dormant	Fair	Poor to fair	Branches at 9' above grade; leans northwest; suppressed by Eucalyptus tree to the south.	None at this time.
189	Blue Oak	(Quercus douglasii)		7	9	Fair	Fair	Fair	Dormant	Fair	Fair	Branches at 10' above grade; leans north; suppressed by Eucalyptus tree to the south.	None at this time.
190	Blue Oak	(Quercus douglasii)		32	30	Fair	Poor to fair	Poor to fair	Dormant	Poor to fair	Fair	Branches at 10' and 12' above grade; callused pruning wounds 9' above grade, north and south sides; callusing minor pruning wound at 4' above grade, northeast side, with decay; sap sucker damage to the trunk from 5'-12' above grade; above average amount of deadwood.	Perform aerial inspection and provide further recommendations.

TOTAL INVENTORIED TREES = 27 trees (379 aggregate diameter inches)
TOTAL RECOMMENDED REMOVALS = 6 trees (98 aggregate diameter inches)
PRECAUTIONARY TREES HIGHLIGHTED FOR REFERENCE



BAKER-WILLIAMS ENGINEERING GROUP

6020 RUTLAND DRIVE, SUITE 19 CARMICHAEL, CA 95608

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September 3, 2018

The Village at Kit Carson

Technical Memo

Water Allocation

A.P.N. 048-350-015, 016, 018 & 021

PL 18-0063 BWEG Job No. 17-09-035

The proposed project is a General Plan Amendment from BP to MDR, a rezone from RD-1 to RD-3 and a tentative subdivision map for 20 attached dwelling units.

Based on the General Plan and 2.45 acre site, the water allocation would be $2.45\text{ acres} \times 2598\text{ GPD} = 6365\text{ GPD}$. The proposed 20 units (MDR) $\times 430\text{ GPD} = 8600\text{ GPD}$. This is 35% increase in the allocation. Landscape irrigation for residential development is conservatively 50% of the water use or 4300 GPD. The City Water Efficient Landscape Ordinance reduces the irrigation use to 1,878 GPD (see attached memo from landscape architect) or a 2422 GPD reduction. The building code requirements after 2011 reduces the indoor water use by estimated 20% of 4300 GPD or 860 GPD. Therefore, based on the new codes, the residential use of 8600 GPD is reduced by 2422 GPD for irrigation and 860 GPD for indoor use to 5318 GPD which is $(5318/6365) 100\% = 84\%$ of the allocated water use.

BAKER-WILLIAMS ENGINEERING GROUP

KENT H. BAKER

R.C.E. 26487

Roach &
Campbell



MEMORANDUM

To	Chris Coulter, e3 Developments, LLC Kent Baker, Baker-Williams Engineering
From	David Campbell, ASLA
Date	April 17, 2018
RE:	The Villages at Kit Carson Projected Water Demand

Summary

This project proposes a re-zone from Business Professional (BP) to Medium Density Residential (MDR) and must demonstrate that projected water demand is below or equal to currently zoned and allowable water demand. Based on current water efficient landscape requirements alone, this project is projected to use 5,108 gallons per day average (GPD), which is a 1,257 GPD savings over the currently zoned allotment of 6,365 GPD.

Background

Indoor and Outdoor water use are typically co-mingled in planning-level per capital GPD estimates. Outdoor landscape water use accounts for, conservatively, 50% of residential water use¹. Using this factor, we may establish the following target landscape water use allotments for the proposed project:

- The proposed demand for MDR is 323 GPD per unit x 20 units= 6,460 GPD (Per the City's General Plan). 50% of this, attributable to landscape use, is 3,230 gallons per day (GPD, averaged).
- Based on the existing General Plan Zoning of BP, the allowable water demand is 2.45 ac x 2,598 GPD per acre= 6,365 GPD. 50% of this, attributable to landscape use, is 3,182 GPD.

Based on current and mandatory water efficient landscape requirements alone, the proposed project achieves the water demand of the current zoning, as demonstrated using standard landscape worksheet (following the format of the City's Water Efficient Landscape Ordinance), below. For the overall project, outdoor landscape water demand is estimated at 685,597 gallons per year, equating to 1,878 GPD.

Additional notes:

This estimate includes private rear-yard landscape water use, which is assumed to be, 40% turf (high water use) and 60% planting (mixed low and medium water use) by area. Any rear-yard landscaping installed is the responsibility of the homeowner, and not the developer.

This estimate only includes water savings from current mandatory water efficient landscape standards. It does not include water savings from mandatory interior water efficient building standards, including low-flow fixtures, dual-flush and low-flush toilets, hot-water recirculation, instant hot-water heaters, or parallel plumbing to fixtures.

¹(According to the State Water Boards, see

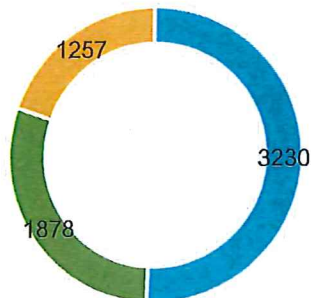
https://www.waterboards.ca.gov/press_room/press_releases/2015/pr020315_rgcpd_dec.pdf). This is assumed to be conservative, as other references (California Homebuilding Foundation and others) are higher. The proportion of outdoor to indoor landscape water use varies across jurisdictions due to climate, demographics and other factors. No breakdown between outdoor and indoor water use is provided in the Roseville UWMP on a per capita basis.

PC Exhibit A

Water Efficient Landscape Worksheet						Project:	18006A
The Villages at Kit Carson (e3 Developments, LLC)						Date:	4/17/2018
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use (g)
Regular Landscape Areas							
Front Yard Low-Water Use (drip, bubblers)	0.2	DripEmtr	0.81	0.25	11,477	2,834	92,897
Front Yard Medium Water Use (drip)	0.5	DripEmtr	0.81	0.62	8,695	5,367	175,948
Front Yard Turf (MSMTR nozzles)	0.8	MultiStrm	0.75	1.07	4,085	4,357	142,840
Patio Tree Planters	0.5	DripEmtr	0.81	0.62	490	302	9,915
Rear Yard Turf (MSMTR nozzles, assumed)	0.8	MultiStrm	0.75	1.07	5,604	5,978	195,955
Rear Yard Planting (drip, assumed)	0.2	DripEmtr	0.81	0.25	8,406	2,076	68,040
				Totals	38,757	20,914	
Special Landscape Areas							
				1.00		-	-
				1.00		-	
				1.00		-	
						-	
				Totals	-	-	
Nearest Data Location	Roseville						
Reference Eto	52.2					Estimated Total Water Use (ETWU) ¹	685,597
Reference ETAF	0.55					Maximum Allowed Water Allowance (MAWA) ²	689,882
ETAF Calculations/Regular Landscape		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.					
Total ETAF x Area	20,914						
Total Area (sf)	38,757						
Average ETAF	0.54						
ETAF Calculations/All Landscape							
Total ETAF x Area	20,914	¹ ETWU= Eto x 0.62 x ETAF x Area					
Total Area (sf)	38,757	² MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]					
Average ETAF	0.54	*ETWU must be less than or equal to MAWA					

Compared to the existing zoned water use, the overall project estimated water use is 1,257 GPD below allowable water use based on landscape development standards alone:

Proposed Water Use (GPD)



■ Interior Water Use ■ Exterior Water Use ■ Surplus over Existing Zoning



MITIGATION MONITORING AND REPORTING PROGRAM

Project Title/File Number:	INFILL PCL 239 - The Villages At Kit Carson in the City of Roseville / PL18-0063
Project Location:	1612-1618 Kit Carson Way, Roseville, Placer County, CA; APNs: 048-350-015, 016, 018, and 021
Project Description:	The project consists of the construction 10 attached residences each consisting of two single-family dwellings, for a total of 20 single-family units. Ten of the residences (five buildings) will front on to Kit Carson Way and the other ten residences (five buildings) will front toward the adjacent open space. All 20 dwellings will be accessed from a proposed cul-de-sac. The project includes a General Plan Amendment to change the land use designation from Business Professional (BP) to Medium Density Residential (MDR), a Rezone from Single Family Residential (R1) to Single Family Small Lot (RS), a Tentative Subdivision Map, a Design Review Permit, and a Tree Permit.
Environmental Document	Mitigated Negative Declaration
Project Applicant:	Chris Coulter, 3eDevelopments LLC
Property Owner:	J. William Roach 2012 Revocable Trust
Lead Agency Contact Person:	Charity Gold, Associate Planner, (916) 774-5276

Section 21081.6 of the California Public Resources Code requires public agencies to "adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." This Mitigation Monitoring and Reporting Program has been adopted for the purpose of avoiding environmental impacts

MONITORING PROCESS: Existing monitoring mechanisms are in place that assist the City of Roseville in meeting the intent of CEQA. These existing monitoring mechanisms eliminate the need to develop new monitoring processes for each mitigation measure. These mechanisms include grading plan review and approval, improvement/building plan review and approval and on-site inspections by City Departments. Given that these monitoring processes are requirements of the project, they are not included in the mitigation monitoring program.

It shall be the responsibility of the project applicant/owner to provide written notification to the City using the Mitigation Verification Cover Sheet and Forms, in a timely manner, of the completion of each Mitigation Measure as identified on the following pages. The City will verify that the project is in compliance with the adopted Mitigation Monitoring and Reporting Program. Any non-compliance will be reported by the City to the applicant/owner, and it shall be the project applicant's/owner's responsibility to rectify the situation by bringing the project into compliance. The purpose of this program is to ensure diligent and good faith compliance with the Mitigation Measures which have been adopted as part of the project.

TABLE OF MITIGATION MEASURES					
Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
MM BIO-1 Migratory birds and other birds of prey, protected under 50 CFR 10 of the MBTA and/or Section 3503 of the California Fish and Game Code, including Nuttall's woodpecker, loggerhead shrike, yellow-billed magpie, oak titmouse, grasshopper sparrow, song sparrow, purple martin, and white-tailed kite have the potential to nest within the trees within the riparian woodland and within the annual grassland. Ground-disturbing activities and/or vegetation clearing operations, including pruning or removal of trees and shrubs, shall be completed between September 1 to February 14, if feasible. If ground-disturbing activities and/or vegetation removal begins during the nesting season (February 15 to August 31), the developer shall have a qualified biologist conduct a pre-construction survey for active nests within 300 feet of the Project Site. The pre-construction survey will be conducted within 14 days prior to commencement of ground-disturbing activities and/or vegetation removal. The biologist shall provide a brief written report (including the date, time of survey, survey method, name of surveyor, and survey results) to City Planning prior to any ground-disturbing activity or vegetation removal. If the pre-construction survey shows that there is no evidence of active nests, no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, an additional pre-construction survey shall be required. If any active nests are located within the vicinity of the proposed project the qualified biologist shall delineate an appropriate buffer zone, subject to approval of City Planning and in consultation with any other appropriate agencies, with construction tape or pin flags and maintain the buffer zone until the end of the breeding season or the young have successfully fledged. Buffer zones are typically 100 feet for migratory bird nests and 250 feet for raptor nests. If active nests are found onsite, a qualified biologist shall monitor nests weekly during construction to ensure activities are not causing nesting disturbance.	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans.	<i>Pre-Construction and Construction:</i> Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Planning and Engineering	Nesting bird surveys	
MM BIO-2 Within 14 days prior to the start of ground disturbance, the developer shall have a qualified biologist conduct a pre-construction survey for western pond turtles. Ground disturbance includes any grading and excavation activities and any work associated with work adjacent to Cirby Creek. If construction does not commence within 14 days of the pre-construction survey or halts for more than 14 days and the site still contains undisturbed habitat, a new survey shall be required. The biologist shall provide a brief written report (including the date, time of survey, survey method, name of surveyor, and survey results) to City Planning prior to any ground-disturbing activity. If no western pond turtles are found, no additional measures are required. If western pond turtles are found, all on-site work shall cease and the applicant shall submit a mitigation plan for review and approval by City Planning, in consultation with the California Department of Fish and Wildlife. The plan shall document all proposed measures, including avoidance, minimization, exclusion, relocation, the presence of a biological monitor, or other measures, and include a plan to monitor mitigation success. Work on the site shall not resume until the mitigation plan is approved and appropriate measures have been implemented.	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans.	<i>Pre-Construction and Construction:</i> Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Planning and Engineering	Western pond turtle survey	

PC Exhibit A

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
MM BIO-3 The trees within the riparian woodland provide roosting habitat for special-status bats. The developer shall have a qualified biologist perform onsite pre-construction surveys for special-status bat species within 14 days prior to the start of ground disturbance and tree removal. The biologist shall provide a brief written report (including the date, time of survey, survey method, name of surveyor, and survey results) to City Planning prior to any ground-disturbing activity or tree removal. If no bats are observed, then no additional measures are required. If construction does not commence within 14 days of the pre-construction survey or halts for more than 14 days and the site still contains undisturbed habitat, a supplemental survey is required. If bats are found, all on-site work shall cease and the applicant shall submit a mitigation plan for review and approval by City Planning, in consultation with the California Department of Fish and Wildlife. The plan shall document all proposed measures, including avoidance, minimization, exclusion, relocation, the presence of a biological monitor, or other measures, and include a plan to monitor mitigation success. Work on the site shall not resume until the mitigation plan is approved and appropriate measures have been implemented. If the bat is roosting in a tree anticipated for removal, then that tree shall not be removed until a qualified biologist has determined that the tree is no longer occupied by the bat.	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans.	<i>Pre-Construction and Construction:</i> Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Planning and Engineering	Special-status bat survey	
MM BIO-4 Prior to commencement of ground disturbing activities, a qualified biologist shall mark the boundaries of onsite riparian habitat and the contractor shall install exclusion fencing around these boundaries to exclude construction equipment and personnel. The fencing shall be inspected and approved by City Planning prior to ground-disturbing activities. The exclusion area shall be maintained until ground-disturbing activities are completed and soil within the adjacent area is stabilized.	The applicants shall design the project to avoid and preserve riparian vegetation.	<i>Pre-Construction:</i> Temporary fencing shall be installed prior to construction. Permanent measures shall be shown on Improvement Plans. Add as note on Improvement Plans.	Planning, Engineering, and Parks	None	
CUL-1 - A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the applicant shall notify the CEQA lead agency representative of the proposed earthwork start-date, in order to provide the CEQA lead agency representative with time to contact the United Auburn Indian Community (UAIC). A UAIC tribal representative shall be invited to the project's pre-construction meeting. The tribal representative may provide the consultant and construction worker tribal cultural resources awareness brochure which includes relevant information regarding sensitive tribal cultural resources including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations; and also describes appropriate avoidance and minimization measures for resources that have the potential to be located on the project site. The brochure outlines what to do and whom to contact if any potential archaeological resources or artifacts are encountered and underscores the requirement for confidentiality and culturally-appropriate treatment of any find-of-significance to Native Americans and behaviors, consistent with Native American Tribal values.	The applicant shall notify the Planning Division of the pre-construction meeting is date.		Planning		



MITIGATION VERIFICATION SUBMITTAL COVER SHEET

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

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete

I HAVE ATTACHED THE FOLLOWING REQUIRED ITEMS:

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

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

Signature and Date _____ Print Name _____ Contact Number _____

PC Exhibit A

MITIGATION VERIFICATION FORM

Mitigation Measure _____

Description of Monitoring and Verification Work Performed. The following information is a required part of the description: dates, personnel names or titles, and the stage/phase of construction work. Additional notes sheets may be attached, if necessary, or the below may simply reference a separate attachment that provides the required information.

INSTRUCTIONS**COVER SHEET:**

A Cover Sheet for the project/development is prepared by City staff, with the top portion filled out. Each time Mitigation Verification Forms(s) are being submitted, a Cover Sheet completed by the Developer, Contractor, or Designee is required. An example of a completed summary table is provided below. The signature on the Cover Sheet must be *original wet ink*.

EXAMPLE MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File #	New Coffee Shop, PL15-0000
Project Address	10 Justashort Street
Property Owner	Jane Owner
Planning Division Contact	Joe Planner, Associate Planner, (916) 774-####

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete
MM-3	Copy of survey report signed by biologist	5/10/2016
MM-4	All information included in Mitigation Verification Form	5/12/2016
MM-5	E-mail from Air District approving Dust Control Plan	5/05/2016

MITIGATION VERIFICATION FORM:

A Mitigation Verification Form is provided by City staff, along with the Cover Sheet and Table of Applicable Mitigation Measures. A form is filled in and submitted for each mitigation measure by the Developer, Contractor, or Designee. The form needs only the mitigation number to be filled in, along with the Description of Monitoring and Verification Work Performed. Multiple forms may be submitted simultaneously, under one cover sheet. It is also permissible to submit a form for each part of a measure, on separate dates. For instance, in the example measure MM-4 in the table above, the actual mitigation requires informing construction workers *and* retaining a qualified archeologist if resources are uncovered. Thus, a developer may submit a form in May certifying that construction workers have been informed, and also submit a second copy of the form in July because resources were discovered and additional actions had to be undertaken.

Each mitigation measure specifies the type of supporting documentation required; this must be submitted in order for the City to accept the mitigation as complete. An example of a completed Mitigation Verification Form is provided below.

EXAMPLE MITIGATION VERIFICATION FORM

Mitigation Measure MM3

Description of Monitoring and Verification Work Performed. The following information is a required part of the description: dates, personnel names or titles, and the stage/phase of construction work. Additional notes sheets may be attached, if necessary, or the below may simply reference a separate attachment that provides the required information.

The mitigation measure text is included on the Improvement Plans General Notes page (Improvement Plan EN15-0001). On May 4, 2016, prior to any ground-disturbing activities (the pre-construction phase), a site meeting was held. At this meeting, workers on the site were informed of the potential to unearth remains, and were instructed to cease work and notify their supervisor immediately if any resources were observed.

EXISTING CONDITIONS AND PROJECTIONS

A. PLANNING AREA

The focus of the General Plan's land use policy is on the City's "planning area." Roseville's planning area includes approximately 44.2 square miles of incorporated lands as well as an additional 796 acres, which make up the City's sphere of influence. Roseville's planning area is reflected on Figure II-1. A summary of the acreages for the lands within both the incorporated area and sphere of influence are included on Table II-1.

INCORPORATED AREA

Within the City limits there are sixteen subareas that have been planned for urban development. These include the Infill Area, the North Industrial area, and the City's fourteen specific plan areas. Each area is briefly described below:

Infill Area

The Infill area constitutes what historically has been the central core of Roseville, as well as the areas that were the focus of growth in the City until the early 1980's. With the exception of scattered parcels of limited acreage, the Infill area is close to being fully developed. The land use in this area incorporates a mix of residential neighborhoods, commercial and industrial uses and amenities to serve the residents of the community. The Infill area encompasses the oldest portions of the City but excludes the newly adopted Downtown Specific Plan area and Riverside Gateway Specific Plan area. Totalling 8,515 gross acres, the Infill area will accommodate approximately ~~43,167~~ **43,183** residents at full buildout.

Southeast Roseville Specific Plan

The Southeast Roseville Specific Plan represents the City's first effort to utilize the specific plan process to master plan a new development area. The Plan, originally adopted in February 1985 and expanded in April 1988, provides for the development of approximately 1,024 gross acres south of Douglas Boulevard in the southeast portion of the City. Included is a mix of single and multi-family residential, commercial and office uses with schools, parks and open space

amenities. The Plan area is anticipated to accommodate approximately 8,255 residents and provide 4,386 jobs at buildout.

Northeast Roseville Specific Plan

The Northeast Roseville Specific Plan was adopted in April 1987 and consists of 954 gross acres east of Interstate 80 and north of Douglas Boulevard. The land use plan for this area consists largely of commercial and employment based uses focused towards the regional market, and the inclusion of 1,350 dwelling units. The Plan incorporates significant open space resources including Miner's and Secret Ravines. Buildout population for the Northeast Plan area is projected at 3,524 residents with 18,587 jobs.

Northwest Roseville Specific Plan Area

The Northwest Roseville Specific Plan was adopted in May 1989 and includes 2,663 gross acres in the western portion of the City. Single and multi-family residences are the predominant land use in the area, with associated commercial, office and service uses. The Plan area incorporates a significant amount of parklands and open space, a city golf course and several school sites, including a high school. The Plan is anticipated to accommodate approximately 23,667 residents and provide 4,236 jobs at buildout.

North Central Roseville Specific Plan

The North Central Roseville Specific Plan area is generally situated between Interstate 80 and Washington Boulevard, north of the Diamond Oaks Golf Course. The Plan, adopted in July 1990, is bordered on the north by Highway 65 and incorporates 1,825 acres. The North Central Plan area provides a diverse mix of residential, commercial and office uses. Included are regional commercial sites and significant wetland preservation/compensation area. The Plan area is expected to accommodate approximately 12,296 residents and 15,200 jobs at buildout.

**TABLE II-2
TOTAL LAND USE ALLOCATION**

USE CATEGORY	GROSS ¹ ACRES	% OF TOTAL ACRES
Residential (RES)	12,854 12,857	45%
Commercial (COM)	2,276	8%
Business Professional (BP)	792 789	3%
Industrial (IND)	2,369	8%
Open Space (OS)	3,151	11%
Park & Recreation (PR)	2,136	8%
Public/Quasi Public (P/QP)	2,719	10%
Right of Way (ROW)	1,978	7%
TOTAL	28,274	100%

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

**TABLE II-3
LAND USE ALLOCATION BY INCORPORATED SUBAREA (in acres)**

SUBAREA	RES	COM ²	BP	IND ³	OS ⁴	PR ⁵	P/QP ⁶	ROW	TOTAL ACRES
INFILL	3,349 3,352	571	204 198	914	479	465	2,109	426	8,514
SERSP	559	83	99	0	74	111	20	78	1,024
NERSP	132	300	308	0	94	13	10	97	954
NWRSP	1,759	119	11	0	155	353	107	159	2,663
NCRSP	656	339	162	78	183	100	75	232	1,825
NIPA	307	68	6	1,287	173	53	9	129	2,031
DWSP	659	13	0	0	98	378	4	51	1,203
HRNSP	294	162	0	0	37	37	48	99	677
NRSP	998	81	0	0	184	117	68	121	1,569
SRSP	616	35	5	0	270	78	23	90	1,117
WRSP	1,758	55	0	88	705	251	147	190	3,194
RGSP	21	29	0	0	0	0	0	0	50
DTSP	27	110	0	2	0	37	0	0	176
SVSP	1,133	241	0	0	357	105	72	173	2,081
CSP	248	19	0	0	177	16	10	32	502
ARSP	338	51	0	0	165	22	17	101	694
TOTAL ACRES	12,854 12,857	2,276	792 789	2,369	3,151	2,136	2,719	1,978	28,274

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

¹ Gross acreage includes road and highway rights-of-way, easements, etc.

² Commercial includes neighborhood commercial, community commercial, regional commercial and central business district.

³ Industrial includes general industrial, light industrial, and transfer station.

⁴ Open Space includes open space, floodway open space, paseos, wildlife/vernal pool preserves, and 80 acres of Urban Reserve.

⁵ Parks and Recreation includes developed park and recreation areas and golf courses.

⁶ Public/Quasi Public includes: schools, churches, fire stations, electrical substations, corporation yards, well sites, tank and pump station sites, solid waste recycled drop off and park & ride lots.



Tentative Subdivision Map of:
THE VILLAGES AT KIT CARSON

LOTS 13, 14, 15, 16, and 17
KIT CARSON WAY TRACT
L-MAPS-26

City of Roseville,

State of California

July 30, 2018

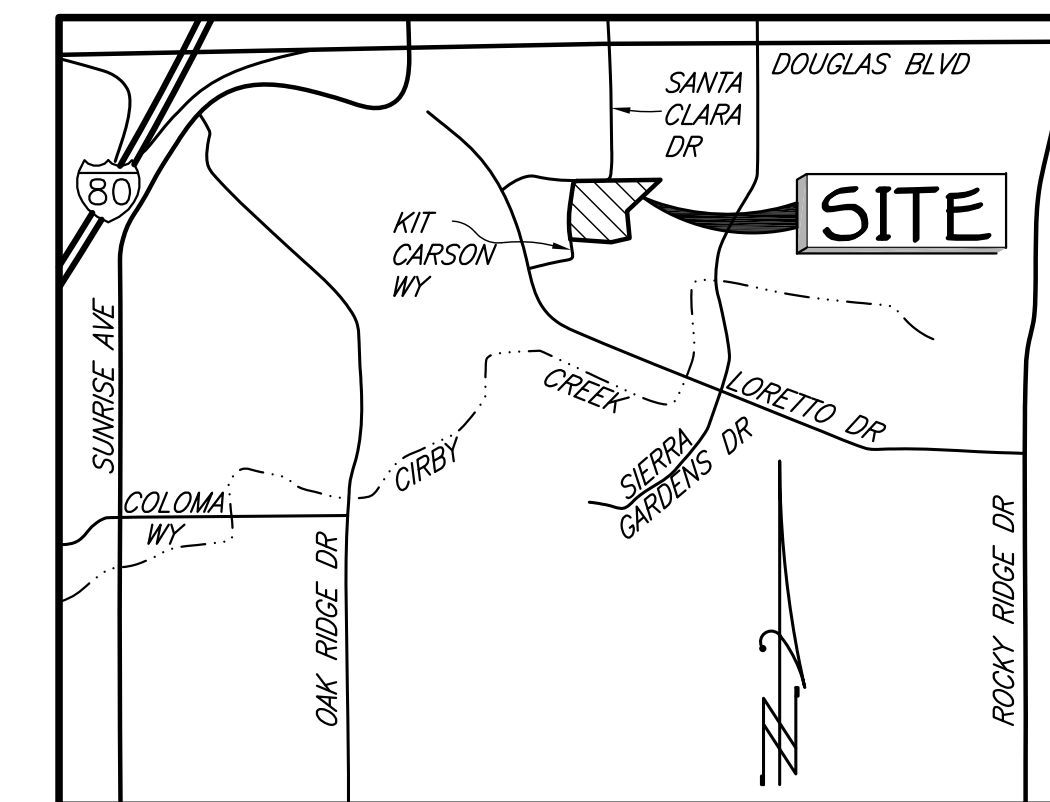
Revised September 4, 2018

Revised November 9, 2018

Revised December 12, 2018

Project Address -1616 Kit Carson Way

File No. - PL-18-0063



VICINITY MAP

NO SCALE

OWNER:

WILLIAM J. ROACH
340 WHITE SWANS CROSSING
BRENTWOOD, TN 37027-4037
PH. (925) 452-7120

DEVELOPER:

3dDEVELOPMENTS LLC
8297 TAIL RACE DRIVE
ROSEVILLE, CA 95747
PH. (916) 953-0476

ENGINEER:

BAKER-WILLIAMS ENGINEERING GROUP
6020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CALIFORNIA 95608
PH. (916) 331-4336

ASSESSOR'S PARCEL NUMBER:

048-350-015
048-350-016
048-350-018
048-350-021
048-350-022

ACREAGE:

3.0 GROSS ACRES ±

PROPOSED IMPROVEMENTS:

AS REQUIRED BY THE CITY OF ROSEVILLE
DEPARTMENT OF PUBLIC WORKS

PROPOSED NUMBER OF LOTS:

20 NEW LOTS
1 LOT FOR EXISTING HOME
3 LOTS TO BE DEDICATED IN FEE TO THE CITY
FOR OPEN SPACE/FLOOD PLAIN (LOTS 'A', 'B' & 'C')

EXISTING USE:

VACANT LAND AND 1 SINGLE FAMILY

EXISTING ZONING:

R1-R2

PROPOSED ZONING:

RS/DS-R2-FW

SEWER:

CITY OF ROSEVILLE

WATER SUPPLY:

CITY OF ROSEVILLE

DRAINAGE:

CITY OF ROSEVILLE

FIRE PROTECTION:

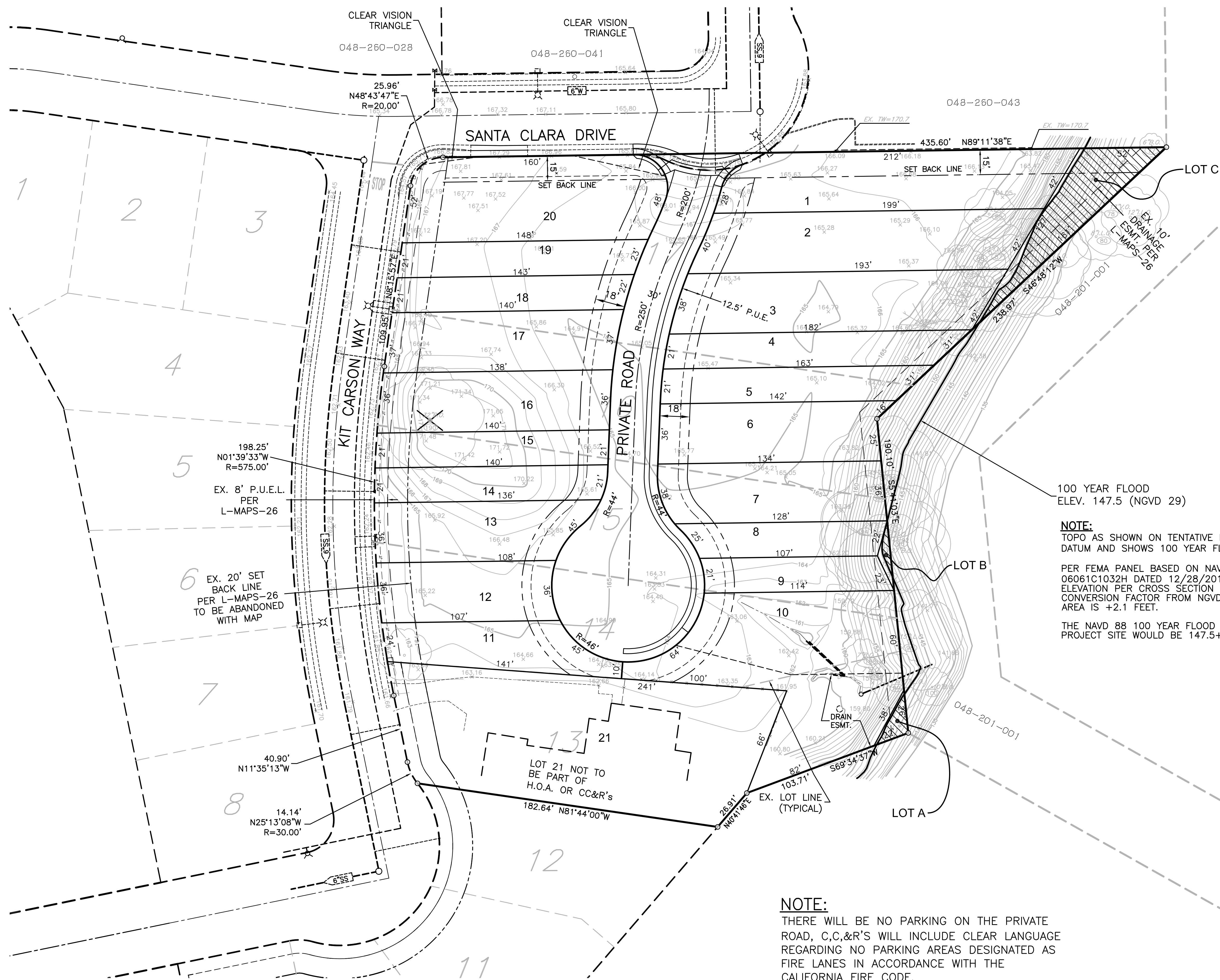
CITY OF ROSEVILLE

SCHOOL DISTRICT:

ROSEVILLE SCHOOL DISTRICT

PARK DISTRICT:

ROSEVILLE PARKS DISTRICT



100 YEAR FLOOD
ELEV. 147.5 (NGVD 29)

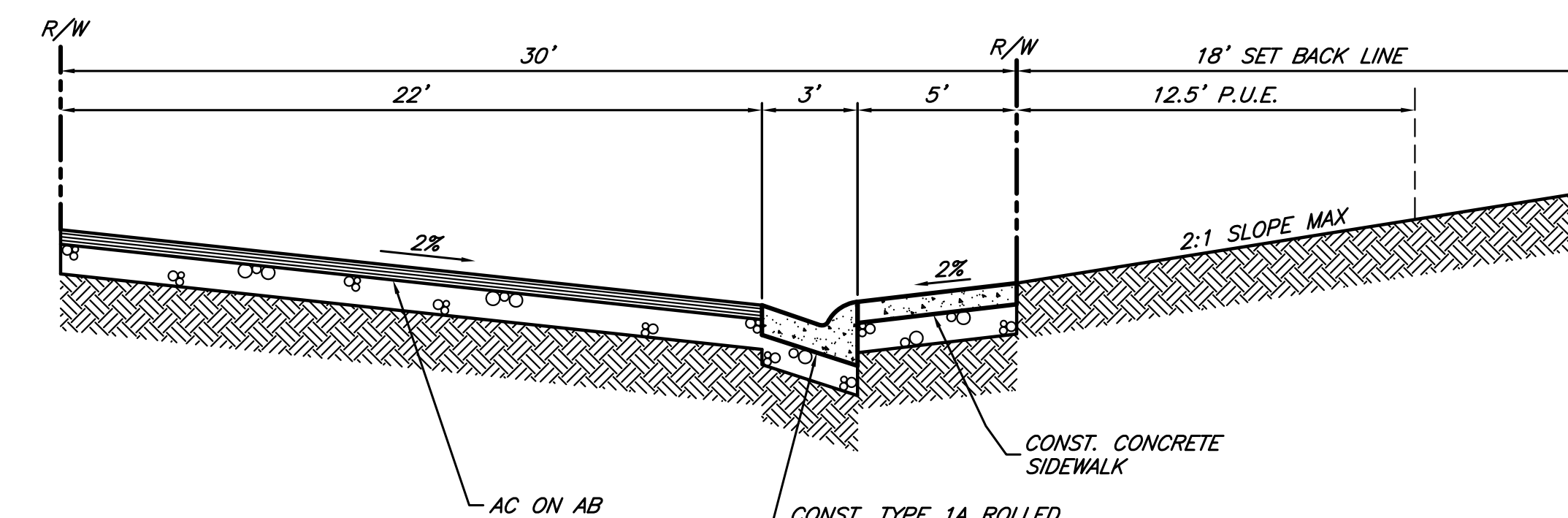
NOTE:
TOPO AS SHOWN ON TENTATIVE MAP IS ON NGVD 29
DATUM AND SHOWS 100 YEAR FLOOD ELEVATION AS 147.5.

PER FEMA PANEL BASED ON NAVD 88 MAP NUMBER
06061C1032H DATED 12/28/2015, THE 100 YEAR FLOOD
ELEVATION PER CROSS SECTION N-N IS 149.3, THE
CONVERSION FACTOR FROM NGVD 29 TO NAVD 88 IN THE
AREA IS +2.1 FEET.

THE NAVD 88 100 YEAR FLOOD ELEVATION FOR THE
PROJECT SITE WOULD BE 147.5+2.1=149.6.

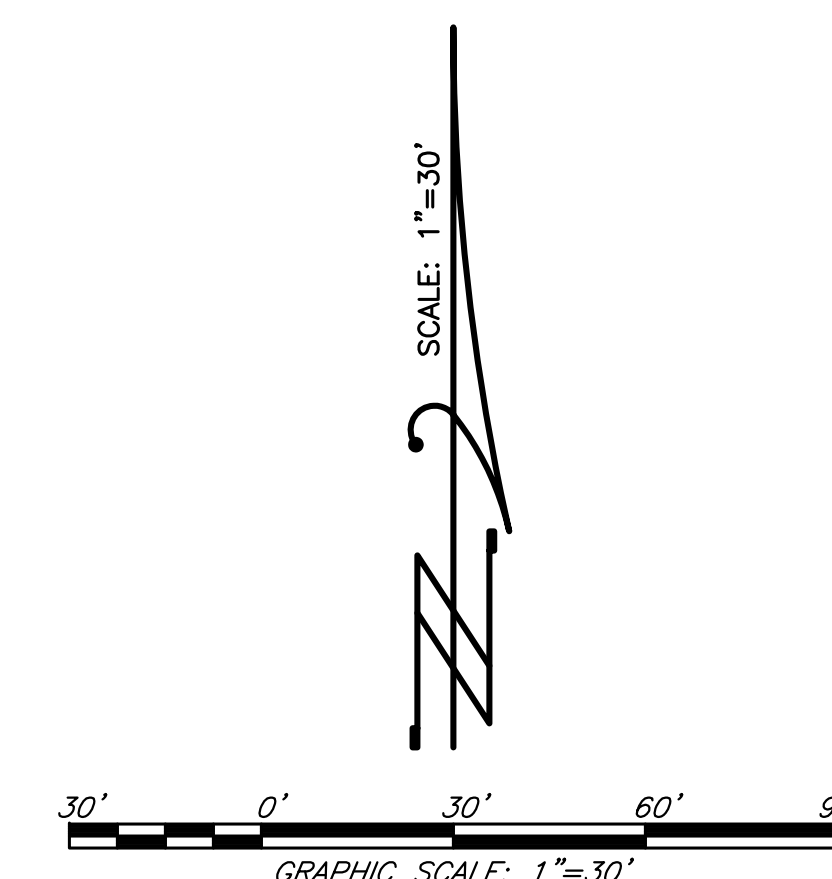
NOTE:

THERE WILL BE NO PARKING ON THE PRIVATE
ROAD, C,C,&R'S WILL INCLUDE CLEAR LANGUAGE
REGARDING NO PARKING AREAS DESIGNATED AS
FIRE LANES IN ACCORDANCE WITH THE
CALIFORNIA FIRE CODE.



TYPICAL STREET SECTION (PRIVATE ROAD)

NO SCALE



BW **BAKER WILLIAMS ENGINEERING GROUP**
6020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CA 95608-0515
Phone (916)331-4336~Fax (916)331-4430
EMAIL: office@wengineers.com

PICHES
ARCHITECTURE

115 TAYLOR STREET
ROSEVILLE, CA.
95678

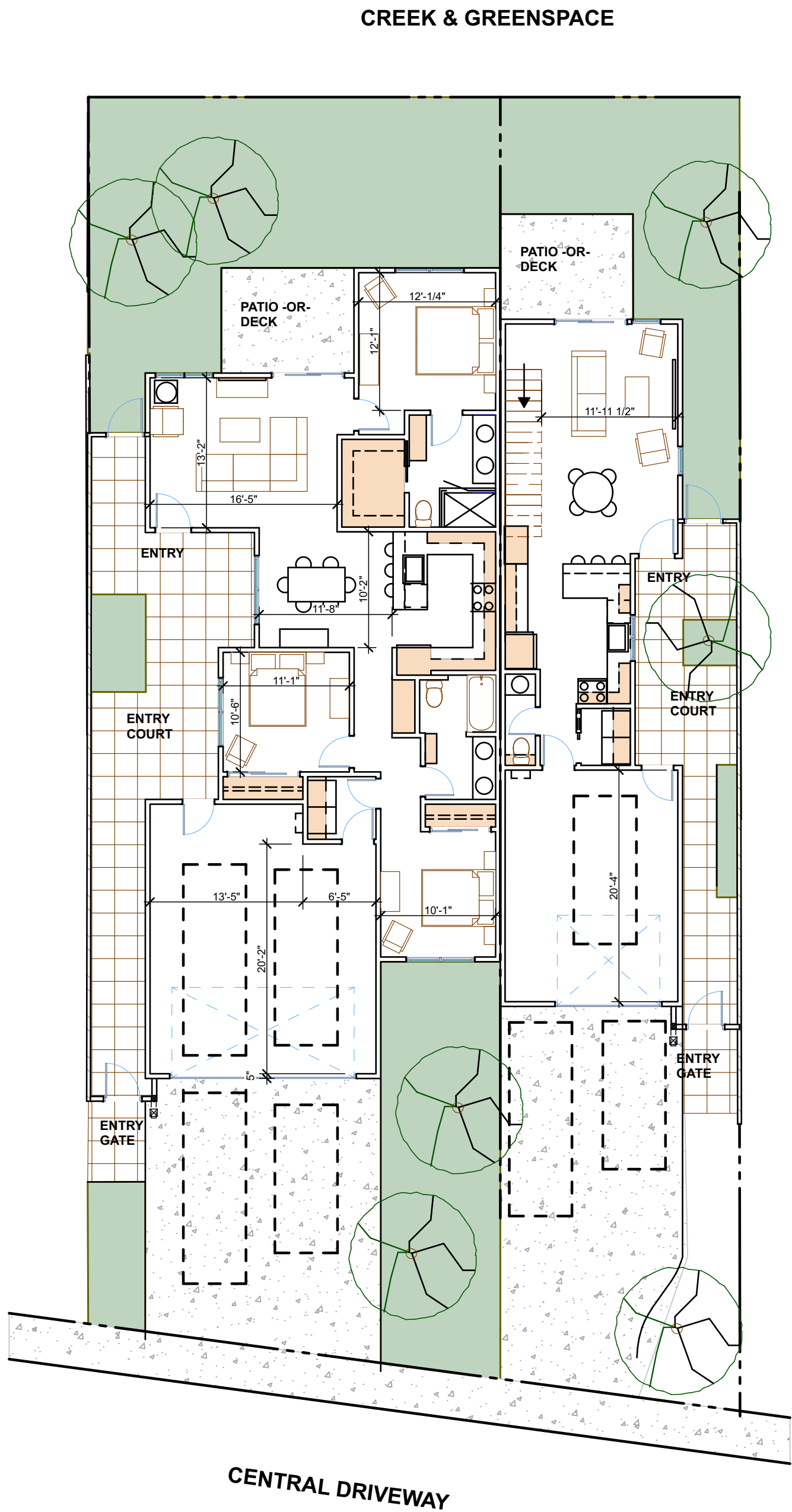
916.783.4624

THE VILLAGES
AT
KIT CARSON WAY

1618 - 1622
KIT CARSON WAY

ROSEVILLE, CA
95661

3E DEVELOPMENTS
Chris Coulter
Tel. 916-953-0476



DRIVEWAY ORIENTED UNITS

SCALE: 1" = 10'

LEFT UNIT:

3-BR / 2 BATH
1-STORY
2-CAR GARAGE

1283 SF

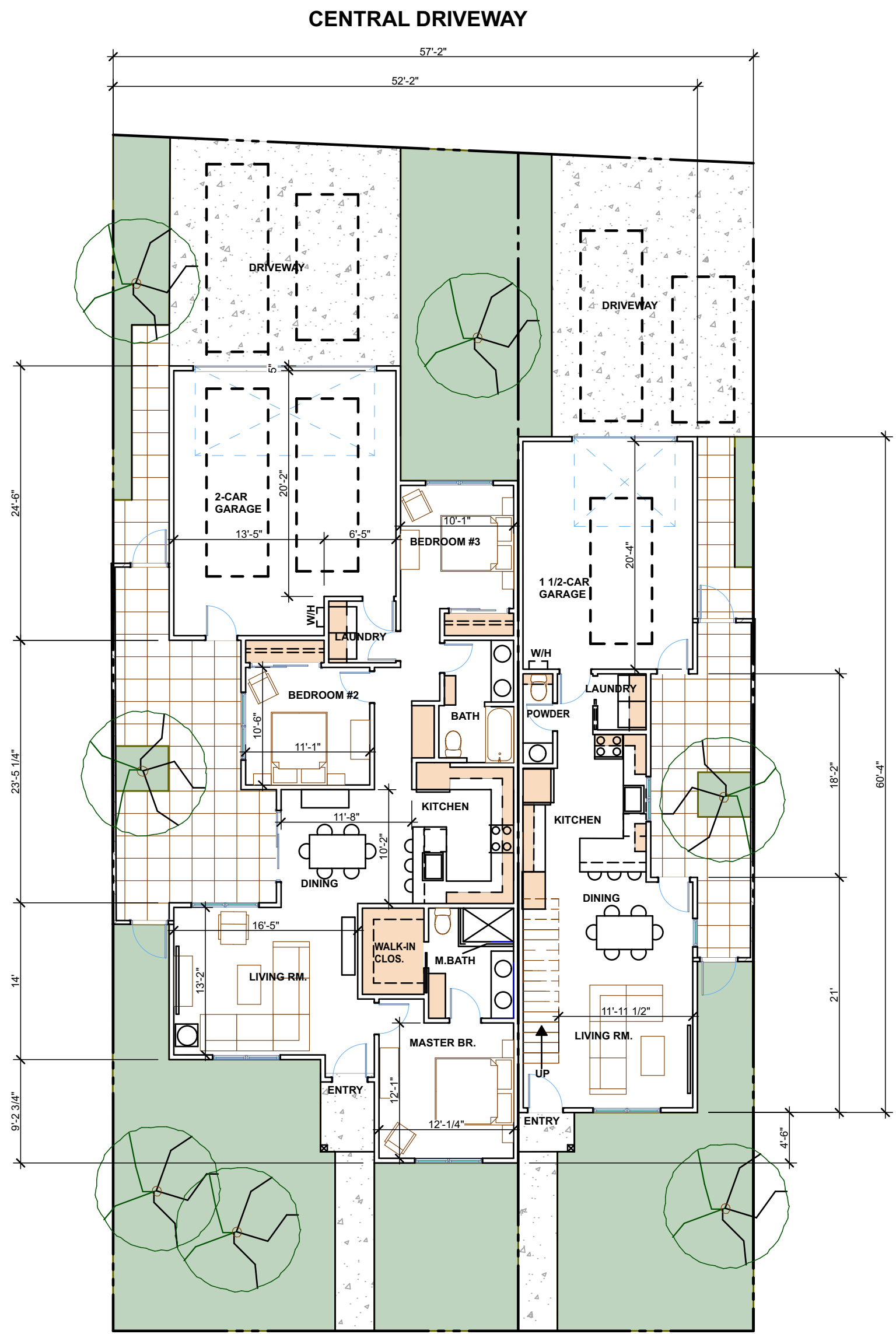
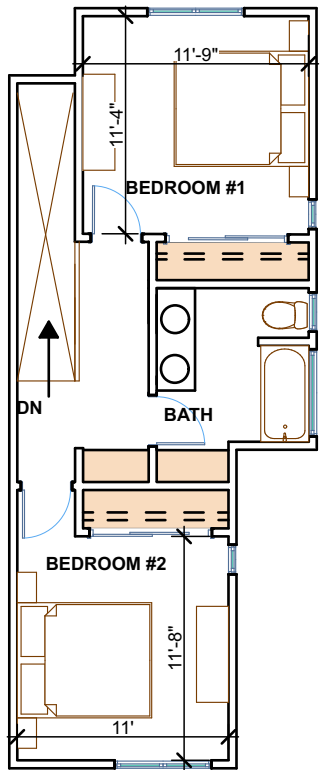
RIGHT UNIT:

2-BR / 1 & 1/2 BATH
2-STORY
1 1/2 CAR GARAGE

1079 SF

2ND STORY / 2-BR UNIT

SCALE: 1" = 10'



STREET ORIENTED UNITS

SCALE: 1" = 10'

LEFT UNIT:

3-BR / 2 BATH
1-STORY
2-CAR GARAGE

1283 SF

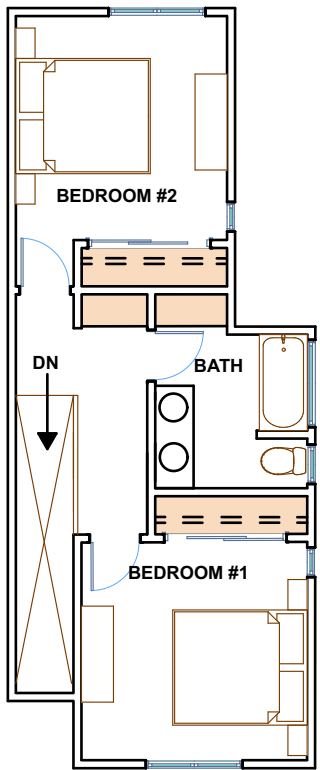
RIGHT UNIT:

2-BR / 1 & 1/2 BATH
2-STORY
1 1/2 CAR GARAGE

1079 SF

2ND STORY / 2-BR UNIT

SCALE: 1" = 10'



**PICHES
ARCHITECTURE**

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ROSEVILLE, CA.
95678

916.783.4624

THE VILLAGES AT KIT CARSON WAY

1618 - 1622
KIT CARSON WAY

ROSEVILLE, CA
95661

3E DEVELOPMENTS
Chris Coulter
Tel. 916-953-0476

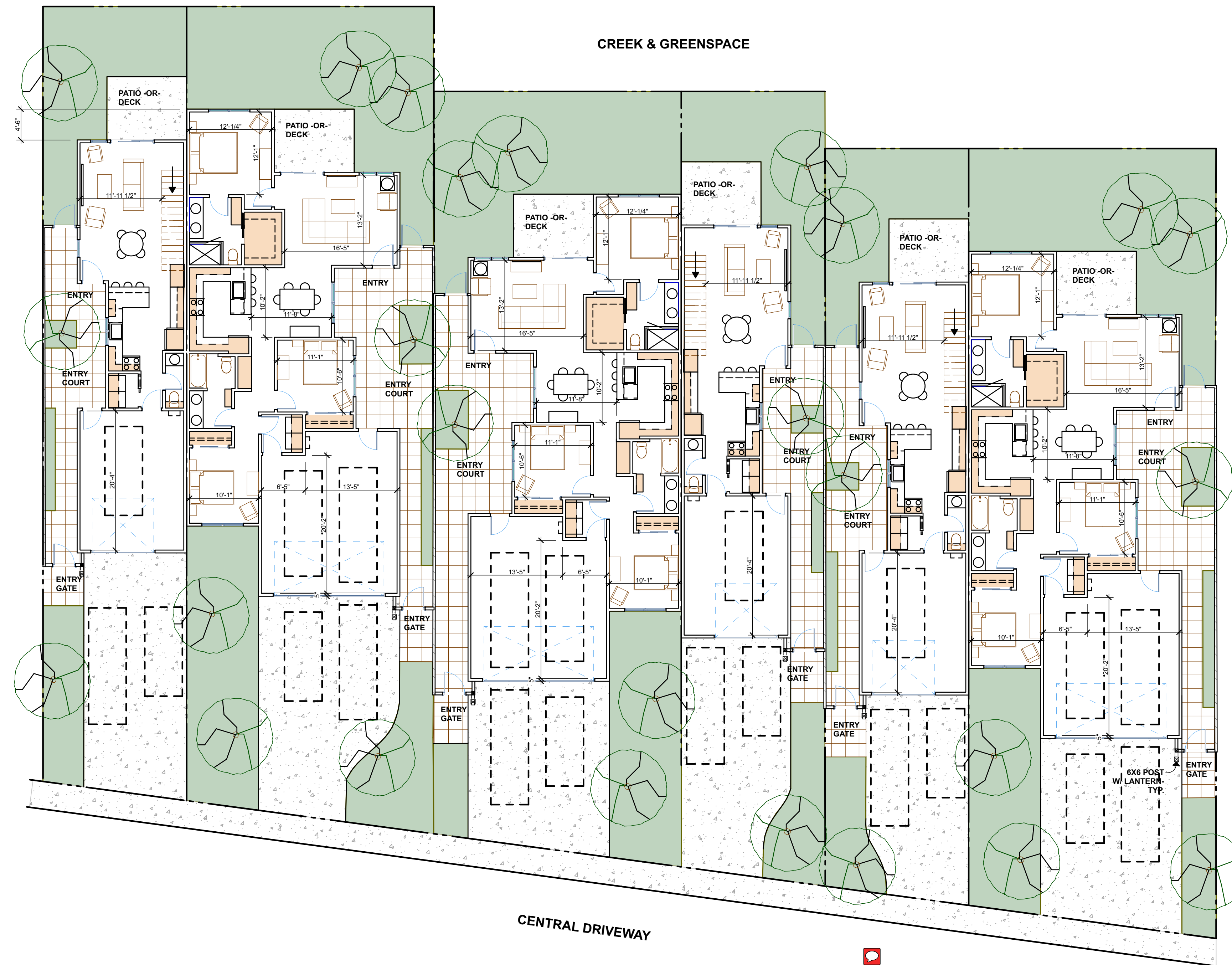
MARK	DATE	DESCRIPTION

PROJECT NO:	
DATE:	5/22/18
DRAWN BY:	
COPYRIGHT	

SHEET TITLE

FLOOR PLANS

AP-1B



DRIVEWAY ORIENTED SITES

SCALE: 1" = 10'

NOTE:
THIS GROUPING OF UNITS THAT FRONT ON THE DRIVEWAY IS SHOWN TO PROVIDE A SAMPLE OF THE VARIATION IN ALIGNMENT OF THE UNITS AND HOW THE ENTRIES ARE HANDLED TO ACCOMMODATE THIS.

PICHES
ARCHITECTURE

115 TAYLOR STREET
ROSEVILLE, CA.
95678

916.783.4624

THE VILLAGES
AT
KIT CARSON WAY

1618 - 1622
KIT CARSON WAY

ROSEVILLE, CA
95661

3E DEVELOPMENTS
Chris Coulter
Tel. 916-953-0476

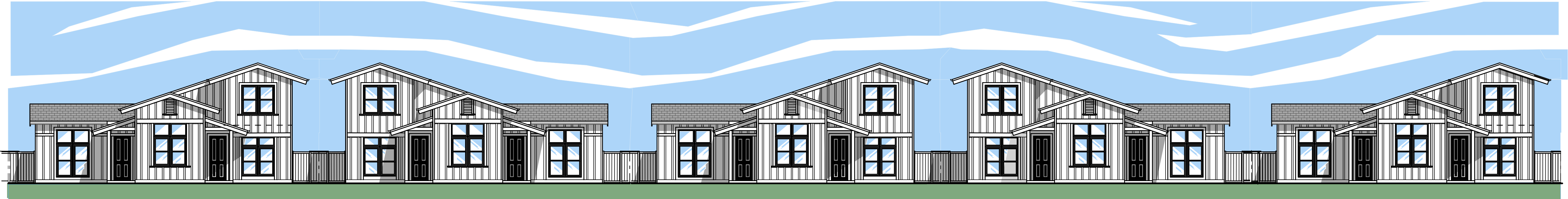
MARK	DATE	DESCRIPTION

PROJECT NO: #P1n
DATE: 5/22/18
DRAWN BY:
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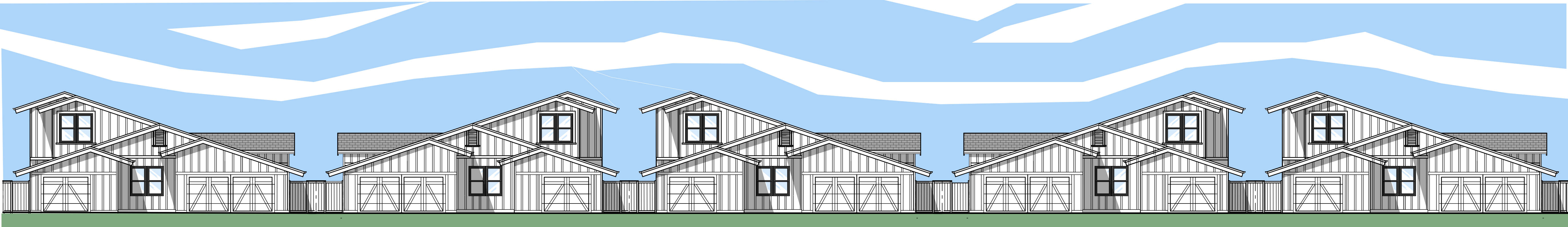
SHEET TITLE

ELEVATION
GROUPS

AP-3A



PROJECT ELEVATION - UNITS WITH MAIN ENTRIES FACING KIT CARSON WAY
SCALE: 1" = 10'

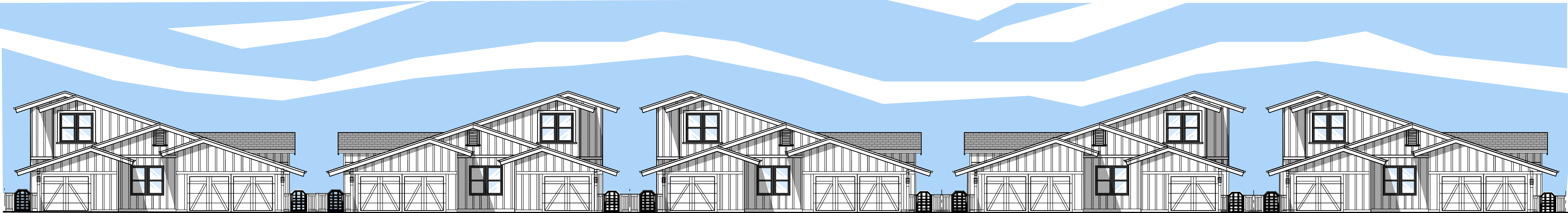


PROJECT ELEVATION - REAR OF KIT CARSON-ORIENTED UNITS FACING DRIVEWAY
SCALE: 1" = 10'

PICHES
ARCHITECTURE

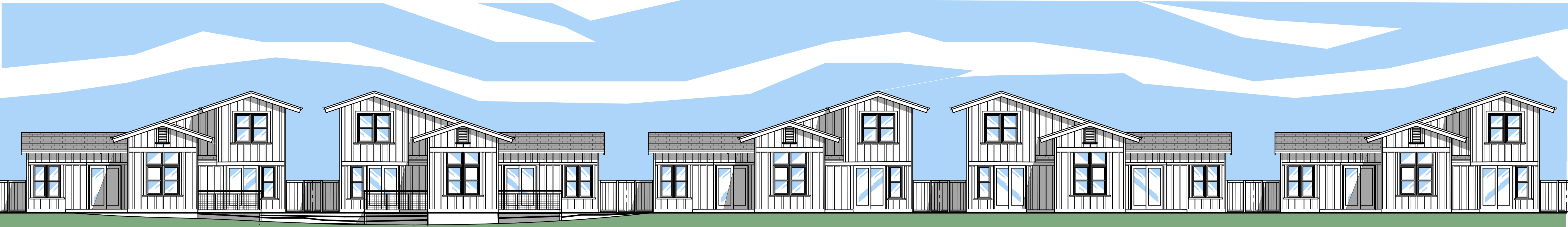
115 TAYLOR STREET
ROSEVILLE, CA.
95678

916.783.4624



PROJECT ELEVATION - UNITS WITH MAIN ENTRIES FACING DRIVEWAY

SCALE: 1" = 10'



PROJECT ELEVATION - REAR OF DRIVEWAY-ORIENTED UNITS FACING CREEK

SCALE: 1" = 10'

THE VILLAGES
AT
KIT CARSON WAY

1618 - 1622
KIT CARSON WAY

ROSEVILLE, CA
95661

3E DEVELOPMENTS
Chris Coulter
Tel. 916-953-0476

MARK	DATE	DESCRIPTION

PROJECT NO:	#P1n
DATE:	5/22/18
DRAWN BY:	
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SHEET TITLE

ELEVATION
GROUPS

AP-3B

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ARCHITECTURE

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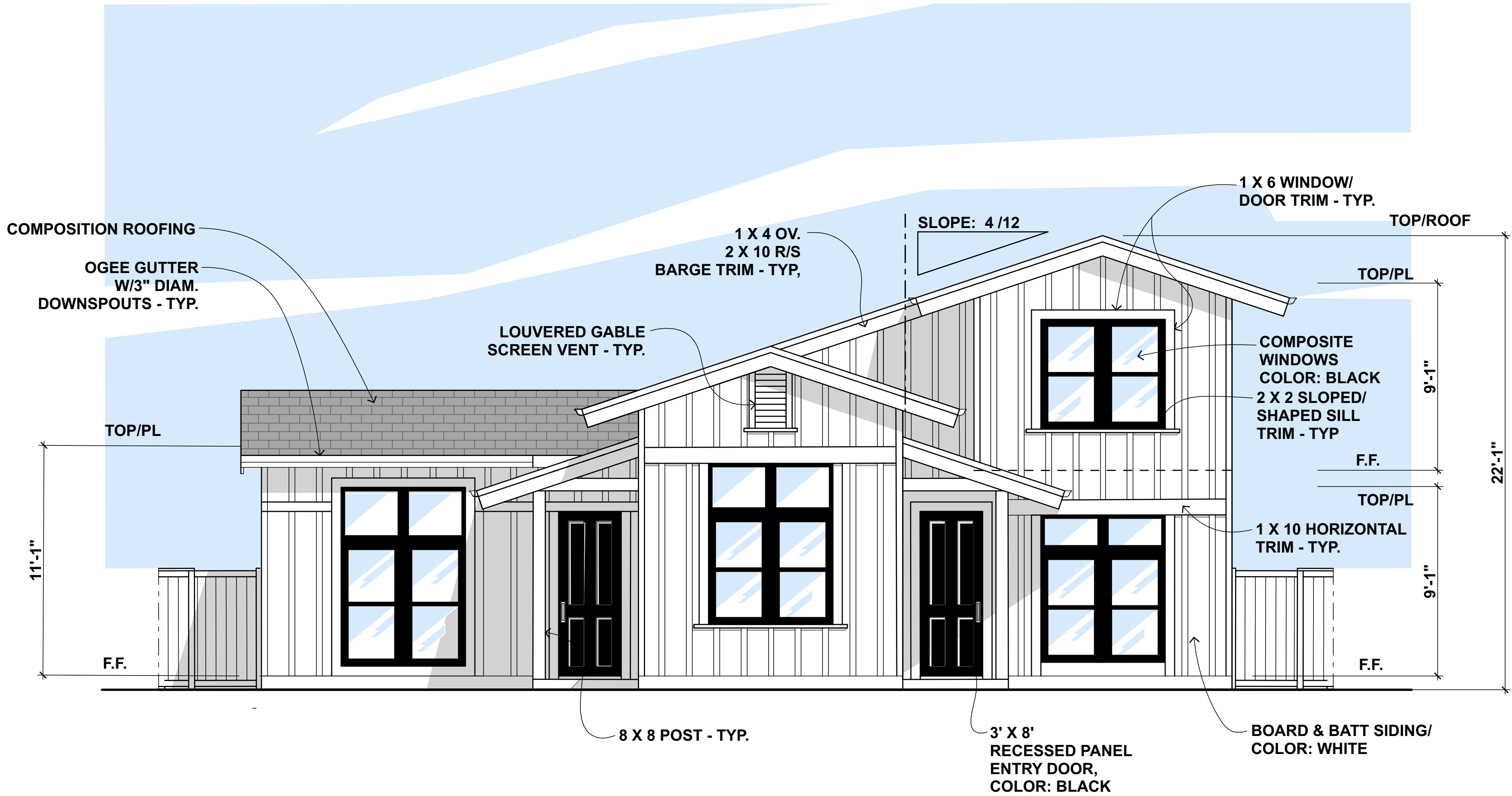
916.783.4624

THE VILLAGES
AT
KIT CARSON WAY

1618 - 1622
KIT CARSON WAY

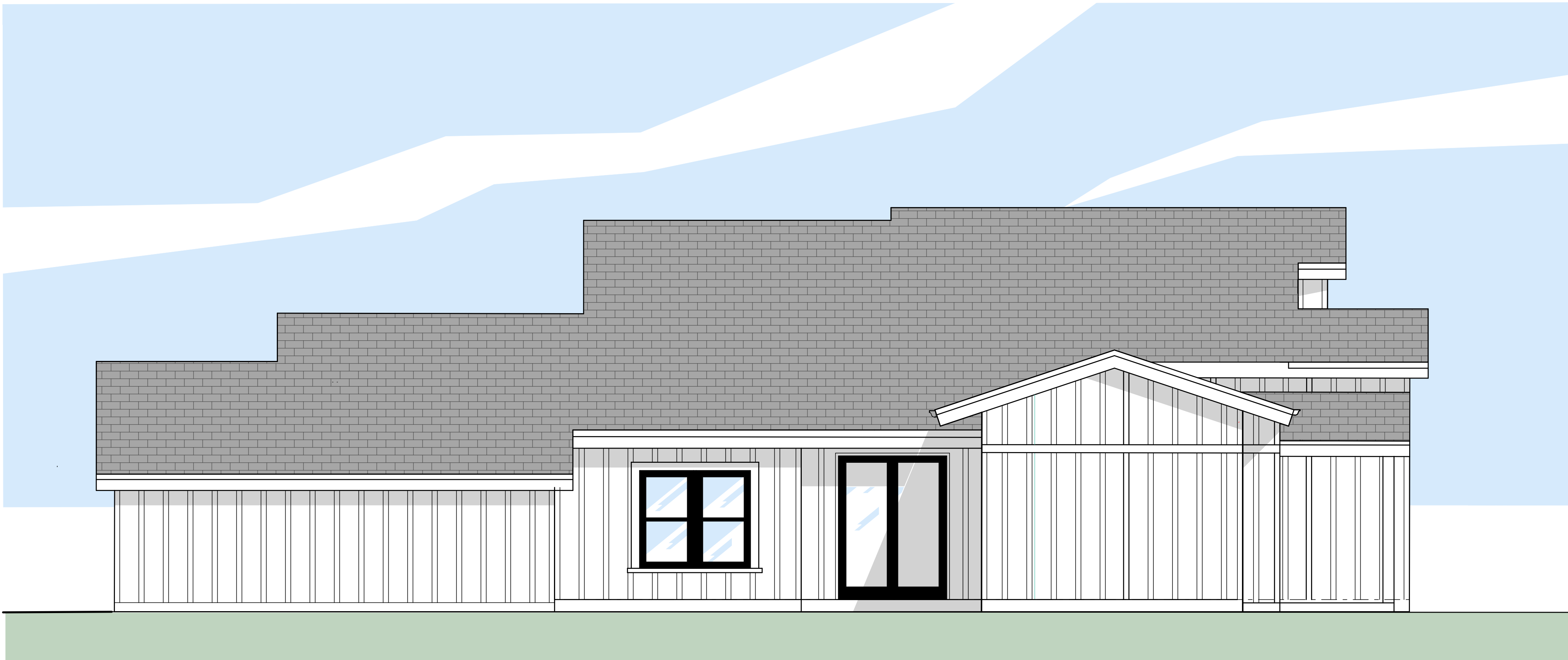
ROSEVILLE, CA
95661

3E DEVELOPMENTS
Chris Coulter
Tel. 916-953-0476



FRONT ELEVATION - FACING KIT CARSON WAY

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



SIDE ELEVATION (LEFT FOR FRONT ELEV. SHOWN)

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

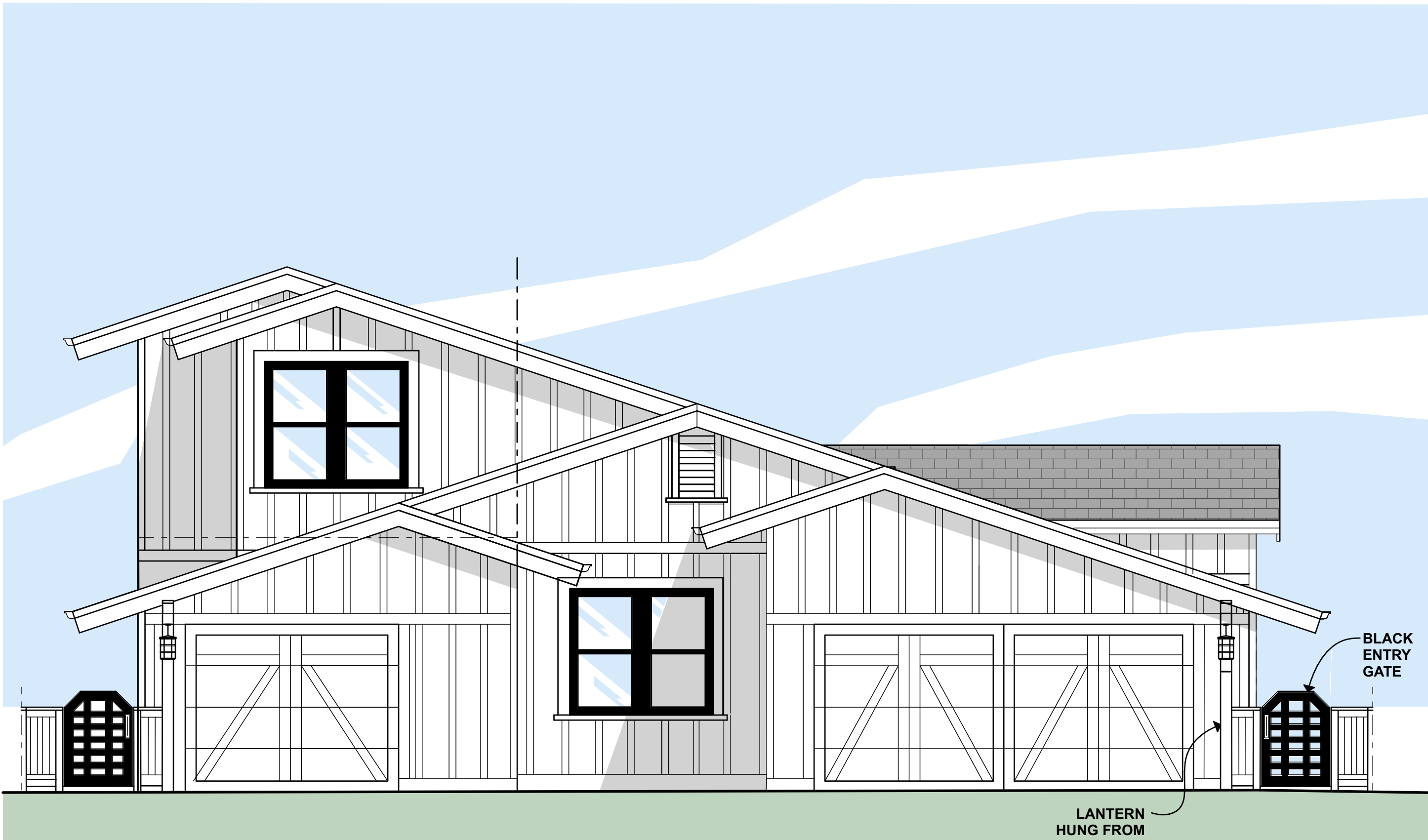
MARK	DATE	DESCRIPTION
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PROJECT NO:	#P1n
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DRAWN BY:	
COPYRIGHT	

SHEET TITLE

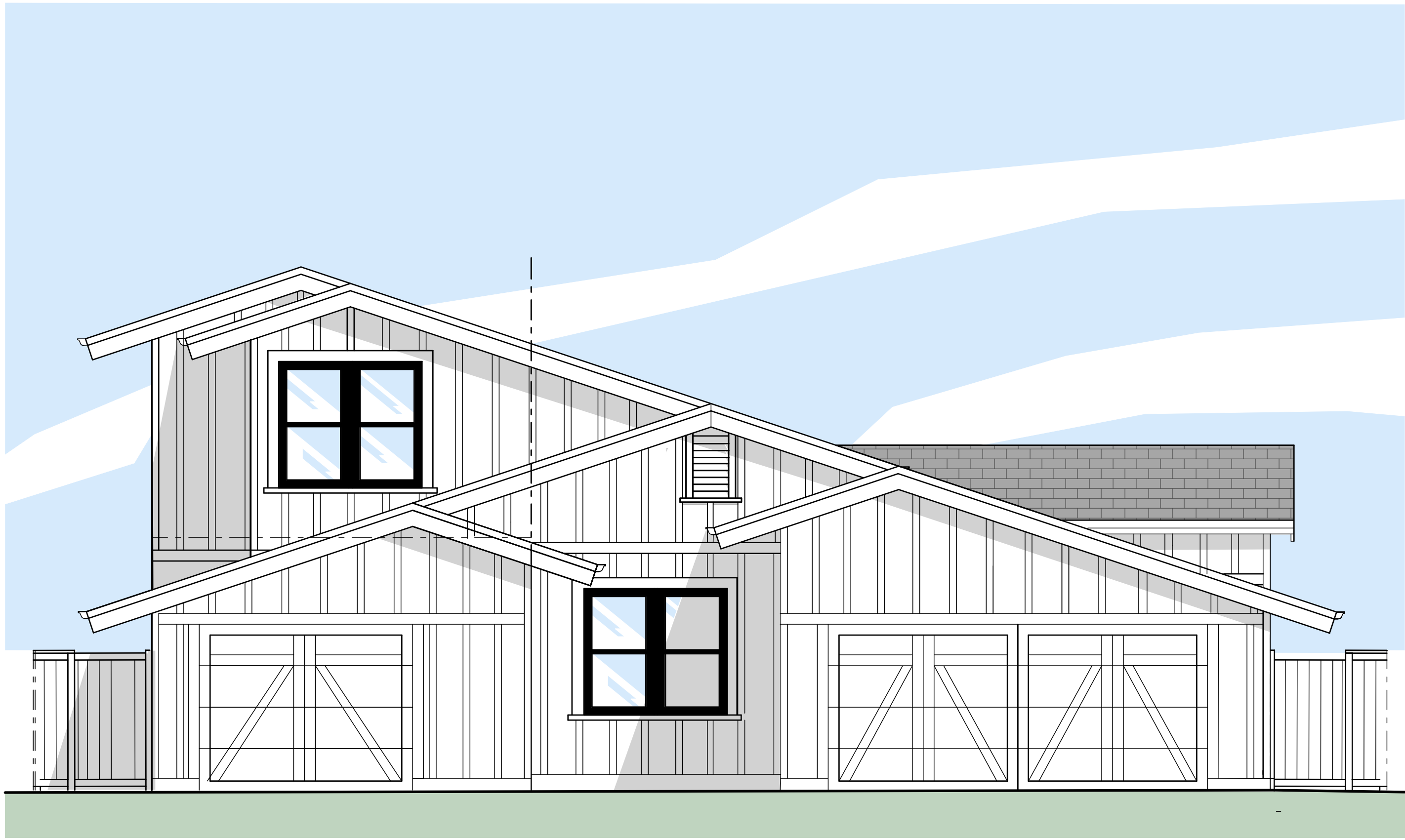
ELEVATIONS

AP-2A



FRONT ELEVATION - DRIVEWAY ORIENTED UNIT

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



REAR ELEVATION (FOR UNIT FACING KIT CARSON WAY)

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



SIDE ELEVATION (RIGHT ELEVATION FOR UNIT FACING KIT CARSON WAY)

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

PICHES
ARCHITECTURE

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ROSEVILLE, CA.
95678

916.783.4624

THE VILLAGES
AT
KIT CARSON WAY

1618 - 1622
KIT CARSON WAY

ROSEVILLE, CA
95661

3E DEVELOPMENTS
Chris Coulter
Tel. 916-953-0476

MARK	DATE	DESCRIPTION

PROJECT NO: #PIn
DATE: 9/14/18
DRAWN BY:
COPYRIGHT

SHEET TITLE

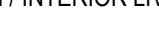
ELEVATIONS

AP-2B

IRRIGATION SYSTEM WILL CONFORM TO THE CITY'S WATER USE ORDINANCE. FOR EACH PRIVATE RESIDENTIAL LOT, IRRIGATION SYSTEM INCLUDES A SEPARATE IRRIGATION CONNECTION AND CONTROLLER. CONTROLLER WILL BE "SMART" WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. HYDROZONES WILL BE BASED ON EXPOSURE, PLANT WATER REQUIREMENTS AND EMISSION TYPE. IRRIGATION EMISSION SYSTEM WILL GENERALLY CONSIST OF:

- HARD PIPED Drip OR BUBBLERS TO LARGE SHRUBS IN LINEAR ARRANGEMENTS
- POP-UP HEADS WITH MULTI-STREAM, MULTI-TRAJECTORY ROTATING NOZZLES FOR TURF AND GROUND COVER AREAS GREATER THAN 10' WIDE. SET BACK 2' FROM HARDSCAPE.
- Drip IRRIGATION FOR SHRUB AND GROUNDCOVER AREAS LESS THAN 10' IN WIDTH

ETAF Calculations/Regular Landscape		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.
Total ETAF x Area	19,387	
Total Area (sf)	36,294	
Average ETAF	0.53	
ETAF Calculations/All Landscape		${}^t\text{ETWU} = \text{Eto} \times 0.62 \times \text{ETAF} \times \text{LA}$ ${}^m\text{MAWA} = (\text{Eto}) \{0.62\} \{(\text{ETAF} \times \text{Area}) + ((1-\text{ETAF}) \times \text{SLA})\}$ ${}^t\text{ETWU must be less than or equal to MAWA}$
Total ETAF x Area	19,387	
Total Area (sf)	36,294	
Average ETAF	0.53	

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	QTY
	QUE LOB	QUERCUS LOBATATA / VALLEY OAK WUCOLS (L)	15 GAL.	12
	QUE DOU	QUERCUS DOUGLASII / BLUE OAK WUCOLS (VL)	15 GAL.	15
		QUERCUS DOUGLASII / BLUE OAK WUCOLS (VL)	24" BOX	5
		<u>NOTE:</u> MIN. 6' FROM HARDSCAPE W/O ROOT BARRIER		
	QUE LIS	QUERCUS WISLIZENI / INTERIOR LIVE OAK WUCOLS (L)	15 GAL.	15
		QUERCUS WISLIZENI / INTERIOR LIVE OAK WUCOLS (L)	24" BOX	12
		<u>NOTE:</u> MIN. 6' FROM HARDSCAPE W/O ROOT BARRIER		

ON-SITE MITIGATION PROVIDED: PROPOSED TREES (1" FOR EACH 15 GAL TREE AND 2" FOR EACH 24" BOX TREE) EXCEED MITIGATION REQUIREMENT OF 32" FOR TREE #190 .

PLANTING PLAN

SMALLER TREES
 ACCENT SIZE SUITABLE FOR PLANTING ADJACENT HOMES IN THE PATIO SPACES OR
 IN TIGHTER PLANTING BEDS AS AN ARCHITECTURAL ACCENT.
 CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD
 WUCOLS (L)
 CHIONANTHUS RETUSUS / CHINESE FRINGE TREE
 WUCOLS (M) ALL EXPOSURES
 CORNUS KOUSA / KOUSA DOGWOOD
 WUCOLS (M) WIE EXPOSURE ONLY
 ERIOBOTRYA FLEXA / BRONZE LOQUAT
 WUCOLS (L) ALL EXPOSURES
 LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE
 WUCOLS (L) ALL EXPOSURES

SHRUBS AND GROUNDCOVER
NATIVE OR ADAPTED PLANTS IN NATURALIZED OAK GROVE PLANTING.
PREDOMINANTLY LOW WATER USE. GENERALLY 60% ONE GALLON PLANTING, 40%
FIVE GALLON PLANTING, 36" OR CENTER.
ARBUTUS UNDO 'COMPACTA' / DWARF STRAWBERRY TREE
WUCOLS (L)
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA
WUCOLS (L)
CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE
WUCOLS (L), 2-2.5' H X 4-6" W
COTONEASTER DAMMERI 'LOWFAT' / BEARBERRY COTONEASTER
WUCOLS (L)
FESTUCA MAERI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE
WUCOLS (L)
HEUCHERA X 'ROSADA' / CORAL BELLS
WUCOLS (M), 10"-18" H X 12"-24" W
JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER
WUCOLS (L)
LUPINUS ALBIFRONS / BUSH LUPINE
WUCOLS (L), 3'-5' H/W
PENSTEMON THEROPHYLLUS 'MARGARITA BOP' / BEARD TONGUE
WUCOLS (L), 18" W X 24" W
RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY
WUCOLS (L), 4'-8" H/W
SALVIA CHAMÆDRYOIDES / MEXICAN BLUE SAGE
WUCOLS (L), 12"-18" H X 3'-4" W
TELCRIUM FRUTICANS 'AZUREUM' / AZURE BUSH GERMANDER
WUCOLS (L), 4'-5' H/W
WESTRINGIA F. 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY
WUCOLS (L), 3'-4' H X 4'-5' W

ENTRY AND FOUNDATION PLANTING	
ENHANCED PLANTING ADJACENT TO ARCHITECTURE. TIGHTER PLANT SPACING AND CONTRASTING FORM AND TEXTURE. GENERALLY ONE GALLON PLANTING AT 18"-32" O.C., WITH 20-30% TWO GALLON OR FIVE GALLON PLANTINGS LIKELY.	
BUXUS SUFFRUTICOSA / BOXWOOD	1 GAL.
WUCOLS (M), 1'-2' H/W	
DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	1 GAL.
WUCOLS (L), 18" -24" H/W	
ILEX CRENATA 'STOKES' / JAPANESE HOLLY	5 GAL.
WUCOLS (L), 6'-8" H X 2'-3" W	
LOROPETALUM C. RUB. 'FIRE DANCE' / PURPLE LEAF FRINGE FLOWER	5 GAL.
WUCOLS (M), 3'-5' H/W	
OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	5 GAL.
WUCOLS (L), 4'-6" H/W	
PHORMIUM TENAX 'MAORI MAUNDEN/SUNRISE' / NEW ZEALAND FLAX	5 GAL.
WUCOLS (L), 2'-3' H/W	
PITTSOPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	5 GAL.
WUCOLS (L), 4'-5' H/W	
PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL	5 GAL.
WUCOLS (M), 3' H X 6' W	
RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' TM / MAJESTIC BEAUTY INDIAN HAWTHORN	5 GAL.
WUCOLS (M), 8'-10 H/W	
RHAPHIOLEPIS UMBELLATA 'PINKIE' / PINK INDIAN HAWTHORNE	1 GAL.
WUCOLS (L), 2'-3" H X 3'-4" W	
ROSA X FLOWER CARPET WHITE' / ROSE	2 GAL.
WUCOLS (M), 2'-2.5" H X 3' W	
ROSMARINUS OFFICINALIS 'INGRAMI' / ROSEMARY	1 GAL.
WUCOLS (L), 2'-3" H X 4" W	

ORNAMENTAL GRASSES	
NATIVE AND ADAPTED LONG-LIVED PERENNIAL SPECIES USED FOR COLOR OR FOLIAGE CONTRAST. LOW WATER USE. BUT TOLERANT OF SEASONAL DRAINAGE. GENERALLY ONE GALLON PLANTS AT 30"-36" ON CENTER.	
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS WUOLS (L) 2-2.5 H' W	1 GAL.
CHONDROPATELUM TECTORUM / CARP RUSH WUOLS (L) 2-3' HW	1 GAL.
FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE WUOLS (L)	1 GAL.
MISCANTHUS SINENSIS 'MORNING LIGHT' / EULALIA GRASS WUOLS (L) 3-5' H X 3-4' W	1 GAL.
MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / PINK MUHLY WUOLS (L) 3' HW	1 GAL.
MUHLENBERGIA DUBIA / PINE MUHLY WUOLS (L) 1.5-3' H X 3' W	1 GAL.
MUHLENBERGIA RIGENS / DEER GRASS WUOLS (L) 3' HW	5 GAL.
PENNISETUM X 'FAIRY TAILS' / EVERGREEN FOUNTAIN GRASS WUOLS (L) 3-5' H X 2-3' W	1 GAL.

TURF
TURF / 90% DWARF FESCUE / 10% KENTUCKY BLUE.
WUCOLS (H)



**ARBORIST REPORT
AND
TREE INVENTORY SUMMARY**

**1612, 1614, 1616 & 1618 KIT CARSON WAY
PROJECT SITE
City of Roseville, California**

Prepared for:

**The J William Roach 2012 Revocable Trust
c/o 3eDevelopments LLC
ATTN: Chris Coulter
8297 Tail Race Drive
Roseville, California 95747**

Prepared by:

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



**SIERRA NEVADA ARBORISTS
7425 W 4th Street
Rio Linda, California 95673**

January 31, 2018

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COPYRIGHT STATEMENT

This consultant's report, dated January 31, 2018, is for the exclusive and confidential use of The J William Roach 2012 Revocable Trust concerning potential development of the 1612, 1614, 1616 & 1618 Kit Carson Way Project Site, located 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 Sierra Nevada Arborists. 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

Sierra Nevada Arborists is a fully insured, Rio Linda-based arboriculture consulting firm founded in January of 1998 by its Principal, Edwin E. Stirtz. Mr. Stirtz is an ISA Certified Arborist and is ISA Tree Risk Assessment Qualified. He is 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

Sierra Nevada Arborists is pleased to present this Arborist Report and Tree Inventory Summary for the trees located within and/or overhanging the property located at the 1612, 1614, 1616 & 1618 Kit Carson Way Project Site in the City of Roseville, California. This Arborist Report and Tree Inventory Summary memorializes tree data obtained by Edwin E. Stirtz, ISA Certified Arborist WE-0510A, at the time of field reconnaissance and inventory efforts on January 23, 2018.

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 6 inches diameter at breast height (DBH) measured as a total of a single trunk or multiple trunks. 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 site.

METHODOLOGY

During field reconnaissance and inventory efforts, Edwin E. Stirtz of Sierra Nevada Arborists conducted a visual review from ground level of the trees within and/or overhanging the selected lots within the project area as depicted on the parcel map, aerial screenshot, and preliminary land plan documents provided to us. The trees which met the defined criteria were identified in the field by affixing round tags with blue flagging to the tree trunks. The tree numbers utilized in this report and accompanying Tree Inventory Summary correspond to the tree tags which were affixed to the trees in the field, and those tree numbers or grouping of numbers were rough-plotted on the attached 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

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.

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 27 trees measuring 6 inches in diameter and larger measured at breast height within and/or overhanging the proposed project area. Composition of the 27 inventoried trees includes the following species and accompanying aggregate diameter inches:

SPECIES DIVERSIFICATION			
Blue Oak	=	13 trees	(232 aggregate diameter inches)
Interior Live Oak	=	11 trees	(110 aggregate diameter inches)
Valley Oak	=	3 trees	(37 aggregate diameter inches)
TOTAL	=	27 trees	(379 aggregate diameter inches)

Recommended Removals

At this time, six 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. If these trees were retained within the proposed project area it is our opinion that they may be hazardous depending upon their proximity to planned development activities. For reference, the trees which have been recommended for removal due to the severity of noted defects, compromised health and/or structural instability are highlighted in green within the accompanying Tree Inventory Summary and are briefly summarized as follows:

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The J William Roach 2012 Revocable Trust
1612, 1614, 1616 & 1618 Kit Carson Way Project Site
Arborist Report & Tree Inventory Summary
January 31, 2018

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT	
						STRUCTURE	VIGOR
85	Interior Live Oak	(Quercus wislizeni)		9	17	Poor to fair	Fair
87	Interior Live Oak	(Quercus wislizeni)		13	21	Poor	Fair
93	Blue Oak	(Quercus douglasii)		20	27	Poor	Poor to fair
94	Blue Oak	(Quercus douglasii)		24	35	Poor	Poor to fair
96	Blue Oak	(Quercus douglasii)		22	36	Poor	Fair
100	Blue Oak	(Quercus douglasii)		10	11	Poor	Poor

It should also be noted that some of the trees within the proposed project area are trees which may be undesirable on residential lots, or are trees which will require periodic/seasonal monitoring to assess the trees' ongoing structural integrity. At this early stage of the project Sierra Nevada Arborists has not recommended the removal of these trees since development plans, including proposed home sites and building footprints, have not yet been finalized and the precise location of these trees in proximity to planned improvement activities is not known. At this time it is recommended that these trees be monitored and thoroughly inspected by a qualified ISA Certified Arborist on at least an annual basis 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.

CONSTRUCTION IMPACT ASSESSMENT

This Arborist Report and Tree Inventory Summary is intended to provide to The J William Roach 2012 Revocable Trust, the City of Roseville, and other members of the development team a detailed *pre-development review* of the species, size, and current structure and vigor of the trees within and/or overhanging the proposed project area. It is not an exhaustive review of the impacts which will be sustained from project implementation. At this early stage of the project specific root system and canopy impacts on a tree-by-tree basis cannot be definitively assessed until the site development, grading, and other improvement plans have been refined and finalized and data from the accompanying inventory summary (i.e., tree numbers, dripline radius, and root protection zones) is properly depicted on the plans.

Since trees are living organisms whose condition may change at any time a complete assessment of construction impacts and specific recommendations to help mitigate for the adverse impacts which may be sustained by the trees from contemplated construction activities cannot be made until the development plans have been refined and finalized. Once final plans have been developed for the site a qualified ISA Certified Arborist with special expertise and demonstrated experience with construction projects in and among native and

non-native trees should review those plans and provide a more detailed assessment of impacts, including identification of trees which may require removal to facilitate home construction and other contemplated site development activities. This review will be particularly important if structures and/or residential activities will fall within or near the fall zone of a tree which has been noted as exhibiting structural defects, questionable long-term longevity and/or a conditional rating which is less than “fair”, and for trees which measure 16 inches and greater in diameter which will be retained within close proximity to development as trees of this size may pose a more significant hazard if a sudden limb shed and/or catastrophic failure should occur. In addition, the review should include an assessment of root system and canopy impacts which will be sustained by the trees which will be retained within the proposed development area, along with specific recommendations on a tree-by-tree basis to help reduce adverse impacts of construction on the retained trees. In the meantime, this report provides some pre-development recommendations which logically follow the observed characteristics noted in the trees at the time of the field inventory efforts, as well as General Protection Measures which should be utilized as a guideline for the protection of trees which may be retained within the development area. These recommendations will require modification and/or augmentation as development plans are refined and finalized.

GENERAL COMMENTS AND ARBORISTS’ DISCLAIMER

The City of Roseville regulates both the removal of “protected 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. ***Sierra Nevada Arborists 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 Sierra Nevada Arborists 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.*** Sierra Nevada Arborists 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 Sierra Nevada Arborists 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 fees 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

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1612, 1614, 1616 & 1618 Kit Carson Way Project Site
Arborist Report & Tree Inventory Summary
January 31, 2018

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 Sierra Nevada Arborists 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

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.

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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.**

Once approval has been obtained by the City of Roseville 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.

PC Exhibit G

The J William Roach 2012 Revocable Trust
1612, 1614, 1616 & 1618 Kit Carson Way Project Site
Arborist Report & Tree Inventory Summary
January 31, 2018

- ☐ 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.

PC Exhibit G

The J William Roach 2012 Revocable Trust
1612, 1614, 1616 & 1618 Kit Carson Way Project Site
Arborist Report & Tree Inventory Summary
January 31, 2018

- ☐ 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 at 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).

3e Developments

1616 Kit Carson Way, Roseville, CA
Tree Inventory Exhibit

PC **Exhibit G** 77

1616 Kit Carson Way 78
Feature 1 79

190

1616 Kit Carson Way

Prepared by Sierra Nevada
Arborists, Jan. 23, 2018

85 86 87 88 89 90 91
Cedar Pine Eucalyptus

92

93

94

95

96

97

98

188
189

99

100

100 ft



Google Earth

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THE J WILLIAM ROACH 2012 REVOCABLE TRUST
1612, 1614, 1616 1618 Kit Carson Way Project Site
City of Roseville, California
TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR		
77	Blue Oak	(Quercus douglasii)		6	7	Fair	Poor to fair	Poor to fair	Dormant	Poor to fair	Poor	Leans to the north; branches at 8' above grade; suppressed due to Eucalyptus tree to the south.	None at this time.
78	Valley Oak	(Quercus lobata)		13	27	Fair	Fair	Fair	Dormant	Fair	Fair	Branches at 12' above grade.	None at this time.
79	Interior Live Oak	(Quercus wislizeni)		12	17	Fair	Fair	Poor	Fair	Fair	Poor	Branches at 15' above grade; excessive amount of deadwood in the lower branches.	Prune to reduce deadwood.
80	Interior Live Oak	(Quercus wislizeni)		8	14	Fair	Poor	Poor	Sparse	Poor	Poor	Callusing 6" wound 3' above grade on the northwest side; another callusing wound on the lowest branch 6' above grade on the north side.	None at this time.
81	Valley Oak	(Quercus lobata)		13	21	Fair	Fair	Fair	Dormant	Fair	Fair	Branches at 13' above grade; leans north.	None at this time.
82	Interior Live Oak	(Quercus wislizeni)		8	23	Fair	Fair	Fair	Poor to fair	Poor to fair	Poor to fair	Branches at 7' and 9' above grade.	None at this time.
83	Interior Live Oak	(Quercus wislizeni)		9	31	Fair	Poor to fair	Poor	Fair	Poor to fair	Fair	Leans to the northwest; callusing wound 8' above grade on the south side; branches at 8' above grade; bottom third of the canopy appears to be dead.	Inspect annually.
84	Interior Live Oak	(Quercus wislizeni)		10	24	Fair	Fair	Fair	Poor to fair	Poor to fair	Poor to fair	Branches at 13' above grade; leaning/out of balance to the south; suppressed on the east side.	None at this time.
85	Interior Live Oak	(Quercus wislizeni)		9	17	Poor to fair	Poor	Fair	Fair	Poor to fair	Fair	Branches at 5' above grade; large callusing wound from 1'-4' above grade on the northwest side with evidence of moderate decay. Out of balnce to the northeast.	Recommend removal due to nature and extent of noted defects.
86	Interior Live Oak	(Quercus wislizeni)		8	14	Fair	Fair	Fair	Fair	Fair	Fair	Branches at 15' above grade.	None at this time.
87	Interior Live Oak	(Quercus wislizeni)		13	21	Fair	Poor	Poor to fair	Fair	Poor	Fair	Callousing trunk wound 5'-9' above grade on south and east side with moderate decay. Out of balance to the north.	Recommend removal due to nature and extent of noted defects.
88	Interior Live Oak	(Quercus wislizeni)		8	14	Poor to fair	Fair	Fair	Poor to fair	Poor to fair	Poor to fair	Branches at 11' above grade; evidence of callusing pruning wound just above root crown on the south side with no evidence of decay. Slightly sparse foliage.	None at this time.
89	Valley Oak	(Quercus lobata)		11	17	Fair	Poor to fair	Fair	Dormant	Fair	Fair	Branches at 7' above grade with evidence of included bark and weak attachments; trunk has loss of bark; evidence of decay on the east side.	None at this time.

THE J WILLIAM ROACH 2012 REVOCABLE TRUST
1612, 1614, 1616 1618 Kit Carson Way Project Site
City of Roseville, California
TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR		
90	Blue Oak	(Quercus douglasii)		9	11	Fair	Fair	Fair	Dormant	Fair	Poor to fair	Branches at 7' above grade with evidence of included bark and weak attachments; evidence of pruning wounds at 6' above grade on the north side with no evidence of decay.	None at this time.
91	Blue Oak	(Quercus douglasii)		11	16	Fair	Fair	Fair	Dormant	Fair	Fair	Branches at 17' above grade.	None at this time.
92	Blue Oak	(Quercus douglasii)		45	37	Poor to fair	Poor to fair	Fair	Dormant	Poor to fair	Fair	Branches at 8', 15' and 17' above grade; trunk has missing bark fissures from the 8' branching; cracks and fissures in the north stem, up as far as 15'; loss of bark and evidence of decay on the north side; callused pruning wounds on the north side with evidence of decay; decay in the primary crotch at 8' above grade; old 5" cabling system present on the east side is incorporated in the tree; excessive amount of deadwood.	Perform aerial and root crown inspections and provide further recommendations.
93	Blue Oak	(Quercus douglasii)		20	27	Poor to fair	Poor to fair	Poor to fair	Dormant	Poor	Poor to fair	Leaning/out of balance to the west; suppressed by the previous tree. Basal cavity on west side. Other callousing wounds on upper trunk.	Recommend removal due to nature and extent of noted defects.
94	Blue Oak	(Quercus douglasii)		24	35	Poor	Poor	Poor to fair	Dormant	Poor	Poor to fair	Leaning/out of balance to the northwest; callusing trunk wound 2'-4' above grade on the northeast side with moderate to significant decay; callusing wound from grade to 2' above grade on the northwest side with evidence of decay; suppressed due to the adjacent tree.	Recommend removal due to nature and extent of noted defects.
95	Blue Oak	(Quercus douglasii)		27	44	Poor to fair	Fair	Fair	Dormant	Poor to fair	Fair	Branches at 8' above grade; root crown partially exposed on the south side due to erosion; leaning/out of balance to the south over the creek; excessive amount of deadwood.	Inspect annually.

THE J WILLIAM ROACH 2012 REVOCABLE TRUST
1612, 1614, 1616 1618 Kit Carson Way Project Site
City of Roseville, California
TREE INVENTORY SUMMARY

TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	CONDITIONAL ASSESSMENT						NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
						RT CR	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR		
96	Blue Oak	(Quercus douglasii)		22	36	Fair	Poor to fair	Fair	Dormant	Poor	Fair	12" H, 4"-6"W cavity with moderate to significant decay at grade on the north side; leaning/out of balance to the west; suppressed by the adjacent tree to the east.	Recommend removal due to nature and extent of noted defects.
97	Blue Oak	(Quercus douglasii)		12	31	Fair	Fair	Poor to fair	Dormant	Poor	Poor	Leans south; suppressed.	Inspect annually.
98	Interior Live Oak	(Quercus wislizeni)		15	29	Fair	Fair	Fair	Fair	Fair	Fair	Branches at 7' above grade; leans northeast.	None at this time.
99	Interior Live Oak	(Quercus wislizeni)		10	16	Fair	Fair	Fair	Fair	Fair	Fair	Branches at 12' above grade; suppressed by the Eucalyptus trees to the northwest and northeast.	None at this time.
100	Blue Oak	(Quercus douglasii)		10	11	Fair	Fair	Poor	Dormant	Poor	Poor	Previously pruned for utility line clearance. Very sparse upper branches; Poor bud swell. Tree approx. 70% dead.	Recommend removal due to nature and extent of noted defects.
Tag # 101-187 not used													
188	Blue Oak	(Quercus douglasii)		7	11	Fair	Fair	Fair	Dormant	Fair	Poor to fair	Branches at 9' above grade; leans northwest; suppressed by Eucalyptus tree to the south.	None at this time.
189	Blue Oak	(Quercus douglasii)		7	9	Fair	Fair	Fair	Dormant	Fair	Fair	Branches at 10' above grade; leans north; suppressed by Eucalyptus tree to the south.	None at this time.
190	Blue Oak	(Quercus douglasii)		32	30	Fair	Poor to fair	Poor to fair	Dormant	Poor to fair	Fair	Branches at 10' and 12' above grade; callused pruning wounds 9' above grade, north and south sides; callusing minor pruning wound at 4' above grade, northeast side, with decay; sap sucker damage to the trunk from 5'-12' above grade; above average amount of deadwood.	Perform aerial inspection and provide further recommendations.
TOTAL INVENTORIED TREES = 27 trees (379 aggregate diameter inches)													
TOTAL RECOMMENDED REMOVALS = 6 trees (98 aggregate diameter inches)													
PRECAUTIONARY TREES HIGHLIGHTED FOR REFERENCE													

Tree Map for:
THE VILLAGES AT KIT CARSON

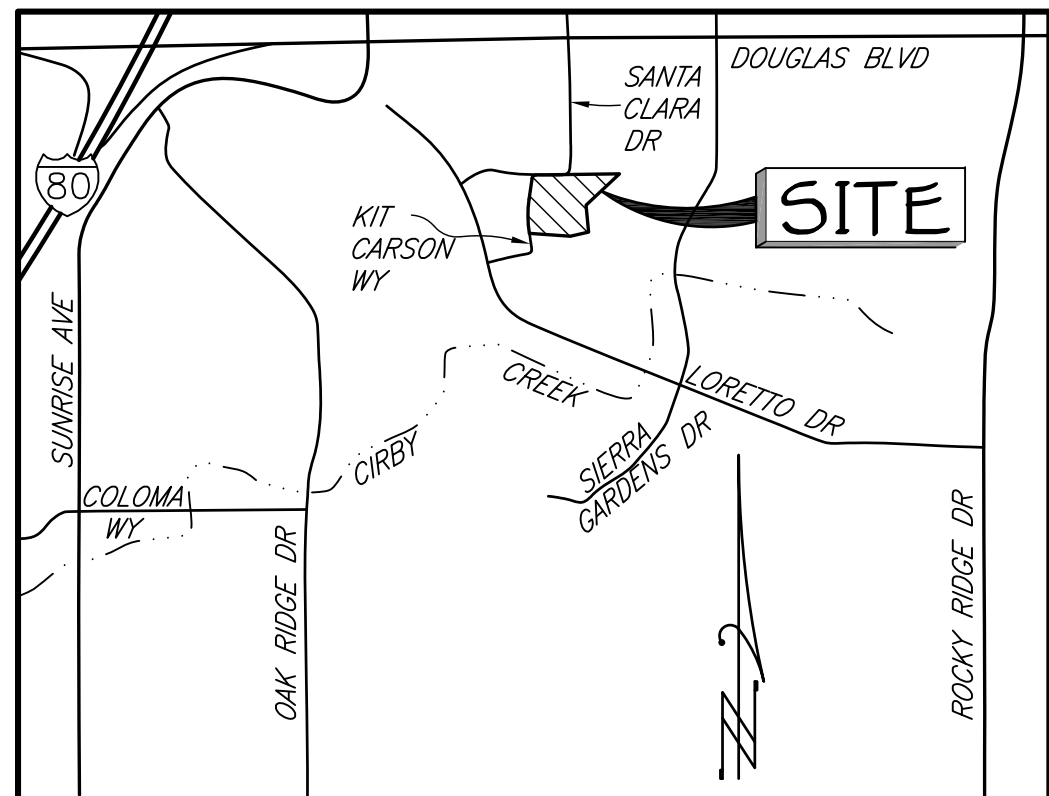
LOTS 13, 14, 15, 16, and 17
KIT CARSON WAY TRACT
L-MAPS-26

City of Roseville,

State of California

July 30, 2018
Revised September 4, 2018
Revised October 5, 2018
Revised November 9, 2018
Revised December 12, 2018

Project Address -1616 Kit Carson Way
File No. - PL-18-0063



VICINITY MAP
NO SCALE

TREE INVENTORY					IMPACTS		MAINTENANCE	
TREE #	COMMON NAME	TOTAL DBH"	DLR feet		RECOMMENDATIONS			
77	BLUE OAK	6	7		NO ENCROACHMENT DEPICTED		NONE	
78	VALLEY OAK	13	27		NO ENCROACHMENT DEPICTED		NONE	
79	INTERIOR LIVE OAK	12	17		NO ENCROACHMENT DEPICTED		PRUNE TO REDUCE DEAD WOOD	
80	INTERIOR LIVE OAK	8	4		NO ENCROACHMENT DEPICTED		NONE	
81	VALLEY OAK	13	21		NO ENCROACHMENT DEPICTED		NONE	
82	INTERIOR LIVE OAK	8	23		NO ENCROACHMENT DEPICTED		NONE	
83	INTERIOR LIVE OAK	9	31		NO ENCROACHMENT DEPICTED		NONE	
84	INTERIOR LIVE OAK	10	24		NO ENCROACHMENT DEPICTED		NONE	
85	INTERIOR LIVE OAK	9	17		NO ENCROACHMENT DEPICTED		PRUNE TO REDUCE DEAD WOOD	
86	INTERIOR LIVE OAK	8	14		NO ENCROACHMENT DEPICTED		NONE	
87	INTERIOR LIVE OAK	13	21		NO ENCROACHMENT DEPICTED		NONE	
88	INTERIOR LIVE OAK	8	14		NO ENCROACHMENT DEPICTED		NONE	
89	VALLEY OAK	11	17		NO ENCROACHMENT DEPICTED		NONE	
90	BLUE OAK	9	11		NO ENCROACHMENT DEPICTED		NONE	
91	BLUE OAK	11	16		NO ENCROACHMENT DEPICTED		NONE	
92	BLUE OAK	45	37		WILL SUSTAIN MINOR CUMULATIVE ENCROACHMENT FROM EXCAVATION FOR RETAINING WALL FOOTINGS OF 2.3% ON LOT 7, WITH ADDITIONAL ENCROACHMENT FROM DECK PIERS, WILL REQUIRE MINOR ELEVATION PRUNING TO PROVIDE BUILDING CLEARANCE. TOTAL ENCROACHMENT=2.3%		PROVIDE MINOR ELEVATION PRUNING TO PROVIDE BUILDING CLEARANCE	
93	BLUE OAK	20	27		WILL SUSTAIN MINOR ENCROACHMENT 0.9% FROM EXCAVATION FOR RETAINING WALL FOOTINGS ON LOT 7; WILL REQUIRE MINOR ELEVATION PRUNING TO PROVIDE BUILDING CLEARANCE. TOTAL ENCROACHMENT=0.9%		PROVIDE MINOR ELEVATION PRUNING TO PROVIDE BUILDING CLEARANCE	
94	BLUE OAK	24	35		WILL SUSTAIN MINOR ENCROACHMENT OF 3 % FROM EXCAVATION FOR RETAINING WALL FOOTINGS ON LOT 7, 2.8% ON LOT 8 AND 1.2% ON LOT 9 WITH ADDITIONAL ENCROACHMENT FROM DECK PIERS, WILL REQUIRE MINOR ELEVATION PRUNING TO PROVIDE BUILDING CLEARANCE. TOTAL ENCROACHMENT=7.0%		PROVIDE MINOR ELEVATION PRUNING TO PROVIDE BUILDING CLEARANCE	
95	BLUE OAK	27	44		WILL SUSTAIN MINOR ENCROACHMENT FROM EXCAVATION FOR RETAINING WALL FOOTINGS OF 2.1% ON LOT 7, 2.2% ON LOT 8 AND 1.6% ON LOT 9 WITH ADDITIONAL ENCROACHMENT FROM DECK PIERS, WILL REQUIRE MINOR ELEVATION PRUNING TO PROVIDE BUILDING CLEARANCE. TOTAL ENCROACHMENT=5.8%		PROVIDE MINOR ELEVATION PRUNING TO PROVIDE BUILDING CLEARANCE	
96	BLUE OAK	22	36		WILL SUSTAIN MINOR CUMULATIVE ENCROACHMENT FROM EXCAVATION FOR RETAINING WALL FOOTINGS OF 0.8% ON LOT 7, 1.9% ON LOT 8, 4.0% ON LOT 9 & 1.3% ON LOT 10 WITH ADDITIONAL ENCROACHMENT FROM DECK PIERS, WILL REQUIRE MINOR ELEVATION PRUNING TO PROVIDE BUILDING CLEARANCE. TOTAL ENCROACHMENT=8%		PROVIDE MINOR ELEVATION PRUNING TO PROVIDE BUILDING CLEARANCE	
97	BLUE OAK	12	31		WILL SUSTAIN MINOR CUMULATIVE ENCROACHMENT FROM EXCAVATION FOR RETAINING WALL FOOTINGS OF 0.1% FOR LOT 8, 2.6% FOR LOT 9 & 1.5% FOR LOT 10 WITH ADDITIONAL ENCROACHMENT		PROVIDE MINOR ELEVATION PRUNING TO PROVIDE BUILDING CLEARANCE	
100	BLUE OAK	10	11		NO ENCROACHMENT DEPICTED		PRUNE TO REDUCE DEAD WOOD	
188	BLUE OAK	7	11		NO ENCROACHMENT DEPICTED		NONE	
189	BLUE OAK	7	9		NO ENCROACHMENT DEPICTED		NONE	
190	BLUE OAK	32	30		100% ENCROACHMENT DUE TO PAD GRADING		REQUIRES REMOVAL TO FACILITATE PAD GRADING	

TREE ENCROACHMENT TABLE

TREE			Lot 7 ENCROACHMENT		Lot 8 ENCROACHMENT		Lot 9 ENCROACHMENT		Lot 10 ENCROACHMENT		TOTAL ENCROACHMENT		ALLOWED ENCROACHMENT	
#	DLR (FT)	DRIP AREA (SQ FT)	AREA (SQ FT)	PERCENT	AREA (SQ FT)	PERCENT	AREA (SQ FT)	PERCENT	AREA (SQ FT)	PERCENT	AREA (SQ FT)	PERCENT	AREA (SQ FT)	PERCENT
92	37	4301	100	2.3					100	2.3	215	5.0		
93	27	2290	20	0.9					20	0.9	115	5.0		
94	35	3848	115	3.0	109	2.8	47	1.2			271	7.0	385	10.0
95	44	6082	128	2.1	131	2.2	96	1.6			355	5.8	608	10.0
96	36	4072	33	0.8	76	1.9	164	4.0	54	1.3	327	8.0	489	12.0
97	31	3019		0.0	4	0.1	77	2.6	45	1.5	126	4.2	151	5.0

NOTE:
MITIGATION FOR ANY OAK
TREE REMOVAL SHALL APPLY

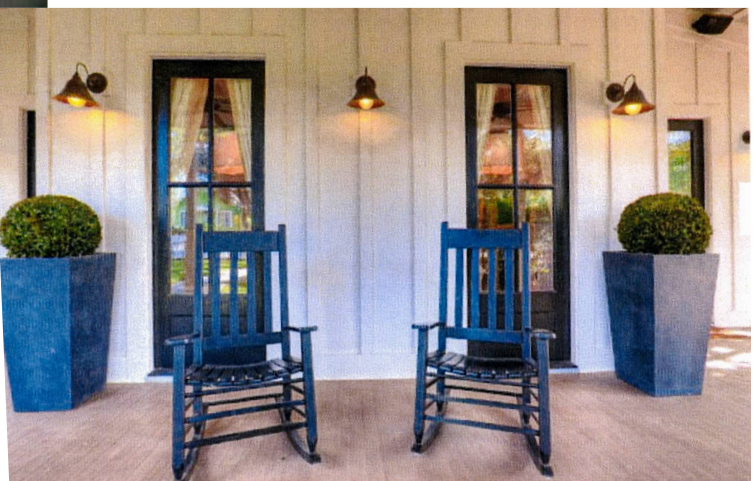
SCALE: 1"=20'

GRAPHIC SCALE: 1"=20'

Baker Williams Engineering Group
6020 Rutland Drive, Suite 19
Carmichael, CA 95608-0515
Phone (916)331-4336~Fax (916)331-4430
EMAIL: office@wengr.com



INSPIRATION:
THE WHITE
FARMHOUSE



VINYL WINDOWS BY
MILGARD, COLOR:
WHITE



ROOFING:
COMPOSITION SHINGLES
GAF - TITLE-24 APPROVED
COLOR: ANTIQUE SLATE



RECESSED PANEL
FIBERGLASS ENTRY
DOOR, COLOR: WHITE



SIDING:
BOARD AND BATTENS BY JAMES HARDIE
COLOR: ARTIC WHITE

NOTE: PHOTOGRAPH SHOWS
STYLE OF SIDING ONLY (COLOR TO
BE ARCTIC WHITE PER INSERT)

PICHES
ARCHITECTURE

115 TAYLOR STREET
ROSEVILLE, CA.
95678

916.783.4624

THE VILLAGES
AT
KIT CARSON WAY

1618 - 1622
KIT CARSON WAY

ROSEVILLE, CA
95661

3E DEVELOPMENTS
Chris Coulter
Tel. 916-953-0476

MARK	DATE	DESCRIPTION

PROJECT NO:
DATE: 5/22/18
DRAWN BY:
COPYRIGHT

SHEET TITLE

COLORS/
MATERIALS

AP-4

COLORS & MATERIALS

PICHES
ARCHITECTURE

115 TAYLOR STREET
ROSEVILLE, CA.
95678

916.783.4624

THE VILLAGES
AT
KIT CARSON WAY

1618 - 1622
KIT CARSON WAY

ROSEVILLE, CA
95661

3E DEVELOPMENTS
Chris Coulter
Tel. 916-953-0476

MARK	DATE	DESCRIPTION

PROJECT NO:	#P1n
DATE:	9/14/18
DRAWN BY:	
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SHEET TITLE

COLORS/
MATERIALS

AP-4



TYPICAL FRONT ELEVATION

SCALE: 1/2" = 1'-0"

EXTERIOR COLORS & MATERIALS